

Table of Contents

Agenda	2
Draft minutes for the meeting of March 31, 2014.	
Draft minutes for the meeting of March 31, 2014..	5
Draft minutes for the meeting of April 7, 2014.	
Draft minutes for the meeting of April 7, 2014.	14
Application #14-009: Approval of an amendment to the Site Concept Plan for Missouri Baptist University and Site Development Plan for a Football Practice Field, Student Housing and Eight-Foot Tall Fencing Around the Maintenance Yard.	
Staff Report for April 21.	17
Revised Locker Room Elevations.	21
Staff Report for March 31.	22
Site Concept Plan.	38
Football Field Landscape Plan	39
Application #14-004: Rezoning of 853 N. Mason from A Single- Family Residential to D Single Family Residential District with RDD Designation	
Staff Report for 4-21-14.	40
Applicant's Revised Materials.	47
Revised Draft Ordinance	54
Request for Continuance to April 21, 2014	58
Amended staff report for March 3rd meeting	59
Original Staff Report from February 18th meeting	71
Applicant's Materials	83
Draft Ordinance.	108
APPLICATION #14-015: Approval of the final plat for the minor subdivision of Difani Estates at 815 North Mason Road.	
Staff Report.	112
Applicant's Materials	116
Draft Ordinance.	133
PUBLIC HEARING	
Staff Report.	135
Draft Ordinance.	144
Comment letter from Thomas A. Stern, Gershman Commercial Real Estate	147
Comment letters received by City Council regarding prior Application #13-045	148
PUBLIC HEARING	
Staff Report.	154
Applicant's Materials	160
Applicant's Materials received April 16, 2014.	168
Draft Ordinance.	175



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 21, 2014
7:00 PM

1. ROLL CALL

Mr. Michael Barton
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.

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. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

- A. Draft minutes for the meeting of March 31, 2014.**
- B. Draft minutes for the meeting of April 7, 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 #14-004: