



WORK SESSION AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 5, 2014
6:00 PM

1. ROLL CALL

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. WORK AGENDA

A. Rules of Order and protocol training.

3. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner

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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 5, 2014
7:00 PM

1. ROLL CALL

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Julie Lowery, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

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2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes for the meeting of April 21, 2014, will be available for the meeting of May 19, 2014.

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

5. UNFINISHED BUSINESS

A. Application #14-008: Text Amendment to allow for Drive-Thru Restaurant Services on Sites of 2 or More Acres Subject to Certain Building and Site Requirements

Applicant/Agent: Paul Langdon
Director of Community Development

6. NEW BUSINESS

A. Chapter 89 Review of Right of Way and Easement Dedication Plats for Recent Ballas-Conway Improvement Project by Mercy Hospital.

Applicant/Agent: Matt Wohlberg
City Engineer

B. Application #14-001: Approval of the Site Concept Plan for Monsanto and Site Development Plan approval of a new trash compactor.

Applicant/Agent: Steve Kramme
William Tao & Associates
7955 Manchester Road, Suite 125
St. Louis, MO 63143

Property Owner: Monsanto
800 N. Lindbergh Boulevard
Creve Coeur, MO 63141

C. Application #14-016: Approval of a minor site development plan for a fence within the front-yard setback at 10694 Country View Drive.

Applicant/Agent: Jennifer Brunworth
10694 Country View Drive
Creve Coeur, MO 63141

D. Application #14-017: Approval of final plat seven of Enclave at Bellerive

Applicant/Agent: Eric Kirby
Volz, Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

Property Owner: The Enclave Bellerive, LLC
332 Wythe House Court
Creve Coeur, MO 63141

7. WORK AGENDA

8. OTHER BUSINESS

- A. Planning Division Report**
- B. City Attorney Report**

9. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

Meeting Date: May 5, 2014

Subject: Application #14-008: Text Amendment To Allow For Drive-Thru Restaurant Services On Sites Of 2 Or More Acres

Memo Prepared by: Paul Langdon, AICP, Community Development Director

Attachments: Map of Two Acre Commercial Lots, Three+ Acre Commercial Lots and Assemblage Areas

LOT STUDY RESULTS

During the public hearing on Application #14-004, the members of the Planning Commission expressed uncertainty regarding the potential consequences of allowing drive-thru restaurants on two acre versus three acre commercial lots. Staff were, consequently, asked to conduct an analysis of available properties in the commercially zoned areas to determine how easily a drive-thru restaurant site could be found at those sizes.

Such analysis requires a great degree of speculation regarding the likely future use of a given parcel as well as the likelihood of certain properties being assembled into one project site. The attached map color highlights three categories of lots:

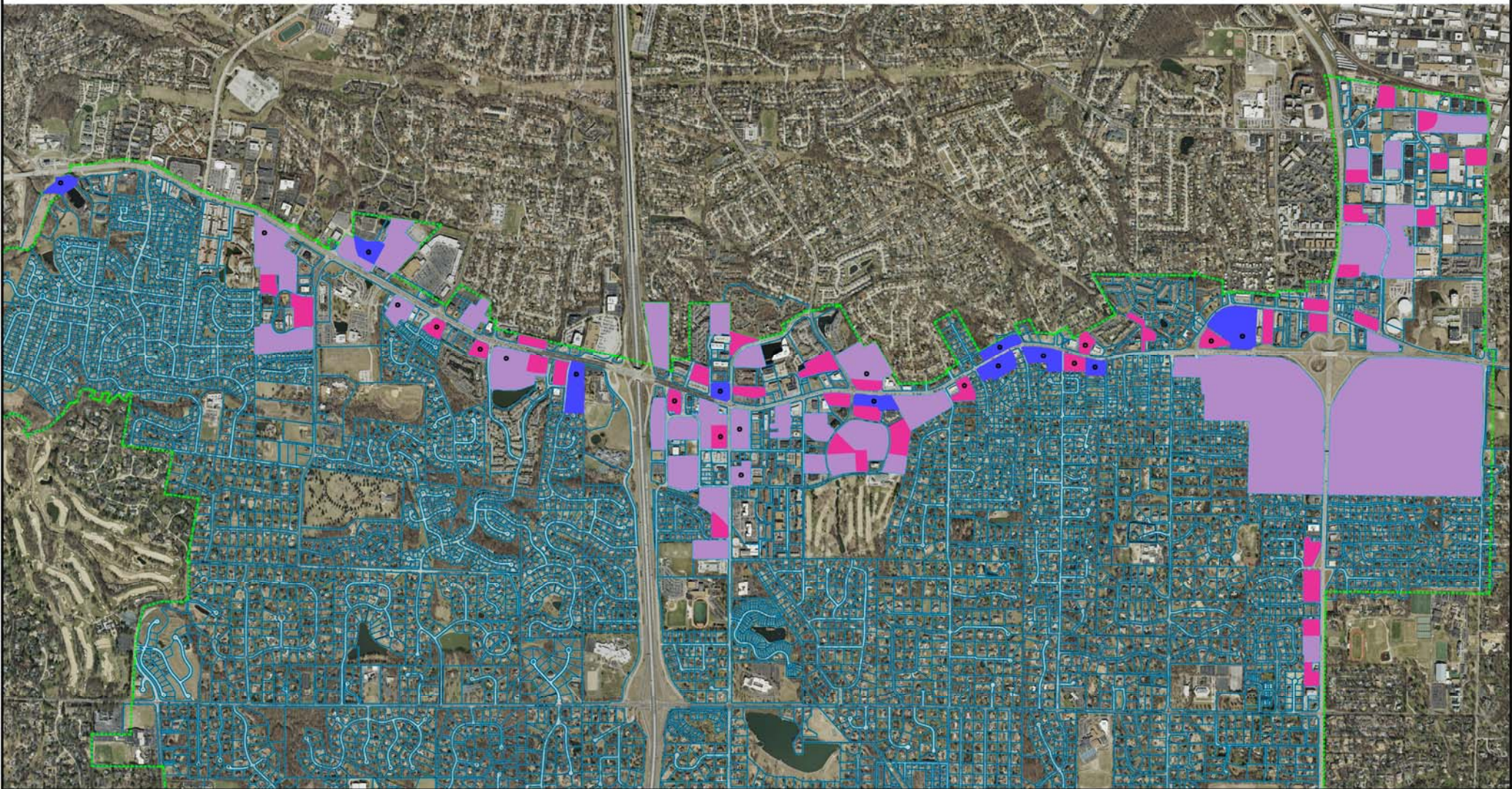
- Existing two to three acre lots with GC (General Commercial) or CB (Core Business) zoning
- Existing three acre and over lots with GC or CB zoning
- Assemblages of lots totaling at least two acres where the lots are or have recently been contemplated for redevelopment.

It is easy to see that *theoretical* restaurant sites exist throughout the commercial areas. However, some sites would be highly unlikely to ever see such development (e.g. Monsanto, Plaza Motors, etc.). The sites marked with black circles are those that staff believe represent at least plausible restaurant sites, even though some would require assembly of lots and/or redevelopment; there are 24 such locations, all which could be available if the minimum lot requirement is two acres. If three acres is the minimum allowable, 14 sites are still possible, given the same set of assumptions.

Based on past experience, staff believe that either lot size limit represents a significant departure from past expectations for this use which also suggests that lot size is not an effective means of regulating such uses. As such, staff further believe that this analysis highlights the importance of having additional criteria governing the specific character of the development, regardless of the lot size. Members of the Planning Commission are asked to provide staff with any guidance or conclusions based on this analysis.

EXTERNAL MEETINGS

The staff have held meetings with a sub-committee of the Creve Coeur-Olivette Chamber of Commerce focused on this issue as well as representatives of the Hutkin Development Company who submitted the related application last year. In both cases, the private interests expressed concern that the standards be reasonably attainable but it is understood that some restrictions will still be in place. All parties also agreed to conduct further research and provide any products of that research that might help inform the actions of the Planning Commission. Finally, all parties, including the staff, request that the Planning Commission continue the discussion of this matter to the June 2nd meeting to allow time for such research and subsequent analysis by staff.



0 500 1000 1500 2000
Feet



- Legend**
- Properties 2 to 3 Acres
 - Properties Over 3 Acres
 - Possible Assemblages Over 2 Acres
 - Partial Lines
 - City Limit



city of CREVE COEUR

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-008 FOR A TEXT AMENDMENT TO ALLOW FOR DRIVE-THRU
RESTAURANT SERVICES ON SITES OF 2 OR MORE ACRES SUBJECT TO
CERTAIN BUILDING AND SITE REQUIREMENTS**

FOR THE MEETING OF: Monday, April 21, 2014

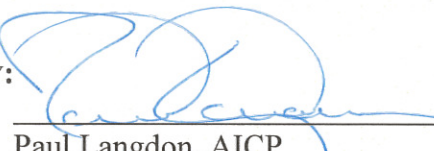
LOCATION: City-wide

REQUEST: The Director of Community Development, on behalf of the City of Creve Coeur, has submitted a request for a text amendment to revise the criteria to allow for drive-thru restaurants on sites of two (2) or more acres, subject to certain building and site criteria.

ADDITIONAL INFORMATION: Section 405.470(14)(c)(4) states that drive-thru service for restaurants may be located only on sites of not less than three (3) acres, but with no specific design requirements.

APPLICANT: Paul Langdon
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY:


Paul Langdon, AICP
Planning Director


Date

ATTACHMENTS: Draft Ordinance (preliminary – not for approval)
Comment letter from Thomas A. Stern, Gershman
Commercial Real Estate
Comment letters received by City Council regarding
prior Application #13-045.

Key Issues:

- Does the request adversely impact existing permitted uses?
- Does this request further and/or implement the goals the Comprehensive Plan?
- Is this a reasonable exercise of zoning authority?

Comprehensive Plan References

- Residential Preservation and Economic Development
- Community Health and Connectivity

Zoning Code References

- Section 405.470 Conditional Uses
- Section 405.1060 Zoning Changes and Text Amendment

BACKGROUND

The City has had a long tradition of limiting drive-thru services for restaurants through the use of the three acre minimum requirement. In 2013, an application was submitted (Application #13-045) that would have left the current regulations in place but also created a zoning provision whereby a restaurant drive-thru could be located on lots sized between two and three acres. The focus of the proposed language was to create a set of performance and design standards that, when satisfied, would hopefully mitigate the concerns that the community has voiced regarding drive-thru lanes. In the course of analysis and discussion, it was also pointed out that while this amendment might make a very few drive-thru restaurants possible and acceptable, it would do nothing to preclude a traditional stand-alone drive-thru location on a site of three or more acres. Further, there were several such three or more acre sites in the city. In other words, the regulation that was supposed to keep Creve Coeur largely free of drive-thru restaurants was probably not going to be effective in the near future and the proposed amendment would miss the opportunity to address that original goal. After reviewing the proposal, the Planning Commission split their vote (3-3, with one absence) and the City Council denied the application. It would be a mistake, however, to assume that the denial was simply because the members of the Commission and Council do not want to see any more drive-thru restaurants. Several commented that they saw some value in the approach, but that confining it to a limited number of locations was actually failing to address the larger interests of the public since it was not considering all commercial property.

With these views in mind, this application proposes to modify the regulations affecting all potential drive-thru restaurant locations, on all sites of two or more acres. Sites below two acres would not be eligible for a drive-thru restaurant. As a starting point in the discussion, the preliminary proposal is somewhat similar to the draft ordinance offered under Application #13-045, but the following discussion identifies areas that members of the Commission might find compelling for further revision.

COMPREHENSIVE PLAN ANALYSIS

Note: The following Comprehensive Plan Analysis was originally prepared for Application #13-045, but is repeated here since the larger planning policy questions are the same.

The Comprehensive Plan outlines several goals and strategies regarding residential preservation and economic development that include guiding regional retail use to the Central Business District area, while other business areas should be limited to local retail designed to serve the Creve Coeur area. Community Health and Connectivity goals include providing pedestrian amenities, creating a “green-line” park along Olive Boulevard. Further, it calls for improving the community image and identity by maintaining the compatibility of existing commercial development areas with the surrounding single-family neighborhood and maintaining the City’s strong low-density residential image and character. This is particularly true for properties zoned GC (such as the property at 443 N. New Ballas Road), because they are often smaller and adjacent to residential developments. As proposed, the amendment would encourage drive-thru development on larger sites which are mostly, but not entirely, removed from residential areas.

In general, drive-thru restaurants are in direct opposition to the promotion of pedestrian activity and are inconsistent with surrounding neighborhoods. The need to include a looping traffic lane for a drive-thru causes auto-oriented developments to functionally divide themselves from neighborhoods and surrounding commercial developments. Further, the high level of moving

vehicles on the site poses more conflicts with any pedestrian activity along the commercial corridors and within the site. The type of use also, typically, relies heavily on corporate architecture and signage to capture the automotive traffic, tends to focus traffic congestion in the area, and offers limited landscaping due to the amount of coverage necessary to accommodate drive-thru features.

The Planning Commission should also be mindful of the Environment and Sustainability chapter proposed for the update to the Comprehensive Plan. Given that drive-thru lanes increase traffic and idling cars on-site, they also increase the tailpipe emissions and noise on the property. To the extent that the amendment might increase the occurrence of such traffic on a limited number of sites, the proposed amendment is in conflict with the environmental goals of the Comprehensive Plan.

Several performance standards are offered to address some of these concerns. By incorporating the facility into a large multi-use/multi-story building, the looping traffic and stacking of the vehicles could be adequately hidden behind the building. In any event, the screening requirements would apply no matter where the facilities are. The conflict with the pedestrian activity is decreased if the project is part of a larger development and, with the incorporation into a larger building, it would eliminate the corporate architecture so common with a stand-alone use. Whether or not the proposed conditions mitigate these factors to a comfortable level, is for the Commission and Council to determine.

DESIGN GUIDELINES ANALYSIS

The relevant Design Guidelines include:

Chapter 1 for Site Layout

B. Streetscape/Pedestrian Orientation

- 1. High quality, pedestrian scale and walkable areas are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.*
- 2. Avoid spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.*

C. Pedestrian and Vehicular Circulation

- 4. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.*
- 5. Pedestrian linkages between uses in commercial development should be provided and emphasized.*

Chapter 2 Buildings

A. General Architectural Guidelines

- 4. In commercial retail areas, two (2) to three (3) story, multi-use buildings are encouraged; one (1) story, single use buildings are strongly discouraged.*

As discussed above, the incorporation of the facility within a larger multi-story building would meet with the Design Guidelines; whether or not it is on two-acres, or three or more would be irrelevant. Any stand-alone drive-thru restaurants, even if part of a larger site of three or more acres, would not meet with the intent of the Comprehensive Plan or Design Guidelines. Therefore, the question becomes: does the proposed amendment actually comport with the intent of the Comprehensive Plan and Design Guidelines better than the current three acres minimum? Staff would suggest that it does and, therefore, suggest that the proposed criteria in the amendment should become a standard for all drive-thru restaurants.

ZONING ANALYSIS

The Zoning Code outlines certain requirements that should be considered when considering a text amendment.

Section 405.1060 ZONING CHANGES AND TEXT AMENDMENTS

(E) Standards.

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

The applicant in Application #13-045 contended that allowing drive-thru services on smaller sites will be an economic benefit to the City and, with the proposed conditions, it would not have any negative impacts on the surrounding neighborhoods. Staff further argued that the same approach could similarly allow drive-thru services on properties over three acres with the same mitigating effect on the anticipated impacts more than the current regulations could and, to the extent that doing so would increase a given project's conformity the Comprehensive Plan, such a change would serve the public welfare to a greater degree.

A common concern, however, was that the proposed conditions on drive-thru restaurants might be overly limiting and result in benefits to so few commercial properties that the amendment would not really be in the "public" interest, but more in the interest of a very limited few. This is still a concern with the preliminary ordinance attached hereto. Staff therefore suggest that the Planning Commission consider the following particular elements and whether or not they should be made less restrictive to broaden the attainability of the drive-thru opportunity that is intended to be offered through this amendment:

Building Size

The attached draft ordinance continues the building size limits proffered by Application #13-045, specifically that the building have two or more floors and that it be at least 200 feet wide. The root question is how much building does it take to establish a unique character that is visually independent of any one tenant (the drive-thru restaurant). The images below show a variety of existing structures in other cities that contain a drive-thru restaurant tenant (the top image is an architectural sketch because the building was only recently completed).



Lincoln, NE



Sugar Land, TX



Des Peres, MO



West Hempstead, NY

Note that none of the buildings has more than three floors but, looking specifically at the three-floor mixed-use building, there is no particular reason why the residential levels could not go higher except for current market/development conditions. Similarly, single-story examples with inconspicuous drive-thru lanes are commonplace (the following website has many examples: <http://www.loopnet.com/Drive-Thru-For-Lease/>). Staff suggest, therefore, that the requirement for two or more floors might not be as important to the overall outcome as integration with multiple tenants and/or a wide façade. The latter is still a consideration since a small, two or three tenant building could become a single tenant building in time but the drive-thru might already exist by that point. Whether or not 200 feet is the minimum acceptable width is fairly debatable. Using the last picture above as a reference, and it is approximately 100 feet wide, staff suggest that

that building could easily take on the appearance of a single-use restaurant. The “Houlihan’s” restaurant in Creve Coeur is approximately 100 feet wide, for example.

Another aspect is the size of building needed to conceal most, if not all of the drive-thru facilities, including the stacking area. If one allows 25 feet for each required stacking space (3), plus the space at the service window, plus maneuvering space, the distance quickly exceeds 100 feet. To also allow for possible two-window system (pay window and serve window) loading, utility and landscape considerations, the distance could easily expand to 150 feet or more. Staff therefore suggest that the 200-foot width should be retained as it is most likely to ensure a multi-tenant building with adequate visual screening but without being so big as to be overly difficult to find a buildable site.

Drive-thru Quantity

Similar to the above-concern with building size is the potential for multiple drive-thru restaurants to locate in the same building since drive-thru lanes and windows can be designed into the ends and middle of multi-tenant buildings. The result, again, is a building that becomes dominated by a use that raises traffic and environmental issues more than most other uses. As was ultimately preferred by the City Council for the failed bill under Application #13-045, staff recommend that only one drive-thru facility be allowed per building. This would also preclude the need for a floor area minimum since the size of the restaurant is not necessarily a good predictor of impacts. Limiting the occurrence of the drive-thru facilities has a more direct connection to the final condition of the site and its effects on adjacent property. Whether or not this limitation should include uses other than restaurants is discussed below.

Inclusion of All Drive-Thru Services, Including Banks, Pharmacies, and Dry-Cleaning

Staff recognize that single-use buildings are found within all of the City’s commercial zoning districts, such as banks and pharmacies, and that they also provide drive-thru services. However, it is the higher amount of circulating traffic common to drive-thru services at restaurants that is not typical to those other uses. Therefore, limiting drive-thru restaurants has the potential to accomplish more toward meeting the goals and objectives of the Comprehensive Plan and Design Guidelines than is accomplished with regulations on the other forms of drive-thru service. However, this distinction is only one of scale; all drive-thru lanes lead to idling cars and trucks and conflicts with pedestrians. Some, such as the dry cleaner example below, include brightly lit canopy areas that might actually be more intrusive than a restaurant drive-thru, in some regards.



This raises the question: if these uses share characteristics with other specially regulated conditional uses, should they be subject to the same special regulations? Doing so would, obviously, create a number of legally pre-existing, non-conforming developments considering how many local banks already have drive-thru lanes, plus the two drive-thru pharmacies. There are a few examples of drive-thru banks in town that are already located in multi-tenant buildings (Enterprise Bank at West Oak Center; Regions Bank at Office Parkway North and Olive Boulevard; American Eagle Credit Union at Tempo Drive and Olive Boulevard), but it is not known if they would meet all of the standards contemplated by this application. In any event, non-conforming facilities would be allowed to continue in their current location and at their current size.

The “No Drive-Thru” Option

As with prior discussions on drive-thru restaurants, it must be pointed out that it was a common opinion that the real motivation behind the current three acre minimum regulation was a desire to block the development of any more drive-thru restaurants without saying it in so many words. However, it is easy to find existing properties in the city that already meet the three acre requirement and it has been the owner’s development decisions that have not resulted in a drive-thru restaurant in those locations. In other words, the regulation that many have assumed to be a *de facto* prohibition, is not that at all. If the members of the Planning Commission and City Council would really prefer to eliminate drive-thru restaurants rather than carefully construct a true opportunity for them to occur, then a *de facto* prohibition through overly-demanding regulation should not be pursued and the Planning Commission and City Council should change this text amendment application to simply exclude drive-thru services from the food services listing in the use table (Table A). Whether or not the current proposal represents a prohibition is also a fair question to ask but staff suggest that, since the standards can be achieved through a development type that has been accomplished in the past, the proposal is not a prohibition.

ORDINANCE CORRECTION

It should also be noted that the draft ordinance includes a provision to clean up the current language, where the drive-thru standard was mistakenly left in under Section 405.470(8)(d) during the NAICS process, when all conditions related to restaurants were moved to Section 405.470(14) Food services and drinking places--(NAICS 722). This same correction was in the prior, defeated bill from Application 13-045.

SECTION 405.470: CONDITIONAL USES

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC-442100) (conditional use in the "PC", "GC" and "CB" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. ~~Drive thru service for restaurants may be located only on sites of not less than three (3) acres.~~

CONCLUSION

The first question before the Planning Commission is whether or not the Commission believes that the most accurate implementation of the Comprehensive Plan and Design Guidelines is, in fact, elimination of restaurant drive-thru services?

If the members of the Commission generally agree that some drive-thru services are appropriate in the community, then the next question before the Commission is: Are the Commission Member's open to changes to the Zoning Code to allow for additional drive-thru restaurants on sites of less than three acres?

If so, Staff request guidance on the scope of the change, that is:

- Is the two acre minimum lot size appropriate?
- Is it necessary to keep the multi-story requirement, or is it reasonable to allow a drive-thru in a one-story building so long as wide façade is also present?
- Is 200 feet an appropriate minimum width for the building?
- Are the proposed conditions enough to mitigate the traffic and noise of such facilities from adjacent residential properties?
- Should all types of drive-thru services be subject to these regulations?

Given the number of unresolved questions, and the likelihood of receiving informative comments at the public hearing, Staff request that the Planning Commission continue the application to the May 5th meeting at the conclusion of discussion on April 21st.

MOTION

The following is an example of an appropriate motion for this application based upon the staff request for continuing the application to the next meeting:

“I move to continue Application #14-008, to the meeting of May 5th Planning and Zoning Commission to allow the staff time to address the concerns and comments of the members of the Planning Commission.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

**AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES, OF THE CREVE
COEUR ZONING ORDINANCE TO ALLOW FOR DRIVE-THRU RESTAURANTS ON SITES
OF TWO OR MORE ACRES WITH CERTAIN REQUIREMENTS,
AND TO CORRECT A CLERICAL ERROR.**

WHEREAS, an application by the City of Creve Coeur was submitted for an amendment to Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to allow for drive-thru restaurant services on sites of two acres or more; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations in the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, _____, 2014, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendments at its meeting on Monday, _____, 2014; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.470(8) shall be amended as follows:

SECTION 405.470: CONDITIONAL USES

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC-442100) (conditional use in the "PC", "GC" and "CB" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.

- c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
- d. ~~Drive-thru service for restaurants may be located only on sites of not less than three (3) acres.~~

SECTION 2: Section 405.470(14) shall be amended as follows:

SECTION 405.470: CONDITIONAL USES

- 14. Food services and drinking places--(NAICS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:
 - a. The acreage requirement does not apply to restaurants without drive-thru or drive-up services within the "GC" District;
 - b. The acreage requirement does not apply to restaurants without drive-thru or drive-up services ~~properties~~ in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage; and
 - c. Drive-thru or drive-up services shall only be on sites of two or more acres in all zoning districts:
 - (1) Shall be within a building of at least two (2) stories in height and designed for use by office or residential tenants in addition to the restaurant and other retail uses, with a continuous structure frontage of at least two hundred feet (200').
 - (2) Shall provide space for at least three (3) cars per drive-up window or station.
 - (23) Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties. An opaque masonry barrier, earth berm or heavy landscaping, as determined by the Commission taking into consideration topography, site lines and other relevant circumstances, for noise and sight abatement shall be located and maintained between that drive-thru facilities and any adjacent residentially zoned properties
 - (34) Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
 - (45) Drive-thru service for restaurants may be located only on sites of not less than three (3) acres. No access shall be permitted from the property to any minor residential or minor subdivision streets.
 - d. *In the "MX" District:*
 - (1) Restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings;
 - (2) Shall be located on sites of not less than two (2.0) acres;
 - (3) Shall be located on the ground floor of the structure;

BILL NO. _____

ORDINANCE NO. _____

- (4) Shall not occupy more than forty percent (40%) of the approved building square footage for the building footprint and a single eating and drinking establishment shall not exceed three thousand five hundred (3,500) square feet in size;
- (5) Shall have a minimum of sixteen (16) seats for dining; and
- (6) Shall not provide drive-thru or drive-up services to patrons. *"Drive-thru"* and *"drive-up"* shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window and/or receive food service in their automobiles.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

April 17, 2014

Planning and Zoning Commission
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: Application #14-008

Gentlemen:

I am writing to support, in part, the above application to permit drive-thru restaurant services on sites of two (2) acres or more. As the current code requires at least three (3) acres for a drive-thru restaurant, this proposal opens up additional sites within our City for this type of development. "Quick Service Restaurants" are permissible in many neighboring municipalities on sites of one (1) acre and I believe this revision of the Creve Coeur zoning code is appropriate.

Most new facilities are free-standing units which are designed to accommodate the stacking lanes necessary for the operation of the restaurant drive-thru and not interfere with parking for patrons who choose to eat inside. These restaurants typically generate 50% of their revenues from the drive-thru component and many will not consider a site without a drive-thru.

The requirement that such a restaurant be at least two (2) stories in height is obviously intended to satisfy one particular site in the City and is totally inappropriate. However, we are most supportive of the two (2) acre site minimum. Property owners should have the right to develop sites with single-story buildings if they desire and meet the City's zoning code. This proposal is a very positive step in providing Creve Coeur residents with more dining choices and I encourage the Planning and Zoning Commission to approve it with the modification suggested.

Very truly yours,

GERSHMAN COMMERCIAL REAL ESTATE



Thomas A. Stern
Executive Chairman

From: [Mayor-Council](#) on behalf of [Joyce Heiman](#)
To: [Mayor-Council](#)
Subject: [mayor-council] Drive thru restaurants {01}
Date: Sunday, February 09, 2014 8:51:10 PM

Oppose any drive thru restaurants in Creve Coeur especially in densely populated areas near residences.

Joyce Heiman
2 Winfield Pointe Lane
St. Louis, MO 63141

From: [Mayor-Council](#) on behalf of [Joel Levy](#)
To: [Mayor-Council](#)
Subject: [mayor-council] Drive-through bill {01}
Date: Sunday, February 09, 2014 8:42:29 PM

I would not like to see Olive Boulevard be the Manchester Rd of Creve Coeur. I moved here because of the small businesses in the neighborhoods. Drive through restaurants is not something that I was expecting.

Sent from my iPhone with voice recognition software expect minor Mistakes
Professor Computer teaches computers one on one and transfers video tapes and 35 mm slides to DVD.
(314) 913-9339
One on one help to tame your mouse
Website <http://www.professorcomputer.biz>

"I have to say what a pleasant experience it has been, Joel, to have your help. Your self-assurance with the computer and quiet manner of presentation of the information is very reassuring. I have to thank you for giving me the courage to call you and to persevere in trying to do with the computer what I need to do."
Ruth D.

From: [Mayor-Council](#) on behalf of [freetobe76](#)
To: [Mayor-Council](#)
Subject: [mayor-council] No zoning changes regarding drive-thrus {01}
Date: Sunday, February 09, 2014 8:23:58 PM

NO ZONING CHANGES FOR DRIVE-THRUS especially near Olive and Graeser
Linda Huelsebusch
25 year and counting Creve Coeur resident

Sent from Samsung tablet

From: [Mayor-Council](#) on behalf of [Natalie Chen](#)
To: [Mayor-Council](#)
Subject: [mayor-council] Zoning change {01}
Date: Sunday, February 09, 2014 7:30:51 PM

Dear Sir,

*I don't want any zoning changes that would allow drive-thrus,
especially near Olive and Graeser.*

Than you,

Natalie Chen

Sent from my iPad

From: [Mayor-Council](#) on behalf of [Ann Cook](#)
To: [Mayor-Council](#)
Subject: [mayor-council] Zoning changes {01}
Date: Sunday, February 09, 2014 7:56:32 PM

We want you to know that we do not want any zoning changes that would allow drive-thrus, especially near Olive and Graeser. These zoning changes would be horrible for the people who live in this community.

Respectfully,
Ann and Edward Cook
102 Graeser Acres
Sent from my iPad

From: [Mayor-Council](#) on behalf of [Debbie Cole](#)
To: [Mayor-Council](#)
Subject: [mayor-council] zoning text amendment {01}
Date: Sunday, February 09, 2014 7:37:42 PM

Hello to All,

I do not want any zoning change/text amendment that would allow drive thru's in the vicinity of Dautel/Olive. The traffic along Olive and in particular, at that intersection, is already bad enough. We don't want to look like Manchester or St. Charles Rock Road. We are Creve Coeur.

Debbie Cole



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: May 2, 2014

TO: Planning and Zoning Commission

CC: Paul Langdon, Director of Community Development

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation of Acceptance of Easements and Right of Way
Mercy Hospital Conway-Ballas Improvements

Mercy Hospital completed its project to expand the intersection of South New Ballas Road and Conway Road in 2013 in accordance with the hospital's 2005 concept plan and to the satisfaction of City staff. Mercy Hospital has now proposed to dedicate right of way for the areas where the roadway widened and permanent easements to accommodate the new location of the sidewalk. City staff has reviewed the exhibits and recommends that the City accept these easements and right-of-way areas as proposed.

City Limits

The Creve Coeur city limits are located approximately 450 feet south of the intersection of Conway Road and South New Ballas Road. For all areas involved in this discussion, South New Ballas Road serves as the eastern boundary of the City.

MoDOT Right of Way

South New Ballas Road is owned and maintained by the Missouri Department of Transportation (MoDOT) from the Creve Coeur city limit to a point approximately 150 feet north of the intersection of South New Ballas Road with Conway Road. The MoDOT right of way also extends approximately 100 feet west of this intersection along Conway Road.

The City of Creve Coeur owns and maintains Conway Road west of the MoDOT right of way and South New Ballas Road north of the MoDOT right of way.

Right of Way Dedication

Three areas are proposed to be dedicated to the City as public right of way on two properties, as follows:

1. 12120 Conway Road (Mercy Skilled Nursing Center), located at the southwest corner of South New Ballas Road and Conway Road. A relatively thin line of right of way is dedicated to the City along the south side of Conway Road.
2. 12125 Conway Road (Mercy Hospital), located at the northwest corner of South New Ballas Road and Conway Road. A section along the north side of Conway Road, up to about 30 feet in width, is dedicated for public use to account for the widening of Conway Road. A second section along the west side of South New Ballas Road, with a width of up to 30 feet, is dedicated for the new right-turn lane on South New Ballas Road.

Similar areas have been dedicated to MoDOT within their jurisdiction.

Easement Dedication

Two long easements are proposed adjacent to the right-of-way areas described above:

1. 12120 Conway Road. This sidewalk and utility easement stretches from the south City limit to the southwest corner of Conway Road and South New Ballas Road and then to a point about 500 feet west of this intersection. It ranges in width from 4 feet to 9 feet.
2. 12125 Conway Road. This sidewalk and utility easement runs along the north side of Conway Road and the west side of South New Ballas Road past Von Gontard Drive, spanning much of the frontage of the Mercy Hospital site. This easement ranges in width from 4 feet to 15 feet.

Recommendation

City staff has reviewed the Right of Way Plat and the Easement Dedication Plat and has found these to be accurate. Considering that the roadway and sidewalk improvements were designed and constructed to meet the City's standards, and considering that the adjacent roadways and sidewalks are currently maintained by the City, staff recommends that the approval of the proposed right of way and easement plats.

Attachments: Right of Way Plat

Ballas and Conway Easement Dedication Plat

SITE LOCATOR MAP (Not to Scale)



#12166 Conway Road
Temple Emanuel
Loc #190330222
DB 6485 Pg 538

Dedication Plot Script

It is hereby certified that this Dedication Plat was recommended for approval by the Planning and Zoning Commission on the ____ day of _____, 2014, pursuant to the Subdivision and Land Development Regulations of the City of Creve Coeur, Missouri.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Timothy Madden Chairman

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Dedication Plot of _____ is in complete compliance with Ordinance No. 1045 approved on the 25th day of July 1983, and was approved by the City Council of the City of Creve Coeur on the ____ day of _____, 2014., pursuant to Ordinance No. _____

Deborah Ryan, City Clerk

DESCRIPTION OF R/W DEDICATION TO CITY OF CREVE COEUR (SOUTH OF CONWAY ROAD)

A tract of land being part of Section 15 Township 45 North, Range 5 East, St. Louis County, Missouri, being part of a tract conveyed to St John's Mercy Medical Center by deed recorded in Deed Book 08011 at page 1010 of the St. Louis County Records, St. Louis County, Missouri and being described as follows:

Commencing at the Northwest corner of a tract conveyed to Ballas Group, LLC, recorded in Deed Book 17250 at page 4302 being on the South line of a tract conveyed to St John's Mercy Medical Center, by deed recorded in Deed Book 08011 at page 1010 of the St. Louis County Records, thence South 89 degrees 38 minutes 30 seconds East along the common line of said tracts a distance of 419.33 feet to a point; thence leaving said common line and along the new right of way line of Ballas Road, North 00 degrees 11 minutes 28 seconds East, a distance of 67.87 feet to a point of curve; thence along said curve to the left having a radius of 489.00 feet, on arc distance of 53.60 feet and a chord bearing and distance of North 02 degrees 56 minutes 57 seconds West 53.58 feet to a point of reverse curve; thence along said curve to the right having a radius of 1196.00 feet, on arc distance of 134.15 feet and a chord bearing and distance of North 02 degrees 52 minutes 34 seconds West a distance of 134.08 feet to a point; thence North 00 degrees 20 minutes 13 seconds East a distance of 60.98 feet to a point of curve; thence along said curve to the left having a radius of 88.50 feet on arc distance of 84.16 feet and a chord bearing and distance of North 26 degrees 54 minutes 17 seconds West 81.02 feet to a point, being the new Southern right of way line of Conway Road and the point of beginning of the tract herein described; thence along a curve to the left having a radius of 88.50 on arc distance of 59.45 and a chord bearing and distance of North 73 degrees 23 minutes 22 seconds West 58.34 feet to a point; thence South 87 degrees 22 minutes 04 seconds West a distance of 236.55 feet to a point; thence North 88 degrees 27 minutes 30 seconds West a distance of 145.21 feet to a point in the old Southern right of way line of Conway Road; thence along said right of way line North 86 degrees 44 minutes 23 seconds East a distance of 144.60 feet to a point; thence South 03 degrees 43 minutes 30 seconds East a distance of 10.00 feet to a point; thence North 86 degrees 40 minutes 24 seconds East a distance of 291.73 feet to a point; thence leaving said right of way South 02 degrees 32 minutes 39 seconds East a distance of 24.92 feet to the point of beginning and containing 2,359 square feet more or less.

#12120 Conway Road
Loc #190610085
St John's Mercy Medical Center
DB 04198 Pg 1010

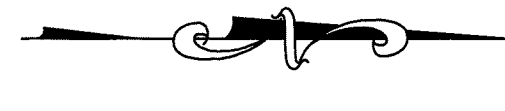
SURVEYOR'S CERTIFICATE

This is to certify that at the request of Mercy Hospitals East Communities, f/k/a St. John's Mercy Medical Center, HeidemanAssociates, Inc., has prepared an right of way plot on tracts of land conveyed to St. John's Hospital and St. John Mercy Medical Center by deeds recorded in Deed Book 04198 page 0544 and 8011 page 1010 being filed in the St. Louis County Land Records, and the results are shown hereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at our office in St Louis County, Missouri, this ____ day of _____,

MARK WILEY R.L.S. 2437

#763 S New Ballas Road
Ballas Group, LLC
Loc #190330211
DB 17250 Pg 4302



SCALE: 1"=40'

Basis of Bearings from South line SACKSTON WOODS, a subdivision filed for record in Plat Book 53 at page 15, of the St Louis County Records, St Louis County, Missouri

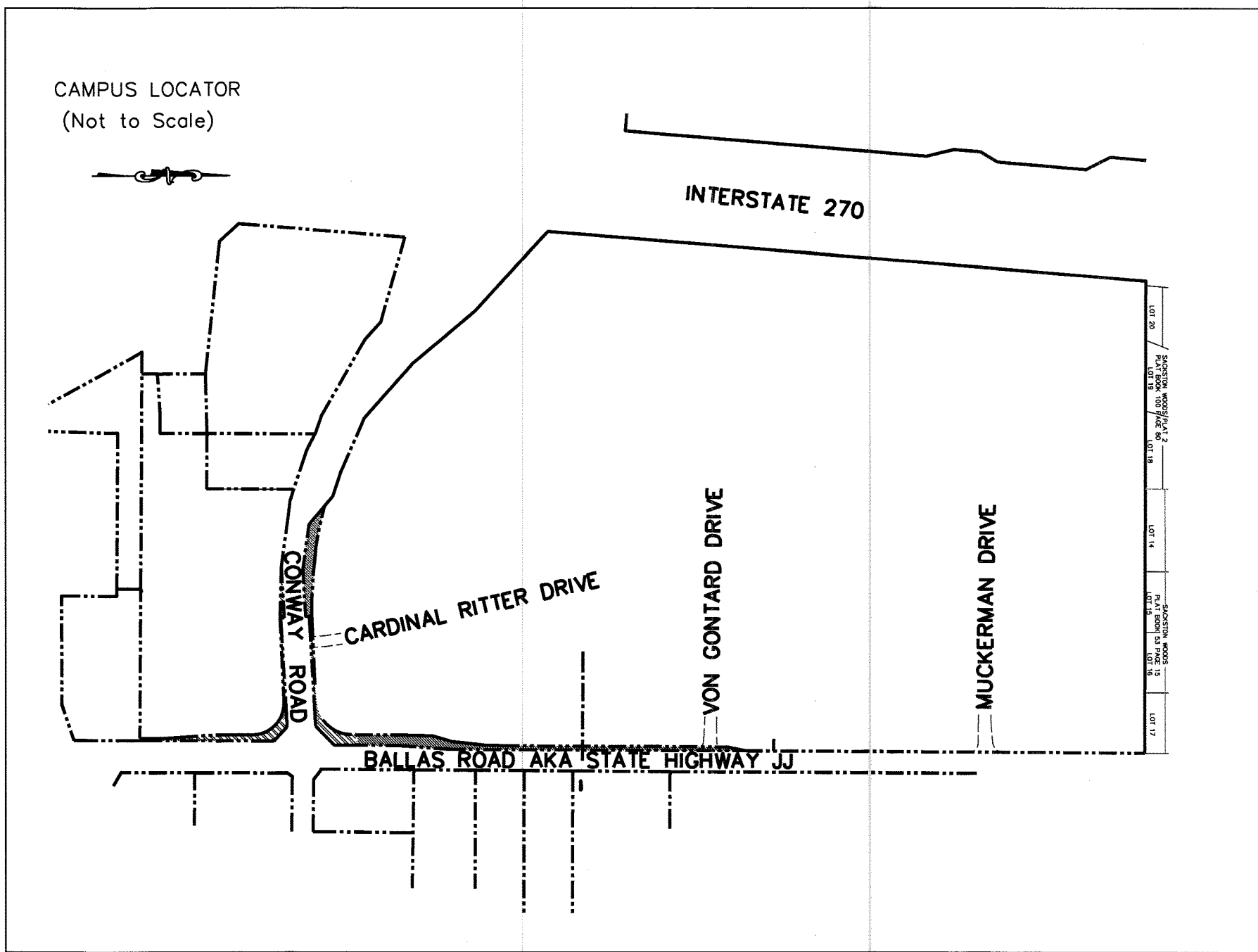
R/W to Missouri Department of Transportation (MODOT)

Right of Way (R/W) DEDICATION

POC = Point of Commencement

POB = Point of Beginning

CAMPUS LOCATOR (Not to Scale)



DESCRIPTION OF R/W DEDICATION TO CITY OF CREVE COEUR (WEST OF BALLAS ROAD)

A tract of land being part of Section 15 Township 45 North, Range 5 East, St. Louis County, Missouri, being part of a tract conveyed to St John's Hospital by deed recorded in Deed Book 04198 at page 0544 of the St. Louis County Records, St. Louis County, Missouri and being described as follows:

Commencing at the Northeast corner of a tract conveyed to St John's Hospital by deed recorded in Deed Book 04198 at page 0544 of the St Louis County Records said point being in the Western right of way line of Ballas Road (width varies) and being the Southeast corner of Lot 17 of Sackston Woods, a subdivision filed for record in plat Book 53 at page 15 of the St Louis County Records; thence South 00 degrees 17 minutes 23 seconds West along said right of way a distance of 1121.68 to a point said point being the point of beginning of the tract herein described; thence South 00 degrees 17 minutes 23 seconds West a distance of 827.22 feet to a point; thence South 04 degrees 06 minutes 14 seconds West a distance of 150.33 feet to a point; thence South 00 degrees 17 minutes 23 seconds West a distance of 120.05 feet to a point; thence leaving said right of way line North 89 degrees 40 minutes 11 seconds West a distance of 29.42 feet to a point, said point being in the new Western right of way line of Ballas Road; thence along said right of way North 00 degrees 20 minutes 07 seconds East a distance of 146.95 feet to a point of curve; thence along a curve to the right having a radius of 1191.42 feet on arc distance of 69.91 feet and a chord bearing and distance of North 02 degrees 00 minutes 58 seconds East 69.90 feet to a point; thence North 16 degrees 31 minutes 36 seconds East 55.03 feet to a point; thence North 05 degrees 52 minutes 31 seconds East a distance of 89.00 feet to a point; thence North 02 degrees 05 minutes 02 seconds East a distance of 67.84 feet to a point; thence North 00 degrees 20 minutes 07 seconds East a distance of 618.76 feet to a point; thence North 11 degrees 38 minutes 43 seconds East a distance of 53.50 feet to the point of beginning and containing 17,404 square feet more or less.

DESCRIPTION OF R/W DEDICATION TO CITY OF CREVE COEUR (NORTH OF CONWAY ROAD)

A tract of land being part of Section 15 Township 45 North, Range 5 East, St. Louis County, Missouri, being part of a tract conveyed to St John's Hospital by deed recorded in Deed Book 04198 at page 0544 of the St. Louis County Records, St. Louis County, Missouri and being described as follows:

Commencing at the Northeast corner of a tract conveyed to St John's Hospital by deed recorded in Deed Book 04198 at page 0544 of the St Louis County Records said point being in the Western right of way line of Ballas Road (width varies) and being the Southeast corner of Lot 17 of Sackston Woods, a subdivision filed for record in Plat Book 53 at page 15 of the St Louis County Records; thence South 00 degrees 17 minutes 23 seconds West along said right of way a distance of 1948.90 to a point; thence South 04 degrees 06 minutes 14 seconds West a distance of 150.33 feet to a point; thence South 00 degrees 17 minutes 23 seconds West a distance of 180.02 feet to a point; thence South 45 degrees 44 minutes 50 seconds West a distance of 74.41 feet to a point; thence South 86 degrees 40 minutes 24 seconds West a distance of 16.59 feet to the point of beginning of the tract herein described; thence South 86 degrees 40 minutes 24 seconds West a distance of 292.82 feet to a point; thence South 03 degrees 19 minutes 36 seconds East a distance of 10.00 feet to a point; thence South 86 degrees 44 minutes 23 seconds West a distance of 133.17 feet to a point; thence North 82 degrees 15 minutes 37 seconds West a distance of 126.95 feet to a point; thence North 49 degrees 47 minutes 04 seconds West a distance of 67.48 feet to a point; thence leaving said old right of way line along a curve to the left having a radius of 1154.50 on arc distance of 116.59 feet and a chord bearing and distance of South 78 degrees 09 minutes 35 seconds East 116.54 feet to a point; thence South 86 degrees 16 minutes 51 seconds East a distance of 24.87 feet to a point of curve; thence along a curve to the left having a radius of 1152.50 feet on arc distance of 162.44 feet and a chord bearing and distance of South 86 degrees 19 minutes 18 seconds East 162.30 feet to a point; thence North 87 degrees 28 minutes 31 seconds East a distance of 199.63 feet to a point; thence North 84 degrees 48 minutes 14 seconds East a distance of 53.08 feet to a point of curve; thence along a curve to the left having a radius of 51.70 feet on arc distance of 51.70 feet and a chord bearing and distance of North 69 degrees 46 minutes 04 seconds East 51.11 feet to a point; thence South 02 degrees 32 minutes 39 seconds East a distance of 21.48 feet to the point of beginning and containing 9,579 square feet more or less.

CARDINAL RITTER DRIVE

R/W Dedication

BALLAS ROAD AKA STATE HIGHWAY JJ

LOT 17
SACKSTON WOODS
PB 53 PG 15

POC

CONSTRUCTION BASE LINE

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SITE LOCATOR MAP (Not to Scale)



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: Mercy Hospitals East Communities, f/k/a St. John's Mercy Medical Center, a Missouri corporation, hereby by it's duly authorized officers, certifies that it is the owner of the lands as shown hereon and described in the foregoing Surveyor's Certificate attached hereto, and that said corporation has caused the same to be surveyed in the manner shown hereon, and is hereby dedicated and to be hereafter known as "BALLAS AND CONWAY EASEMENT DEDICATION PLAT".

We hereby establish the Sidewalk and Utility Easement, as shown hachured and dimensioned, along the North side of Conway Road and the East side of Ballas Road.

We hereby establish the Utility Easements as shown hachured and dimensioned on this plat, along Ballas Road and Conway Road, Said easements are for the use of all utilities unless otherwise specified.

Missouri-American Water Company has the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves, and appurtenant facilities in an easement on the strip or strips of ground shown hachured on this plat, together with the right to use commercially reasonable additional space adjacent to the above described easements as may be required during the period of construction and maintenance, including the ability and right of ingress and egress, unless specifically shown as an exclusive easement to another utility company.

Ameren Missouri has the perpetual right and easement to construct, reconstruct, use, operate, maintain, add to the number of and patrol an electric, telecommunications line or lines consisting of poles, guys, anchors, wires, cable, conduits, transformers and other appurtenances thereto, upon, over, across and under the areas shown hachured hereon unless specifically shown as an exclusive easement to another utility company.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to City of Creve Cœur Missouri, St. Louis County Missouri, Missouri Department of Transportation (MoDOT), Missouri American Water Company, Locade Gas Company, Ameren Missouri, Southwestern Bell Telephone Company, AT&T Company, The Metropolitan St. Louis Sewer District, the relevant cable television company, their successors or assigns as their interests may appear for the purposes of constructing, replacing, maintaining and repairing of public utilities, sidewalks, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sidewalks, sewer or sewers, storm water improvements and drainage facilities.

Subject to easements, restrictions, reservations and covenants of record, if any.

IN WITNESS WHEREOF, Mercy Hospitals East Communities, f/k/a St. John's Mercy Medical Center, have executed these presents this ____ day of _____, 20__.

CHERYL MATEJKA, CHIEF FINANCIAL OFFICER

State of Missouri)
County of St. Louis) ss

On this ____ day of _____, 20__, before me personally appeared Cheryl Matejka, to me personally known, who, being by me duly sworn, did say that they are the Chief Financial Officer of Mercy Hospitals East Communities, f/k/a/ St. John's Mercy Medical Center, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument was signed and sealed on behalf of said corporation, by authority of its Board of Directors, and said Cheryl Matejka, acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: _____

Notary Public
Name Printed _____

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Mercy Hospitals East Communities, f/k/a St. John's Mercy Medical Center, HeidemanAssociates, Inc., has prepared an easement plat on tracts of land conveyed to St. John's Hospital and St. John Mercy Medical Center by deeds recorded in Deed Book 04198 page 0544 and 8011 page 1010 being filed in the St. Louis County Land Records, and the results are shown hereon.

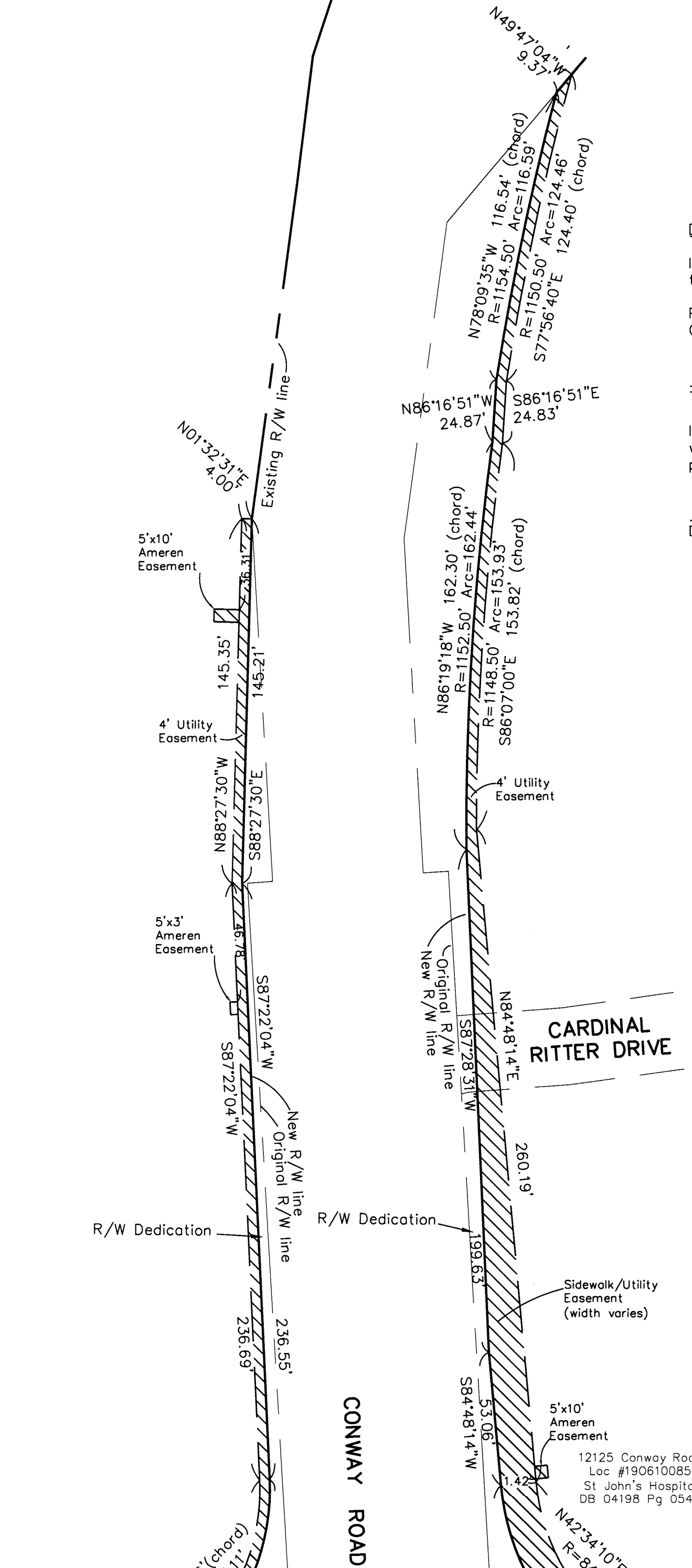
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at our office in St. Louis County, Missouri, this ____ day of _____.

MARK WILEY R.L.S. 2437

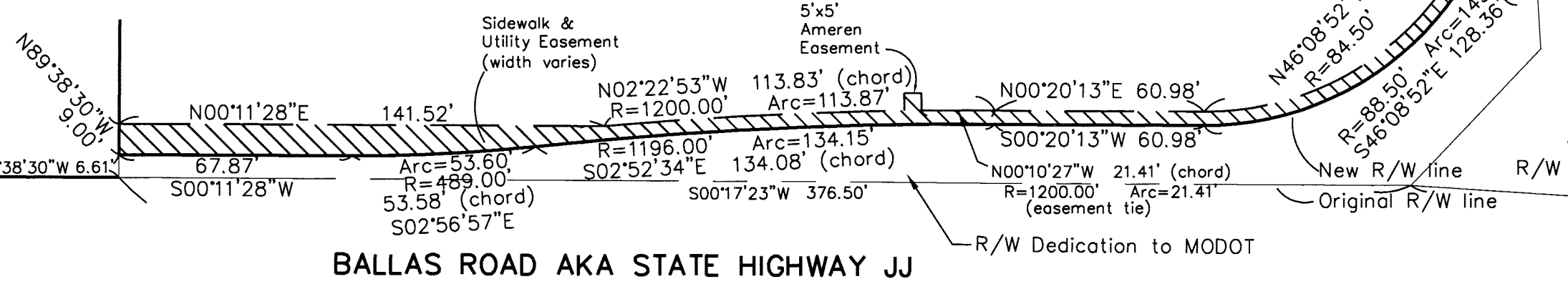
SCALE: 1"=40'
0 20' 40' 60' 80'

Basis of Bearings from South line SACKSTON WOODS, a subdivision filed for record in Plat Book 53 at page 15, of the St. Louis County Records, St. Louis County, Missouri

#12166 Conway Road
Temple Emanuel
Loc #190330222
DB 6485 Pg 538



#763 S New Ballas Road
Ballas Group LLC
Loc #190330211
DB 17250 Pg 4302



BALLAS ROAD AKA STATE HIGHWAY JJ

Dedication Plot Script

It is hereby certified that this Dedication Plat was recommended for approval by the Planning and Zoning Commission on the ____ day of _____, 2014, pursuant to the Subdivision and Land Development Regulations of the City of Creve Cœur, Missouri.

Planning and Zoning Commission
City of Creve Cœur, Missouri

Timothy Madden Chairman

I, Deborah Ryan, City Clerk for and within the City of Creve Cœur, Missouri, do hereby certify that this Dedication Plat of _____ is in complete compliance with Ordinance No. 1045 approved on the 25th day of July 1983, and was approved by the City Council of the City of Creve Cœur on the ____ day of _____, 2014., pursuant to Ordinance No. _____

Deborah Ryan, City Clerk

Description of Sidewalk and Utility Easement West of Ballas Road and South of Conway Road

A tract of land being part of the Northwest Quarter and the Southwest Quarter of Section 15, Township 45 North, Range 5 East, St. Louis County, Missouri, being part of a tract conveyed to St. John's Mercy Hospital Center by deed recorded in Book 8011 at page 1010 of the St. Louis County Records, St. Louis County, Missouri and being described as follows:

Commencing at a point on the West line of Ballas Road (AKA State Highway JJ) and the Northeast corner of a tract conveyed to Ballas Group LLC by deed recorded in Book 17250 at page 4302 of the St. Louis County Records; thence North 89 degrees 38 minutes 30 seconds West along the North line of said tract a distance of 6.61 feet to the point of beginning of the tract herein described; thence continuing along said North line North 89 degrees 38 minutes 30 seconds West a distance of 9.00 feet to a point; thence leaving said north line North 00 degrees 11 minutes 28 seconds East a distance of 141.52 feet to a point of curve to the right having a radius of 1200.00 feet on an arc distance of 113.87 feet and a chord bearing and distance of North 02 degrees 22 minutes 53 seconds West 113.83 feet to a point; thence North 00 degrees 20 minutes 13 seconds East a distance of 60.98 feet to a point of curve; thence along a curve to the left having a radius of 84.50 feet on an arc distance of 137.11 feet and a chord bearing and distance of North 46 degrees 08 minutes 52 seconds West 122.56 feet to a point; thence South 87 degrees 22 minutes 04 seconds West a distance of 236.69 feet to a point; thence North 88 degrees 27 minutes 30 seconds West a distance of 145.21 feet to a point; thence South 87 degrees 22 minutes 04 seconds West a distance of 236.55 feet to a point of curve; thence along a curve to the right having a radius of 88.50 feet on an arc distance of 143.60 feet and a chord bearing and distance of South 42 degrees 08 minutes 52 seconds East 128.36 feet to a point in the new Western right of way of Ballas Road, thence South 00 degrees 20 minutes 13 seconds West along Ballas Road a distance of 60.98 feet to a point of curve; thence along a curve to the left having a radius of 1196.00 feet on an arc distance of 134.15 feet and a chord bearing and distance of South 02 degrees 52 minutes 34 seconds East 134.08 feet to a point of curve; thence along a curve to the right having a radius of 489.00 feet on an arc distance of 53.60 feet and a chord bearing and distance of South 02 degrees 56 minutes 57 seconds East 53.58 feet to a point; thence South 00 degrees 11 minutes 28 seconds West a distance of 67.87 feet to the point of beginning and containing 3,929 square feet, more or less.

Description of Sidewalk and Utility Easement West of Ballas Road and North of Conway Road

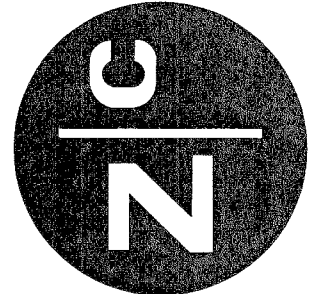
A tract of land being part of the Northwest Quarter and the Southwest Quarter of Section 15, Township 45 North, Range 5 East, St. Louis County, Missouri, being part of a tract conveyed to St. John's Hospital by deed recorded in Book 4198 at page 0544 of the St. Louis County Records, St. Louis County, Missouri and being described as follows:

Commencing at a point in the West right of way line of Ballas Road (AKA State Highway JJ) said point being the Southeast corner of Lot 17 of Sackston Woods, a subdivision filed for record in Plat Book 53 at page 15 of the St. Louis County Records thence South 00 degrees 17 minutes 23 seconds West a distance of 1048.96 feet to the point of beginning of the tract herein described; thence continuing along said right of way South 00 degrees 17 minutes 23 seconds West a distance of 72.72 feet to a point; thence leaving said right of way and continuing along the new right of way line of Ballas Road South 11 degrees 38 minutes 43 seconds West a distance of 53.50 feet to a point; thence South 00 degrees 20 minutes 07 seconds West a distance of 618.76 feet to a point; thence South 02 degrees 05 minutes 02 seconds West a distance of 67.84 feet to a point; thence South 05 degrees 52 minutes 31 seconds West a distance of 89.00 feet to a point; thence South 16 degrees 31 minutes 36 seconds West a distance of 55.03 feet to a point of curve; thence along a curve to the left having a radius of 1194.42 feet on an arc distance of 69.91 feet and a chord bearing and distance of South 02 degrees 00 minutes 58 seconds West 69.90 feet to a point; thence South 00 degrees 20 minutes 07 seconds West a distance of 158.67 feet to a point of curve; thence along a curve to the right having a radius of 98.50 feet on an arc distance of 145.22 feet and a chord bearing and distance of South 42 degrees 34 minutes 10 seconds West 132.42 feet to a point, said point being in the new Northern right of way of Conway Road; thence South 84 degrees 48 minutes 14 seconds West a distance of 53.06 feet to a point; thence South 87 degrees 28 minutes 31 seconds West a distance of 199.63 feet to a point of curve; thence along a curve to the right having a radius of 1152.50 feet on an arc distance of 162.44 feet and a chord bearing and distance of North 86 degrees 19 minutes 18 seconds West a distance of 162.30 feet to a point; thence North 86 degrees 16 minutes 51 seconds West a distance of 24.87 feet to a point of curve; thence along a curve to the right having a radius of 1154.50 feet on an arc distance of 116.59 feet and a chord bearing and distance of North 78 degrees 09 minutes 35 seconds West 116.54 feet to a point; thence North 49 degrees 47 minutes 04 seconds West a distance of 9.37 feet to a point; thence leaving said right of way along a curve to the left having a radius of 1150.50 feet on an arc distance of 124.46 feet and a chord bearing and distance of South 77 degrees 56 minutes 40 seconds East 124.40 feet to a point; thence South 86 degrees 16 minutes 51 seconds East a distance of 24.83 feet to a point of curve; thence along a curve to the left having a radius of 1148.50 feet on an arc distance of 153.93 feet and a chord bearing and distance of South 86 degrees 07 minutes 00 seconds East 153.82 feet to a point; thence North 84 degrees 48 minutes 14 seconds East a distance of 260.19 feet to a point of curve; thence along a curve to the left having a radius of 84.50 feet on an arc distance of 124.58 feet and a chord bearing and distance of North 42 degrees 34 minutes 10 seconds East 113.60 feet to a point; thence North 00 degrees 20 minutes 07 seconds East a distance of 158.67 feet to a point of curve; thence along a curve to the right having a radius of 1205.42 feet on an arc distance of 72.31 feet and a chord bearing and distance of North 02 degrees 03 minutes 13 seconds East 72.30 feet to a point; thence North 16 degrees 31 minutes 36 seconds East a distance of 55.36 feet to a point of curve; thence along a curve to the left having a radius of 1194.42 feet on an arc distance of 20.17 feet and a chord bearing and distance of North 06 degrees 50 minutes 48 seconds East 20.17 feet to a point of curve; thence along a curve to the left having a radius of 1097.42 feet on an arc distance of 133.98 feet and a chord bearing and distance of North 03 degrees 49 minutes 58 seconds East 133.90 feet to a point; thence North 00 degrees 20 minutes 07 seconds East 67.84 feet to the point of beginning and containing 21,771 square feet, more or less.

HEIDEMAN ASSOCIATES, INC.

13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021
Phone: 314-822-2217
Fax: 314-822-7658

Consulting
Civil
Electrical
Mechanical
Engineers
Land Surveying



Heideman + Associates, Inc. Professional Land Surveying Corporation Missouri State Certificate of Authority #000281

BALLAS AND CONWAY EASEMENT DEDICATION PLAT
PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF
SECTION 15, TOWNSHIP 45 NORTH, RANGE 5 EAST
City of Creve Cœur, Missouri
St. Louis County, Missouri

REVISIONS	
DATE	DESCRIPTION
1-2-14	City comments
04-01-14	City comments

DATE 06/01/2011
CHECKED BY MAG
DRAWN BY MAG
SHEET NO. 1

JOB NO. 04372.03



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #14-001 APPROVAL OF THE SITE CONCEPT PLAN FOR MONSANTO AND SITE DEVELOPMENT PLAN APPROVAL OF A NEW TRASH COMPACTOR

FOR THE MEETING OF: Monday, May 5, 2014

LOCATION: 800 N. Lindbergh Boulevard (see attached map). The subject property is zoned "RO" Research and Office Park District.

REQUEST: An application has been submitted by Steve Kramme, of William Tao & Associates, on behalf of Monsanto, for approval of an updated campus site concept plan and site development plan approval of a new trash compactor located in the east campus area. The trash new compactor adds 1,061 square feet of new paving that was previously green space. The trash compactor is approximately 4.5 feet tall and 10 feet long without the container and 32.64 feet long and approximately 10 feet tall with the container.

ADDITIONAL INFORMATION: In the RO district, site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments. No City Council action is required. The Site Concept Plan for the east campus was approved in February 17, 2009, with a new parking deck, but did not include the new trash compactor area. Section 405.1080(B)(2)(d) requires approval of a Site Development Plan when any development which will add less than 5,000 square feet of new impermeable surface to a site where such site has previously received one or more minor site plan approvals.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for stream channel protection.

Comp. Plan References

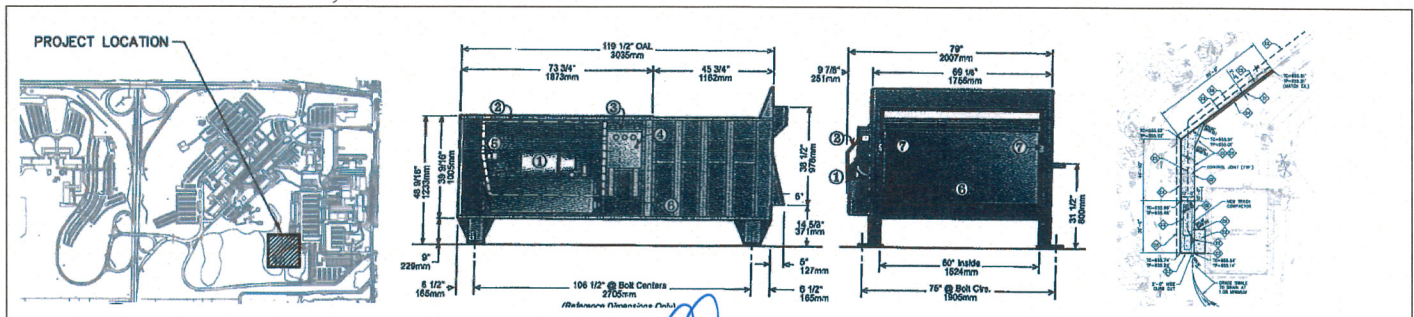
- Residential Neighborhoods Action Area
- Design Guidelines (2002)

Zoning Code References

- Section 405.330: "RO" Research and Office Park District
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Steve Kramme
William Tao & Associates
7955 Manchester Road, Suite 125
St. Louis, MO 63143

PROPERTY OWNER: Monsanto
800 N. Lindbergh Boulevard
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

5/2/2014
Date

ATTACHMENTS: Monsanto Site Concept Plan Submitted on April 9, 2014
Applicant's Site Development Plan Submitted on January 7, 2014
Detail of Trash Compactor emailed on April 24, 2014

LAND USE HISTORY AND ZONING OF SUBJECT SITE

The Creve Coeur site began with the construction of N building in the mid-1950s. General office buildings were added through the mid-1960s on the East Campus, and through the early 1970s on the West Campus. Creve Coeur Research was developed in the early 1960s with further expansion of U building and O Building in the early 1980s. The entire Creve Coeur site is approximately 251 acres, which includes 120 acres of lawns and wooded areas. The East Campus alone contains a total of 151 acres, 70% of which is greenspace. This park-like setting is widely recognized for its positive reflection on the city and is specifically identified as a community asset in the Comprehensive Plan. Less evident is the 1.335 million square feet (gross) of building floor area within the campus and a great diversity of functions.

The entire campus is currently zoned “RO” Research Office. This district requires the Planning Commission to approve all development on the property by Concept and Site Development Plans.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Retail/Biotechnical research	GC General Commercial/RO Research and Office Park	Olive Boulevard
South	Single-family attached residences	B Single-family Residential	N/A
East	Water reservoir, park and single-family residences	C Single-family Residential	N/A
West	Retail/Residential	GC General Commercial/ B Single-family Residential, C Single-family Residential	Lindbergh Boulevard

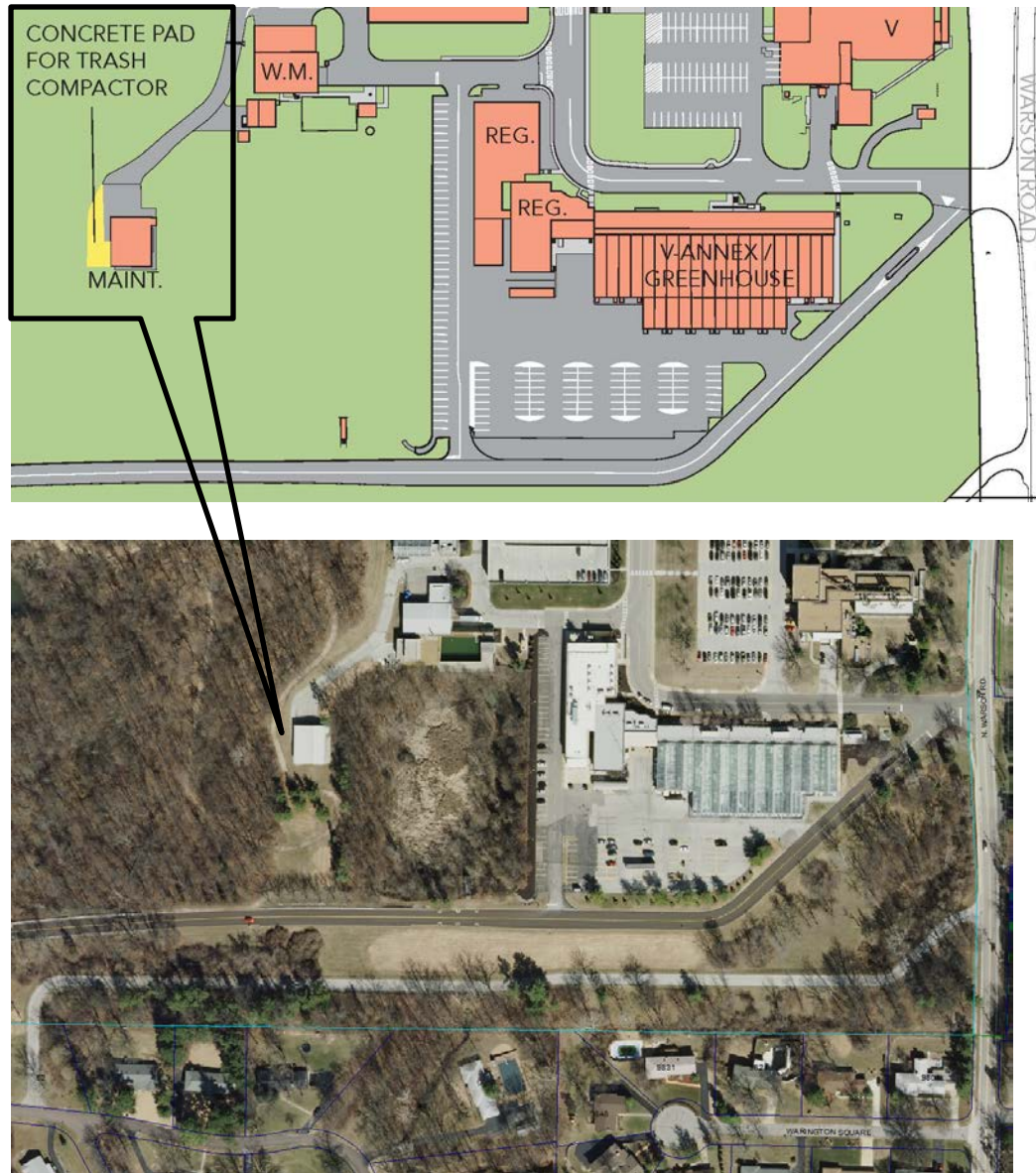
COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commerce Center District of the Comprehensive Plan and, more specifically, is called out as a Key Property within that district. The Comprehensive Plan consistently advocates biotech development in this area, along with commercial services and improvements to the Olive Boulevard corridor plus the establishment of a city gateway at the eastern reaches of the city along Olive Boulevard. The proposed concept is in general conformance with the projects that are already developed on site.

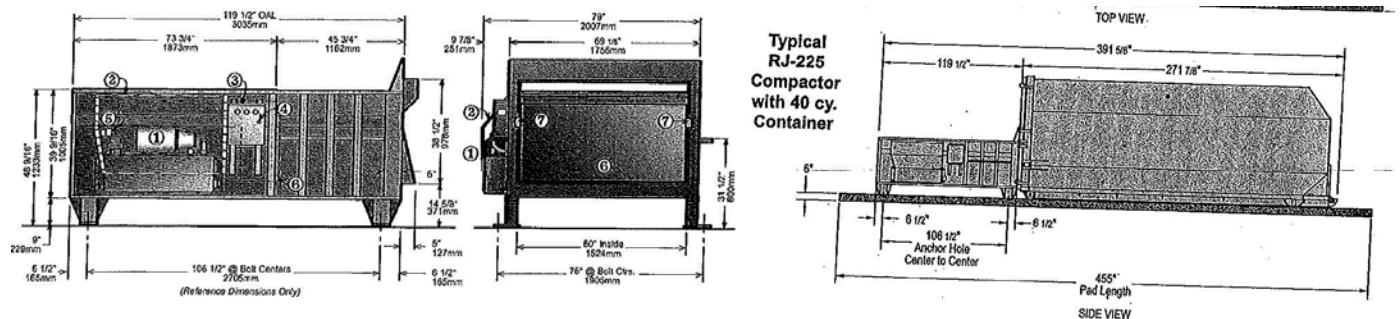
The new development for the trash compactor is well within the center of the east campus and will be screened from view by the general public due to the existing landscaping and terrain, as well as the other maintenance buildings. The site is approximately 440 feet from the nearest residential property. The proposed development is in keeping with the Comprehensive Plan. As a supporting accessory use to the existing plant science use that will not impact nearby residences

While the Design Guidelines recommend that any accessory structures be enclosed with similar materials as the main building, the proposed trash compactor and container will be out of view from the general public and visitor’s to the campus. As mentioned above, the existing landscaping and terrain to the south provides significant screening of the existing maintenance facilities.

Below is a close-up of the concept plan of the proposed work area and a close up of the aerial photo indicating the site area in relation to the nearest home directly to the south:



Below is a detail of the trash compactor without the container on the left and with the container on the right:



ZONING EVALUATION OF THE CONCEPT PLAN

The purpose of the “RO” zoning district is to provide this process for a large-scale campus like Monsanto’s. The district does not bring with it substantial design burdens or development limitations. To the extent that design and development can be determined by a concept plan, the proposal is in compliance with the Zoning Code. Site coverage and floor area ratio (F.A.R.) are most important and they are, respectively, 20% and 16%, below the allowed maximums. Also, the required buffer along the south property line is no less than 60 feet (and is generally far greater) where 50-feet is required. Two other potential issues, access and circulation, are largely unchanged on the concept plan, especially as they affect the public rights-of-way.

ZONING EVALUATION OF THE SITE DEVELOPMENT PLANS

The site development plan for the trash compactor does not raise any issues as it is visually enclosed by the extensive tree planting and existing buildings, and there are no concerns with grading or stormwater control as the area is well removed from the property lines, is relatively flat, and adds only 1,061 square feet of new paving that was previously green space of coverage. The Applicant has indicated that they have submitted the project for MSD approval

ACTION AND SUGGESTED CONDITIONS OF APPROVAL

If the Planning and Zoning Commission finds the Site Concept Plan and Site Development Plans to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote to approve, approve with conditions, or denial. Conditions of approval for the trash Compactor includes:

- The Applicant shall submit a site improvement permit and building permit to be in substantial compliance with the Site Plans submitted with application #14-001.

MOTION

The following is an example of appropriate motions for this application:

“I move to recommend approval of the Site Concept Plan for the Monsanto Campus and site development plan for the Trash Compactor site submitted with Application #14-001, subject to the conditions contained in the staff report dated May 5, 2014” (conditions may be added, eliminated, altered, and modified by prior motion).

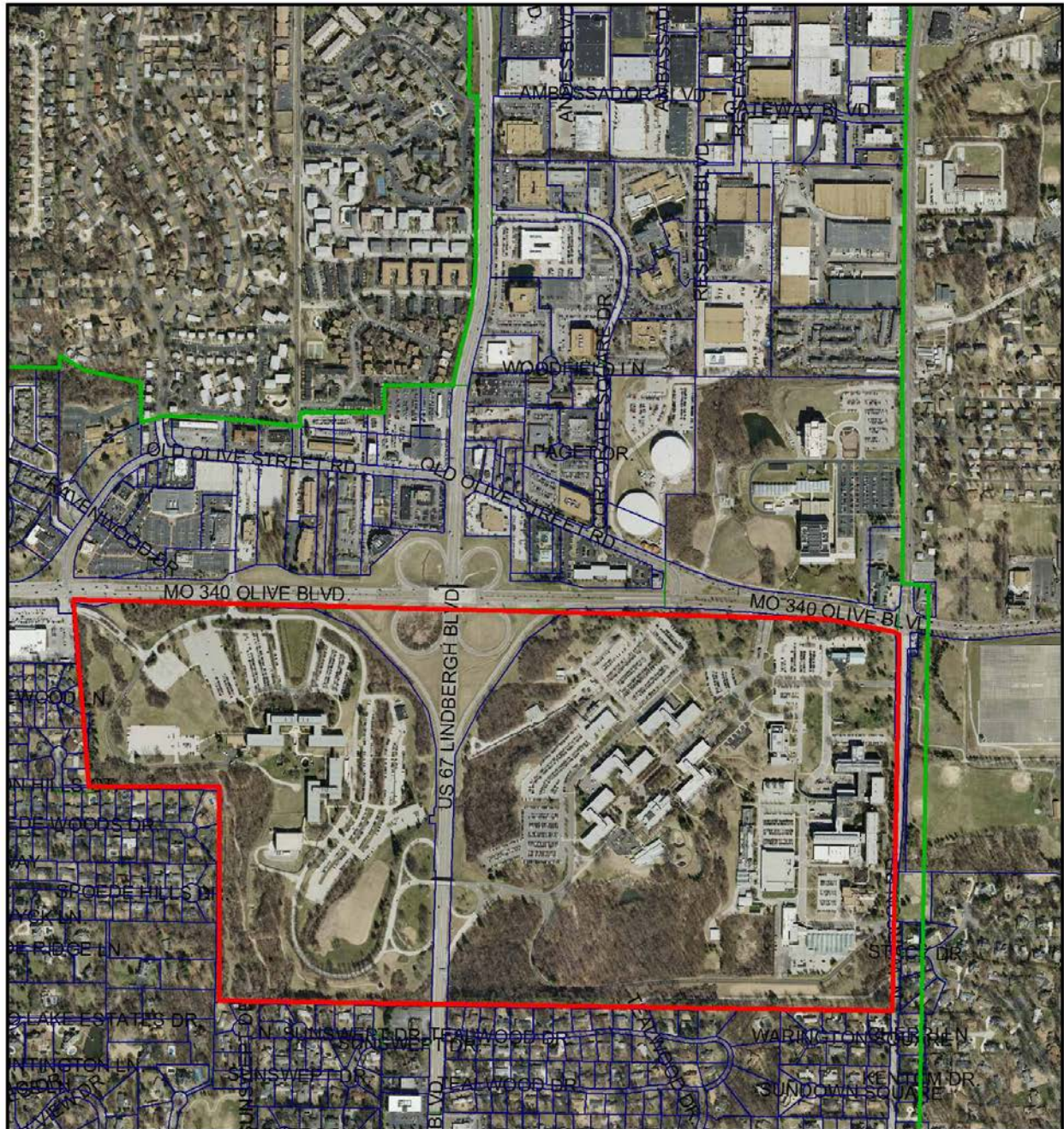
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

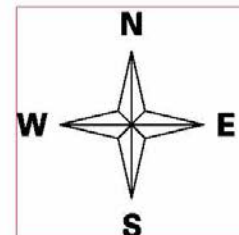
APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



-  Municipal Boundary
-  Property Lines
-  Monsanto



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 05/02/2014
	Description: View looking northeast toward the proposed trash compactor site from the south access drive on Monsanto Campus. Note that actual site is not visible from the campus perimeter.
	Description: View looking north toward the existing buildings from the south access drive on Monsanto Campus. Note that actual site is not visible from the campus perimeter.



PERTINENT DATA:

SITE ADDRESS:
800 N. LINDBERGH BLVD.

EXISTING ZONING:
RESEARCH & OFFICE PARK DISTRICT

PROPOSED ZONING:
RESEARCH & OFFICE PARK DISTRICT

ACREAGE:
151 ACRES

SCHOOL DISTRICT:
LADUE

FIRE DISTRICT:
CREVE COEUR

SEWER DISTRICT:
M.S.D.

WATER DISTRICT:
MISSOURI - AMERICAN WATER

TELEPHONE COMPANY:
AT&T

ELECTRIC COMPANY:
AMEREN UE

GAS COMPANY:
LACLEDE GAS

WATERSHED DISTRICT:
CREVE COEUR/DEER CREEK

PRINCIPAL USE:
RESEARCH & OFFICE PARK

LOCATION NO.:
17M510017

FLOODPLAIN NOTE:
THE SITES ARE LOCATED IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 29189C0167H EFFECTIVE DATE: AUGUST 2, 1995 (ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

UTILITY NOTE:
UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO NOTIFY THE UTILITY COMPANIES BEFORE ACTUAL CONSTRUCTION.



MONSANTO



CANNONDESIGN

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St. Louis, Missouri 63102
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F: 314.241.2570

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Houston ■ Los Angeles ■ Mumbai ■ New York ■ Phoenix
St. Louis ■ San Francisco ■ Shanghai ■ Toronto
Vancouver ■ Victoria ■ Washington DC

No.

Description

Date

Drawing Title:

EAST CAMPUS
MASTER PLAN
EXISTING BUILDINGS

Project No.: 003876.07 Checked by: Checker

C2 of 2

OLIVE BLVD.

LINDBERGH BLVD.

PERTINENT DATA:

SITE ADDRESS:
800 N. LINDBERGH BLVD.

EXISTING ZONING:
RESEARCH & OFFICE PARK DISTRICT

PROPOSED ZONING:
RESEARCH & OFFICE PARK DISTRICT

ACREAGE:
151 ACRES

SCHOOL DISTRICT:
LADUE

FIRE DISTRICT:
CREVE COEUR

SEWER DISTRICT:
M.S.D.

WATER DISTRICT:
MISSOURI - AMERICAN WATER

TELEPHONE COMPANY:
AT&T

ELECTRIC COMPANY:
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GAS COMPANY:
LACLEDE GAS

WATERSHED DISTRICT:
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St. Louis ■ San Francisco ■ Shanghai ■ Toronto
Vancouver ■ Victoria ■ Washington DC

No.	Description	Date
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Drawing Title:

WEST CAMPUS
MASTER PLAN
EXISTING BUILDINGS

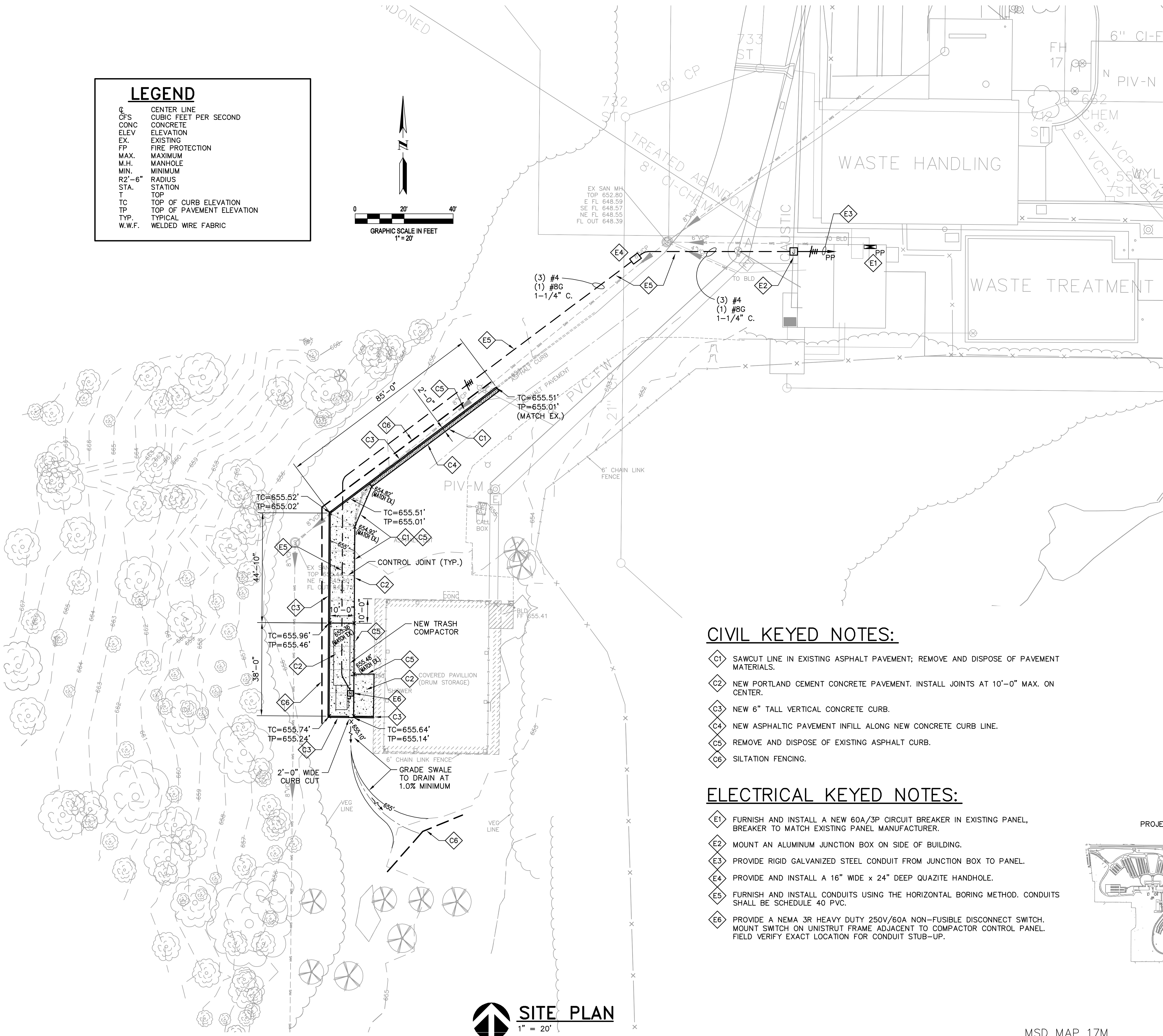
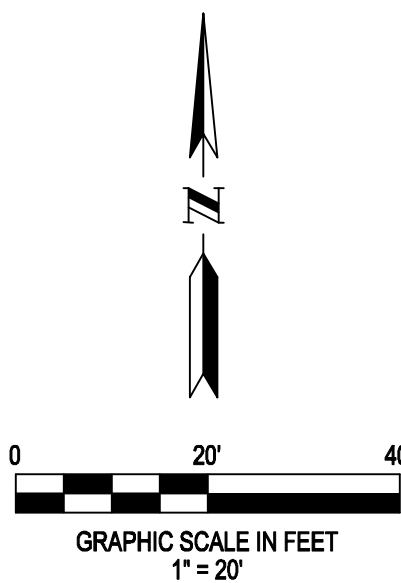
Project No.: 004462.00 Checked by: Checker

C1 of 2

© Cannon Design 2013

LEGEND

C	CENTER LINE
CFS	CUBIC FEET PER SECOND
CONC	CONCRETE
ELEV	ELEVATION
EX.	EXISTING
FP	FIRE PROTECTION
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
R2'-6"	RADIUS
STA.	STATION
T	TOP
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TYP.	TYPICAL
W.W.F.	WELDED WIRE FABRIC



CIVIL KEYED NOTES:

- C1 SAWCUT LINE IN EXISTING ASPHALT PAVEMENT; REMOVE AND DISPOSE OF PAVEMENT MATERIALS.
- C2 NEW PORTLAND CEMENT CONCRETE PAVEMENT. INSTALL JOINTS AT 10'-0" MAX. ON CENTER.
- C3 NEW 6" TALL VERTICAL CONCRETE CURB.
- C4 NEW ASPHALTIC PAVEMENT INFILL ALONG NEW CONCRETE CURB LINE.
- C5 REMOVE AND DISPOSE OF EXISTING ASPHALT CURB.
- C6 SILTATION FENCING.

ELECTRICAL KEYED NOTES:

- E1 FURNISH AND INSTALL A NEW 60A/3P CIRCUIT BREAKER IN EXISTING PANEL, BREAKER TO MATCH EXISTING PANEL MANUFACTURER.
- E2 MOUNT AN ALUMINUM JUNCTION BOX ON SIDE OF BUILDING.
- E3 PROVIDE RIGID GALVANIZED STEEL CONDUIT FROM JUNCTION BOX TO PANEL.
- E4 PROVIDE AND INSTALL A 16" WIDE x 24" DEEP QUARTZITE HANDHOLE.
- E5 FURNISH AND INSTALL CONDUITS USING THE HORIZONTAL BORING METHOD. CONDUITS SHALL BE SCHEDULE 40 PVC.
- E6 PROVIDE A NEMA 3R HEAVY DUTY 250V/60A NON-FUSIBLE DISCONNECT SWITCH. MOUNT SWITCH ON UNISTRUT FRAME ADJACENT TO COMPACTOR CONTROL PANEL. FIELD VERIFY EXACT LOCATION FOR CONDUIT STUB-UP.

BENCHMARK:

BENCH MARK: 14-75 720.94 - "L" AT SOUTHWEST CORNER TOP STEP OF LUTHERAN CHURCH; 6 FEET SOUTH AND 4 FEET EAST OF SOUTHWEST CORNER OF STONE EDIFICE; 115 FEET NORTH OF THE CENTERLINE OF OLIVE BOULEVARD BETWEEN BONHOMME LAKE DRIVE AND NORTH WARSON ROAD.

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE BEFORE PREPARING HIS BID.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF CREVE COEUR.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR.
- CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- THE CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AND UNPAVED AREAS.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- WHERE EXISTING PAVEMENT MEETS NEW PAVEMENT OR IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR STANDARDS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON UNSURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- THE CONTRACTOR IS REQUIRED TO PROVIDE CONTINUOUS SURFACE AND/OR UNDERGROUND DRAINAGE DURING CONSTRUCTION.
- REFER TO SHEET C-3.0 FOR DETAIL OF NEW WORK ITEMS.
- TOTAL LAND DISTURBANCE: 1,428 SQ. FT (0.03 Ac).
- RUNOFF DIFFERENTIAL (900 S.F. NEW PAVEMENT): +0.038 CFS.

William Tao & Associates

Consulting Engineers

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St. Louis, Missouri
Main: 314.884.7600
wtace@wmtao.com

Suite 125
63143
Fax: 314.884.7601
www.wmtao.com

No.	Date	By	Revision	Appd.

MONSANTO
imagine™

800 NORTH LINDBERGH BLVD.
CREVE COEUR, MO 63167

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Location	SITE	Project No.	13124.01
Area	EAST CAMKUS	Date	01/07/14
CIVIL/ELECTRICAL			
SITE PLAN			
Personnel	Name	Appd.	Date
Project Manager	SLK		
Const. Coord.			
Site Safety			
Engineered			
Designed			
Scale	Drawing No.	Rev.	
1" = 20'	CE-2.0	0	



THE SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT

MSD MAP 17M
MSD P- _____















NO SMOKING
WITHIN 50 FEET



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION
#14-016 A MINOR SITE DEVELOPMENT PLAN FOR A FENCE WITHIN
THE FRONT-YARD SETBACK AT 10694 COUNTRY VIEW DRIVE
FOR MEETING OF: Monday, May 5, 2014

SUBJECT PROPERTY LOCATION: 10694 Country View Drive, at the southeast corner of Spoede Road and Country View Drive.

REQUEST: Jennifer Brunworth, property owner, has submitted an application for the approval of a four and a half foot high, open slatted fence that will encroach up to 10 feet into the 50-foot front yard setback along Country View Drive. The subject property is zoned "A" Single-Family Residential District.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan approval by the Planning and Zoning Commission. City Council action is not required.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual scenic impact along Country View Drive

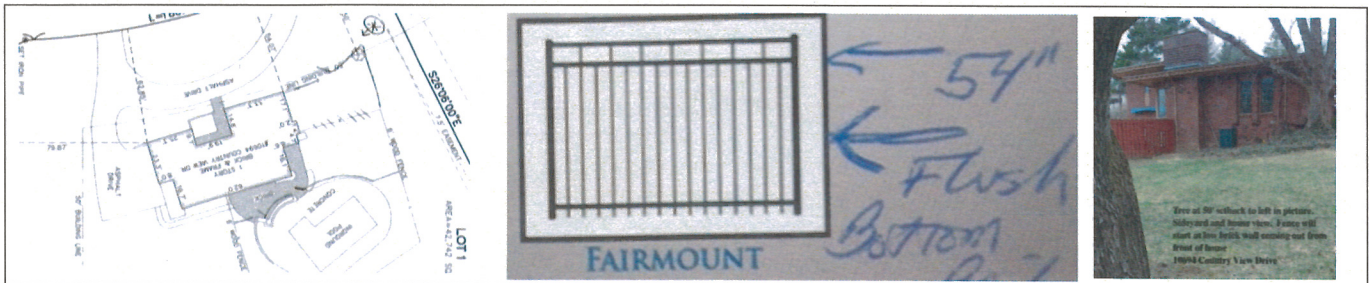
Comp. Plan References

- Residential Neighborhoods
- Design Guidelines

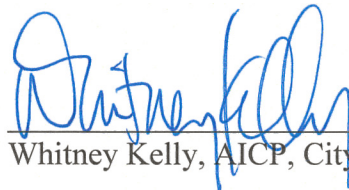
Zoning Code References

- Section 405.250: "A" Single-Family Residential District
- 405.640 Fences within the Front Yard Section and along Street Right-of-Way

APPLICANT / Jennifer Brunworth
PROPERTY OWNER: 10694 Country View Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner

5/2/2014
Date

ATTACHMENTS: Applicant's Materials Submitted on March 27, 2014

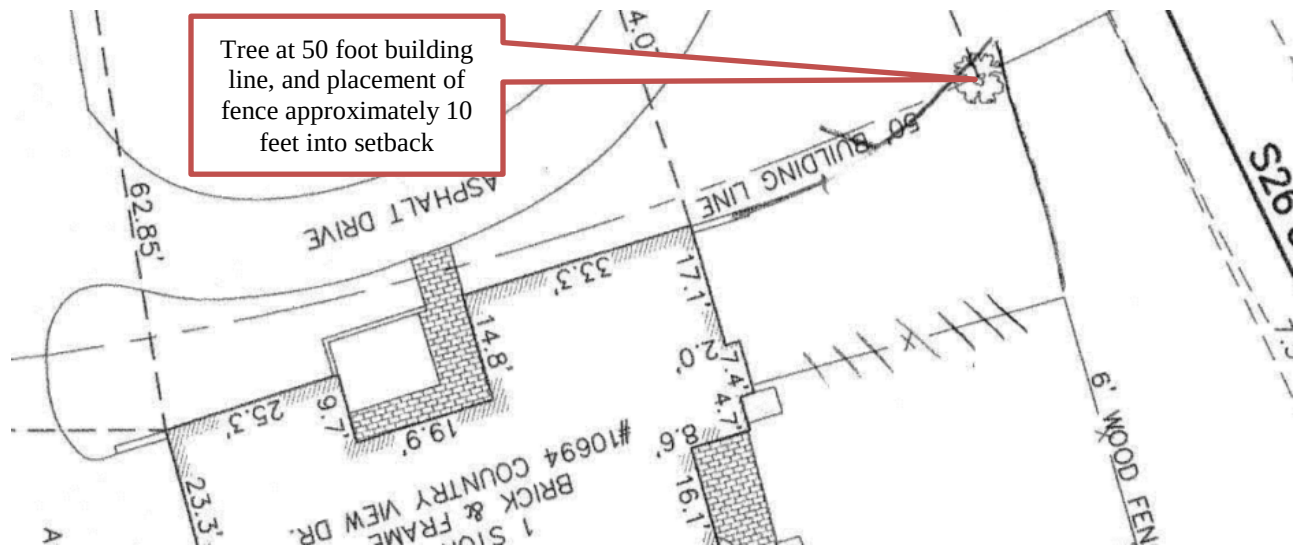
LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residences	A Single Family Residential	Country View Drive
South	Single family residences	A Single Family Residential	NA
East	Single family residences	A Single Family Residential	NA
West	Spoede Elementary School	A Single Family Residential	Spoede Road

FENCE PLACEMENT AND DESIGN

The proposed fence is a fifty-four inch high, black open aluminum fence that would encroach into the front setback from Country View Drive to enclose a tree that is located at the 50-foot setback line. The fence would encroach approximately 10 feet into the setback, to provide enough room to protect the root system for the tree, but remain south of the circular driveway. Below is a close up of the site plan with the fence placement indicated:



ANALYSIS

The Zoning Code does not provide guidance in evaluating requests for fences within the setback, except that no fence shall exceed six feet in height. The Comprehensive Plan and Design Guidelines provide some direction for review of fences with the following:

Comprehensive Plan: Residential Preservation and Economic Development

- Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage storm water in new development and redeveloping areas is encouraged.
- Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage. (p.44-45).

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19).

The current request to locate the fence within the setback would provide the property a degree of safety for pets and children to play in the side yard of the property and on the swing on the tree. Similar arguments are typically cited in such applications. The open design and shorter height of the fence maintains the views of the suburban landscape and open green spaces. The limited encroachment would be generally unnoticeable to the general public from the right-of-way of Country View Drive. The only noticeable feature could be the odd placement then approaching the front of the home. Whether or not this presents a significant impact is largely a matter of visual preference, consideration of the design details, and the character of the neighborhood. Staff do not believe that is does, but the Commission Members should hear all comments in considering the proposal.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's fence design and purpose sufficiently compelling, they can approve the location of the four-and a half foot, open slatted, black metal fence up to ten feet within the front-yard setback line. Action by the Planning Commission should be a vote on a motion for approval, approval with conditions, or deferral. Action by the City Council is not required.

MOTION

The following is an example motion for this application:

"I move to approve the site plan for the black 54-inch metal fence, to encroach up to 10 feet within the front yard setback of the Country View Drive as shown on the site development plan for 10694 Country View Drive as submitted with Application #14-016 presented to the Planning and Zoning Commission on May 5, 2014" (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

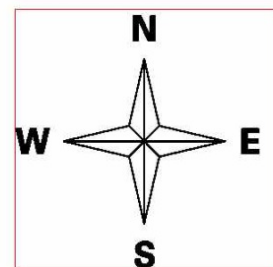
APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

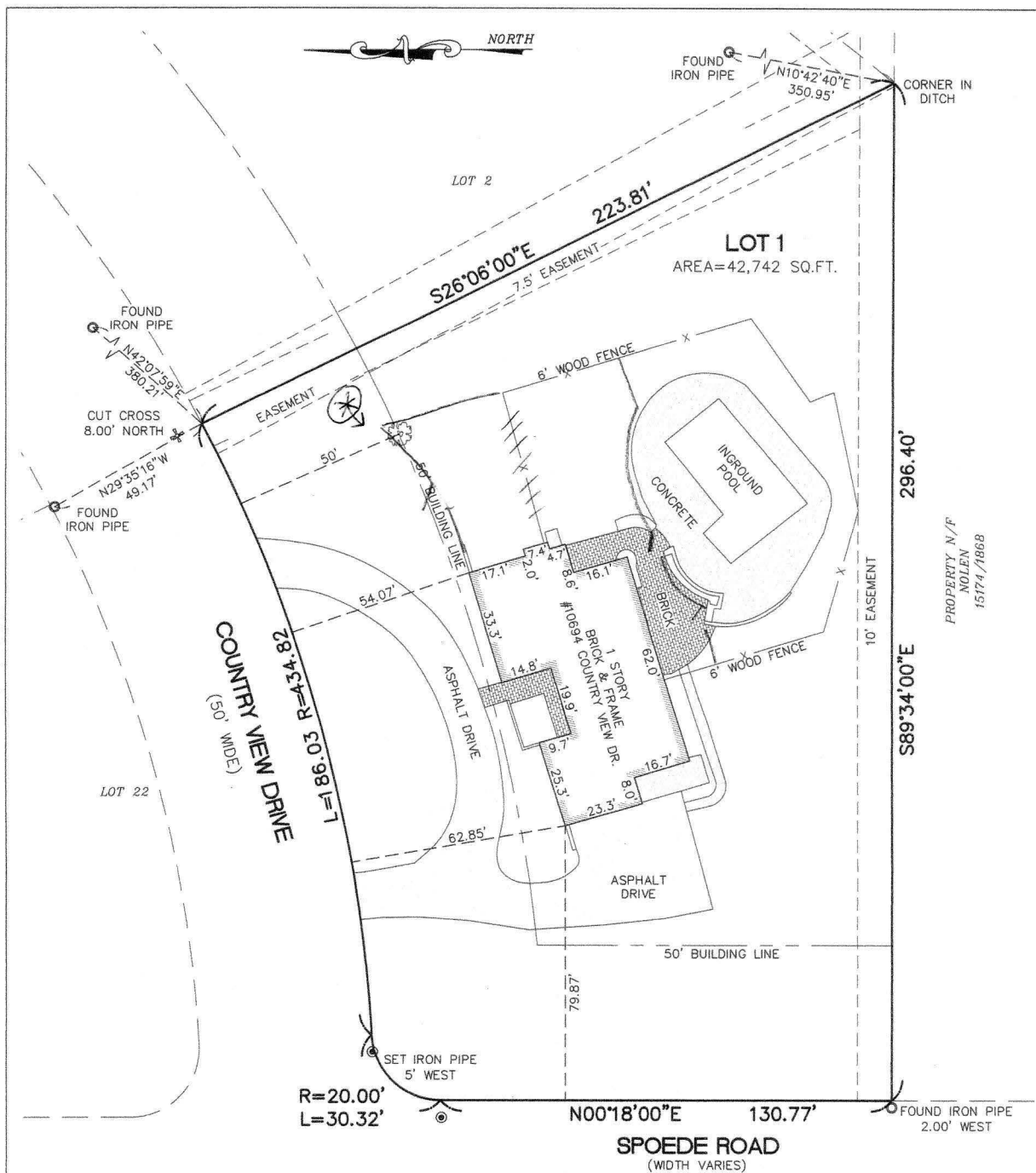
APPENDIX 3: AERIAL MAP



-  Property Lines
-  10694 Country View Drive



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 05/02/2014
 A photograph showing a paved driveway in the foreground, a black mailbox on the left, and a green lawn leading to a house with a silver SUV parked in the driveway. Large trees are visible in the background.	Description: View of the subject property looking southeast from Country View Drive.
 A photograph of a green lawn with a red wooden fence in the background. A large tree is on the left, and a swing hangs from its branches. The area is surrounded by more trees and shrubs.	Description: View of the property looking south from the driveway at the area to be enclosed and at the existing wood fence. The fence would enclose the tree on the left with the swing.
 A photograph showing a paved road in the foreground, a green lawn, and a red wooden fence in the background. Large trees are visible on both sides of the road, and a house is partially visible in the distance.	Description: View looking south at the subject property from across Country View Drive at the proposed fence location.



FRAZIER LAND SURVEYING SERVICES, INC.
 705 BALLANTRAE DRIVE
 WENTZVILLE, MO. 63385
 PHONE: 636-332-0610
 FAX: 636-332-0710
 CORP. #2008003911
 PROJECT NO. 14-2172 MARCH 13, 2014

A TRACT OF LAND BEING ALL OF LOT 1 OF
 'COUNTRY VIEW ESTATES', P.B. 72, PG. 2,
 TOWNSHIP 45 NORTH, RANGE 5 EAST OF
 THE FIFTH PRINCIPAL MERIDIAN,
 ST. LOUIS COUNTY, MISSOURI

SCALE: 1"=30'

PROPERTY BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2014, BY THE ORDER OF JENNIFER BRUNWORTH, EXECUTED A PROPERTY BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS ON A TRACT OF LAND BEING ALL OF LOT 1, OF "COUNTRY VIEW ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGE 2 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

BUILDING LINES AND EASEMENTS AS SHOWN IN PLAT BOOK 72, PAGE 2.
 BASIS OF BEARINGS PLAT BOOK 72, PLAT 2.



Dennis C. Frazier 3/14/14
 DENNIS C. FRAZIER
 FRAZIER LAND SURVEYING SERVICES, INC.
 MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247



**Tree at 50' setback to left in picture.
Sideyard and house view. Fence will
start at low brick wall coming out from
front of house
10694 Country View Drive**



**View from street of side yard.
Creek is to the left. House is to the right.
Variance proposal is for the tree second from left.**

10694 Country View Drive



Picture of tree at 50' setback line! Creek to left, house to right.

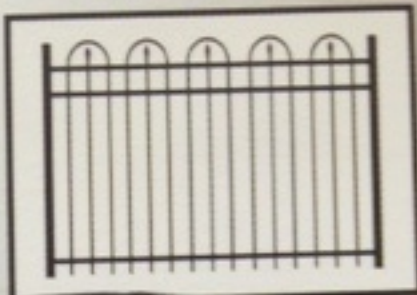
10694 Country View Drive

CANTERBURY

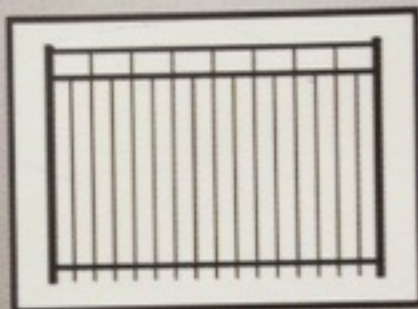
NEWCASTLE



VICTORIA



NEWCASTLE II



FAIRMOUNT

← 54"
← Flush
Bottom
RAIL

#3



ALUMI- GUARD

MANUFACTURER OF
QUALITY FENCE PRODUCTS

Fence for street
facing portion
10694 Country

ALL ALUMI-GUARD PRODUCTS
ARE MANUFACTURED IN THE USA

View



Fence for eastern/creek side portion of fence
10694 Country View Drive

Eastern Red Cedar Fencing



PRESTIGE CEDAR FENCING by Chesterfield Fence & Deck Company



What is Prestige Eastern Cedar by Chesterfield Fence & Deck?

Chesterfield Fence & Deck is proud to offer premium select Prestige Eastern Cedar fencing, a 100% natural cedar harvested from Southern Missouri known for its rich grain and vibrant colors. Eastern Red Cedar is a native tree in the state of Missouri and is custom cut for your fence at a specialized Southern Missouri mill. Eastern Cedar is composed primarily of heartwood as opposed to sapwood, making it much stronger than other common cedars which are composed almost entirely of sapwood.

Benefits of Prestige Cedar by Chesterfield Fence & Deck

- The hallmark characteristic of Prestige Eastern Cedar is its natural durability. Its natural resistance to moisture, decay and insect damage make it the ideal choice for a surface that is constantly exposed to sun, wind, rain, heat and cold. The natural oils in Prestige Eastern Cedar act as a preservative to help resist rot, infestation and deterioration.

- Being native to the Missouri climate, Prestige Eastern Cedar will naturally resist the elements of the environment.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #14-017 FOR FINAL PLAT SEVEN OF ENCLAVE AT BELLERIVE

FOR THE MEETING OF: **Monday, May 5, 2014**

LOCATION: Enclave at Bellerive Subdivision, north of the intersection of Mason Road and Ladue Road. The subject property is zoned "B" Single-Family Residential with an "RDD" Residential Design Development.

REQUEST: An application has been submitted for the approval of a final plat for Lots 41-43 of Mulberry Row Court & Lots 38-40 of Tufton Farm Court (Village A), Lots 50-55 of Wythe House Court (Village B), and Lots 5-6 of Nomini Hall Court & Lots 21-29 of Mulberry Row Court (Village C), within the Enclave Bellerive Subdivision.

ADDITIONAL INFORMATION: The preliminary plat for the Enclave Bellerive subdivision was approved in 2005. Approval of a final plat is a ministerial act that should be granted unless a technical failure is found in the drawing or the drawing is not in substantial conformance with the preliminary plat.

Key Issues:

- Do the lots substantially conform with the previously approved preliminary plat?
- Do the final plat drawings meet the technical requirements for such drawings?

Comp. Plan References

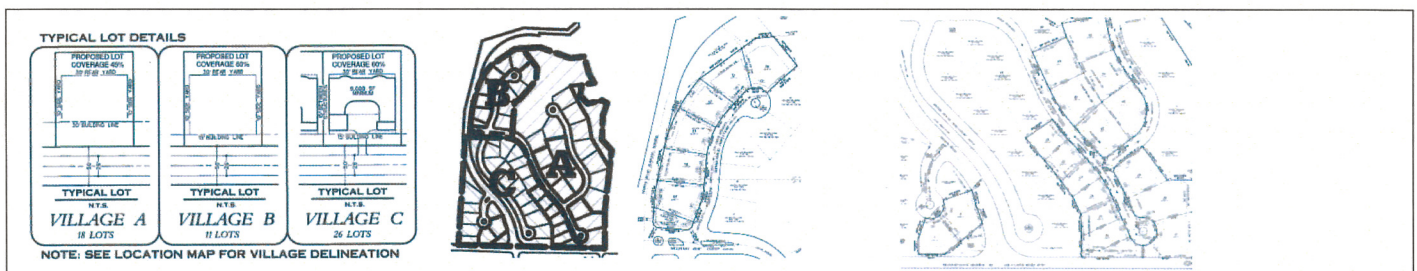
- Residential Neighborhoods

Subdivision Code References

- Section 410.140: Step Five -- Final Subdivision Plat
- Community Health and Connectivity

APPLICANT: Eric Kirby
Volz, Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132

OWNER: The Enclave Bellerive, LLC
332 Wythe House Court
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

Date

ATTACHMENTS: Applicant's Final Plat 7 submitted March 28, 2014
Draft Ordinance

SUBDIVISION AND ZONING HISTORY

The Planning and Zoning Commission recommended approval of the preliminary subdivision plat on January 3, 2005. The City Council subsequently approved the development of Enclave Bellerive on January 24, 2005, when the property was rezoned from “A” to “B” Single-Family Residential with an “RDD” Residential Design Development preliminary plat. A site development plan was also approved at that time for fifty-five (55) houses. The subdivision infrastructure is complete and plat 7 represents the final plat for all of the remaining properties.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

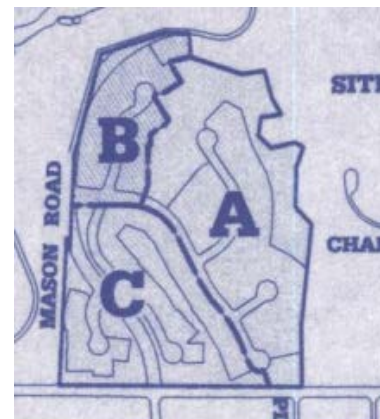
The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	“A” Single-family Residential	N/A
South	Single-family residences	“A” Single-family Residential	Ladue Road
East	Single-family residences	“A” Single-family Residential	N/A
West	Bellerive Country Club	Town and Country Zoning	Mason Road (partial)

ANALYSIS

The original concept reviewed by the Planning and Zoning Commission and approved by the City Council had the entire development divided into three villages “Village A”, “Village B”, and “Village C” (see map at right).

Lots 41-43 of Mulberry Row Court & Lots 38-40 of Tufton Farm Court are located in Village A, Lots 50-55 of Wythe House Court are located within Village B area, and Lots 5-6 of Nomini Hall Court & Lots 21-29 of Mulberry Row Court are located within Village C.



It is important to note that the preliminary plat reviewed by the Planning and Zoning Commission on January 3, 2005, and approved by the City Council on January 24, 2005, originally showed setbacks at:

	Front	Side	Rear
Village A	30 feet	10 feet	30 feet
Village B	30 Feet	10 feet	30 feet
Village C	20 Feet	15 feet between structures	30 feet

Subsequently, the site improvement plans reviewed by the Planning and Zoning Commission in July 2005, show that the Village B and Village C front setbacks had changed to 15 feet, and the staff report reviewed along with the plans indicated a setback at 15 feet. Enclave Bellerive Plat 1 was approved in 2006 with the 15-foot front setback, and the existing homes within Village C have been built to what is close to this setback. In 2005 and 2006, the final plat for two lots in Village B indicated 15-foot front-yard setbacks. In 2011, the final plats 4 and 5 were approved with the setback at 30-feet for Village A, and a 15-foot setback for Village C, as well as the final plat 6, which approved the Lot 19 is located in Village C with a 15-foot setback, Lots 30-33 & 37 in Village A with a 30-foot setback, and Lots 47-49 are located in Village B with a 15-foot

front yard setback in 2012. Thus the revised setbacks, as indicated on the drawings for final plat 7 are:

	Front	Side	Rear
Village A	30 feet	10 feet	30 feet
Village B	15 Feet	10 feet	30 feet
Village C	15 Feet	15 feet between structures	30 feet

While nothing in the Subdivision Ordinance states that final plats have to be in complete conformance with the preliminary plat, site improvement plans are required to be in substantial compliance with the approved preliminary plat. Nonetheless the Planning and Zoning Commission reviewed and approved the site improvement plans for the entire subdivision in July, 2005, with the 15-foot front setbacks in Villages B and C, and maintaining the setbacks as proposed with this application would be consistent with the prior action of the Planning and Zoning Commission and City Council.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Review of these final plats is a ministerial act and they should be approved unless a technical failure is found in the drawings. Should the Planning and Zoning Commission recommend approval of the proposed final plats, staff recommends the following conditions:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. No building permits shall be issued until applicant provides proof of recording of indentures as approved by the City Attorney.

ACTION

Action on these items will be in the form of two separate motions to recommend approval as presented, approval with additional conditions, or denial for failure to meet all technical requirements. City Council review is tentatively scheduled for May 12, 2014.

The following is an example motion for this application:

“I move to recommend approval of the final subdivision plat for Enclave Bellerive Plat 7 with the conditions listed in the Staff Report for the meeting of May 5, 2014.” (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

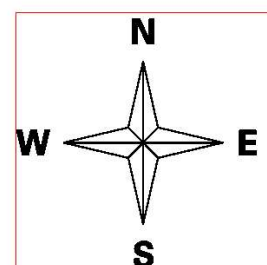
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP



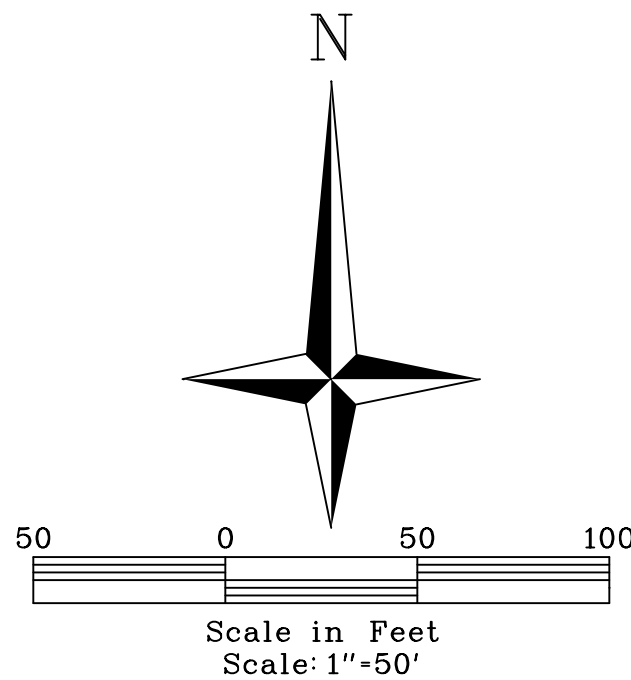
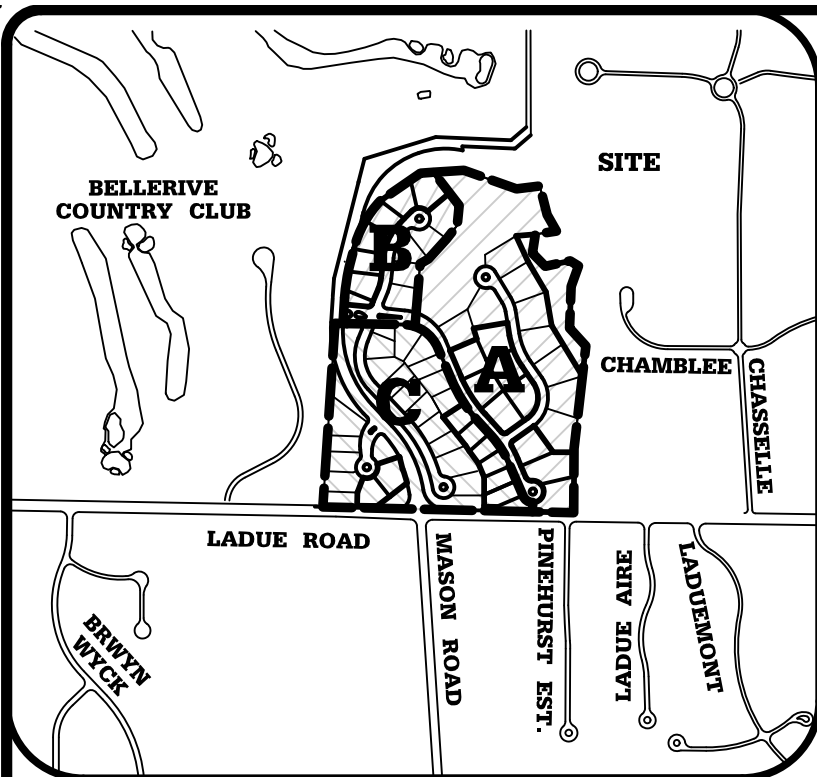
- Municipal Boundary
- Property Lines
- Enclave at Bellerive Subdivision



Note that map only shows individual lots that have been recorded with St. Louis County Recorder of Deeds. Current zoning allows a total of 55 lots to be recorded.

ENCLAVE BELLERIVE PLAT SEVEN

TRACTS OF LAND BEING LOTS 4 AND 5 OF THE SUBDIVISION
IN PARTITION OF THE WM. HOGG ESTATE AND PARTS OF U.S. SURVEY 730
AND FRACTIONAL SECTION 8 TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LEGEND
▲ PERMANENT MONUMENT (BRASS COATED STEEL ROD w/ BRASS CAP)
● IRON PIPE (FD. OR SET)
■ FOUND STONE/CONC. MON.
+ CUT CROSS

This is to certify that we have, during the month of March 2014, by order of The Enclave at Bellerive, L.L.C., made prepared a Subdivision Plat of a tract of land being part of Lots 4 and 5 of the Subdivision in Partition of the Wm. Hogg Estate according to the plat accompanying the Commissioner's Report recorded in Deed Book 409, Page 81 and Survey Record Book 6, Page 217 of the St. Louis City (former County) Records and parts of U.S. Survey 730 and Fractional Section 8, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri. This Survey was made in accordance with the "Missouri Minimum Standards for Property Boundary Surveys", as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, meets the accuracy requirements of an Urban Property Survey, as defined therein, and the results are as shown on this plat.

Volz Incorporated

Eric J. Kirby, P.L.S.
Professional Land Surveyor
Mo. PLS No. 2005000074

GENERAL NOTES:

- Bearing system adopted from Enclave Bellerive Plat One as recorded in Plat Book 354 Pages 209 and 210.
- Source of Title: A First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003. All easements reported therein, are shown hereon.
- All easements shown as existing, unless specifically noted, were created on the plat "Enclave Bellerive Plat One" as recorded in Plat Book 354 Pages 209 and 210.

We the undersigned owners of the tracts of land hereon platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and subdivided in the manner shown on this plat, which Subdivision shall be subject to any easements, restrictions or covenants of record and hereafter be known as ENCLAVE BELLERIVE PLAT SEVEN. No roads or easements are being dedicated on this plat

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development

This Subdivision is subject to the conditions and restrictions filed in conjunction with this plat and recorded this _____ day of _____, 20____, as Daily Number _____ of the St. Louis County Records.

It is hereby certified that all existing easements (as referenced in the First American Title Insurance Company Commitment for Title Insurance Number NCS-46336-STLO, dated April 12, 2003) are shown or noted on this plat as of the time and date of the recording of this plat. All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, we have hereunto set our hand, this _____ day of _____, 20____.

The Enclave at Bellerive, L.L.C.

By: _____
Christopher Vatterott, Managing Member

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

On this _____ day of _____, 20____, before me appeared Christopher Vatterott, to me personally known, who being by me duly sworn, did say that he is the Managing Member of The Enclave at Bellerive, L.L.C., a Missouri limited liability company and that said instrument was signed on behalf of said limited liability company by authority of its members and the said Managing Manager acknowledged said instrument to be the free act and deed of said limited liability company

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed by notarial seal the day and year above written.

My Commission expires _____

Notary Public

It is hereby certified, that this Subdivision Plat was approved on the _____ day of _____, 20____ pursuant to the Subdivision Regulations of the City of Creve Coeur, Missouri, as outlined in said regulations in Section 22A-3.4 of Ordinance Number 1045.

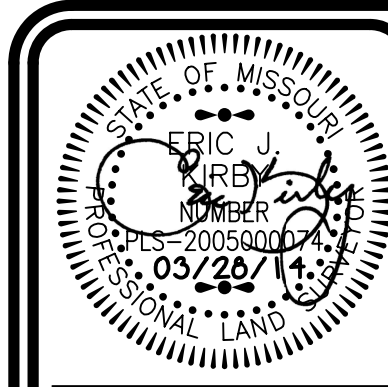
Planning & Zoning Commission
City of Creve Coeur, Missouri

Signature

Print Name & Title

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Subdivision Plat is in complete compliance with Ordinance No. 1045 approved on the twenty-fifth day of July, 1983, as approved by the City Council of the City of Creve Coeur.

Deborah Ryan, City Clerk



Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

VOLZ
Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

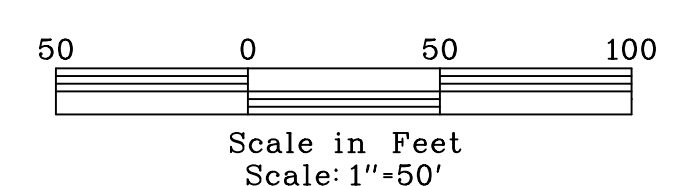
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES : DECEMBER 31, 2015 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2015 - ENGINEERING

Enclave Bellerive Plat Seven
7607-34

Sheet 1 of 2

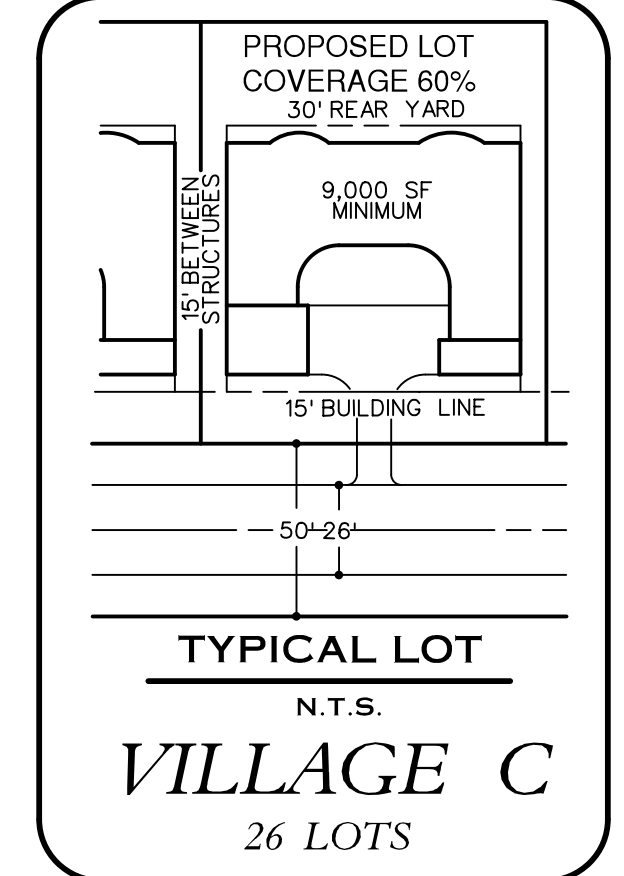
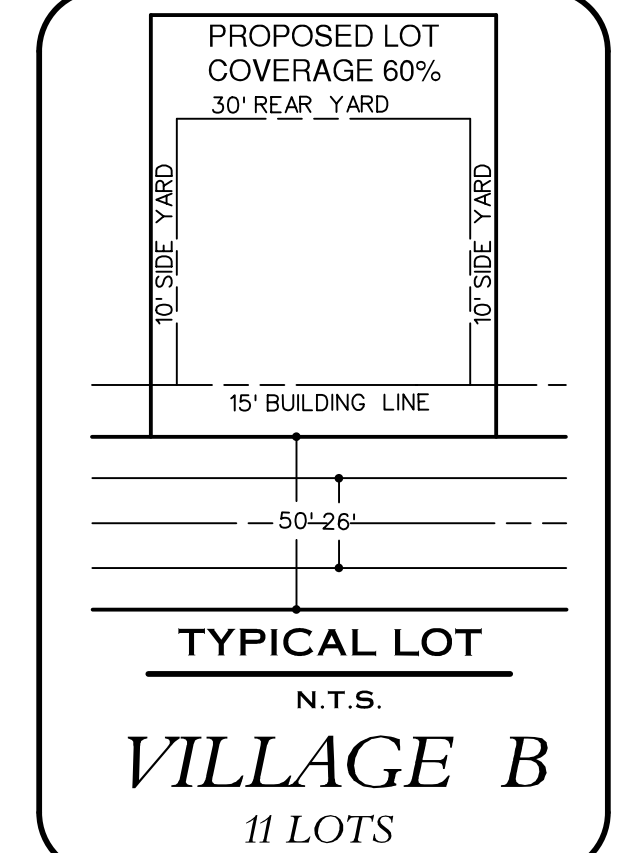
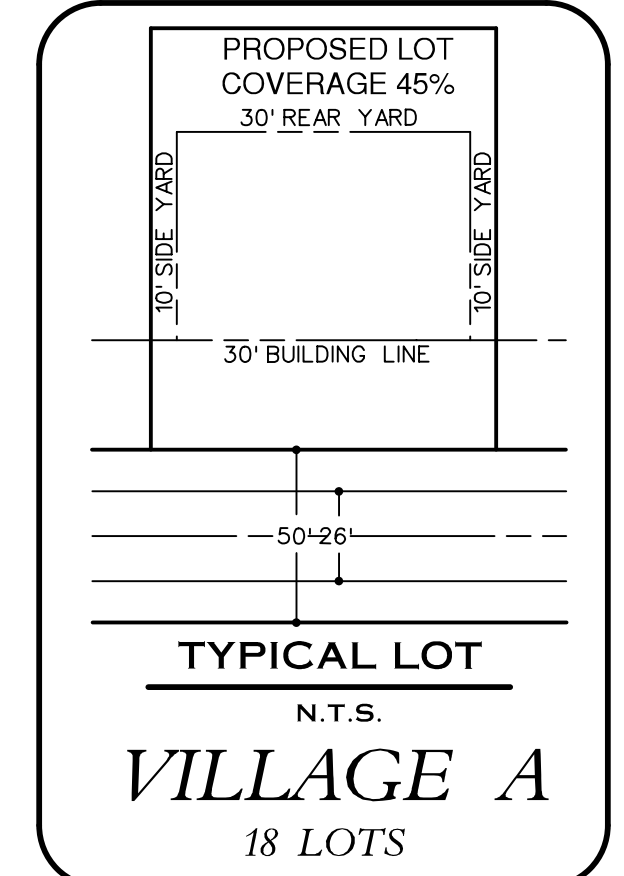
ENCLAVE BELLERIVE PLAT SEVEN

TRACTS OF LAND BEING LOTS 4 AND 5 OF THE SUBDIVISION
IN PARTITION OF THE WM. HOGG ESTATE AND PARTS OF U.S. SURVEY 730
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CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

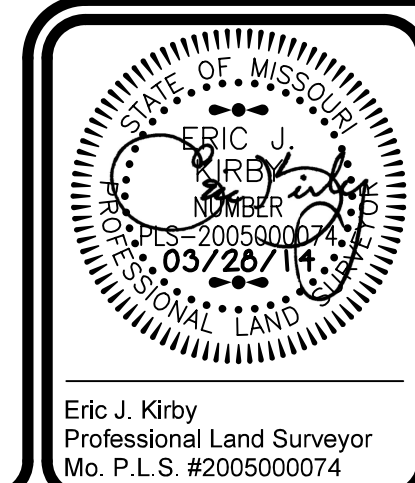


- LEGEND
- PERMANENT MONUMENT (BRASS COATED STEEL ROD W/ BRASS CAP)
 - IRON PIPE (FD. OR SET)
 - FOUND STONE/CONC. MON.
 - CUT CROSS

TYPICAL LOT DETAILS



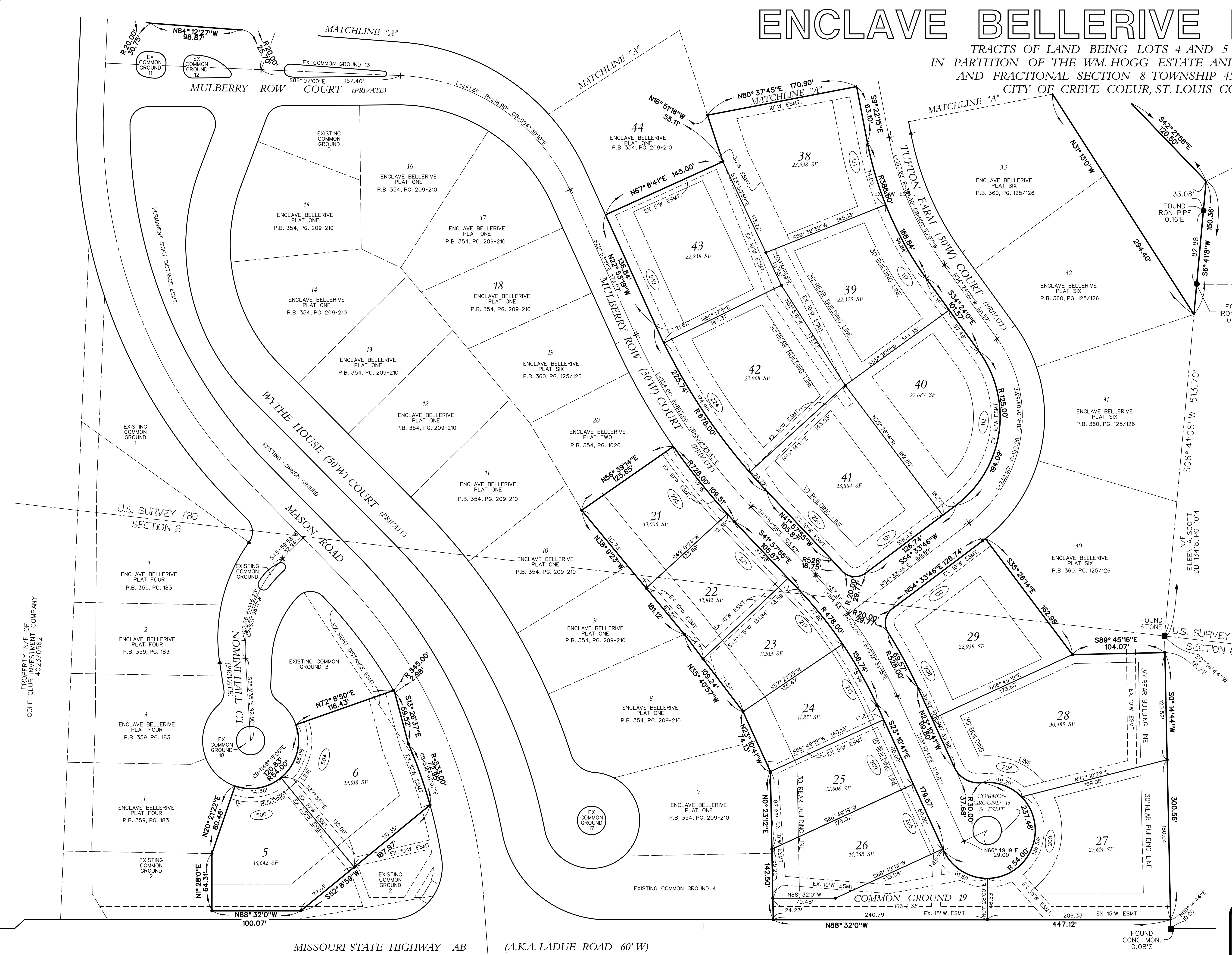
NOTE: SEE LOCATION MAP FOR VILLAGE DELINEATION



VOLZ Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY
No. 19 EXPIRES: DECEMBER 31, 2015 - LAND SURVEYING
No. 203 EXPIRES: DECEMBER 31, 2015 - ENGINEERING



BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT (PLAT 7) FOR,
LOTS 5-6, 21-29, 38-40, 41-43, & LOTS 50-55 IN THE ENCLAVE BELLERIVE
SUBDIVISION, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS an application has been submitted by Volz Incorporated, on behalf of The Enclave at Bellerive, LLC, for approval of Enclave Bellerive Plat 7 a final plat for Lots 41-43 of Mulberry Row Court & Lots 38-40 of Tufton Farm Court (Village A), Lots 50-55 of Wythe House Court (Village B), and Lots 5-6 of Nomini Hall Court & Lots 21-29 of Mulberry Row Court (Village C), within the Enclave Bellerive Subdivision; and

WHEREAS the entire Enclave Bellerive subdivision is zoned "B" Single-Family Residential as modified by the Preliminary Plat authorized by Residential Design Development Permit Ordinance No. 3037; and

WHEREAS Final Plat 7 conforms to Ordinance No. 3037 except where the front setbacks shown for all lots within Village B have been reduced from 30 feet on the Preliminary Plat to 15 feet and Village C have been reduced from 20 feet as shown on the Preliminary Plat to 15 feet as provided by Section 405.450.C, Residential Design Development and Chapter 410, Subdivision and Development of Land; and,

WHEREAS public notice of said final plat applications was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS the Planning and Zoning Commission recommended by a vote of ____ for approval of Enclave Bellerive Final Plat 7 on May 5, 2014; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: The Final Subdivision Plat 7 for the Enclave Bellerive development, described as a tracts of land being part of Lot 4 and 5 of the subdivision in partition of the Wm. Hogg estate and parts of U.S. survey 730 and fractional Section 8 Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on March 28, 2014 by Volz Incorporated are hereby approved subject to the following conditions:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. No building permits shall be issued until applicant provides proof of recording of indentures as approved by the City Attorney.

SECTION 2: Such approval of the Plats for the resubdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK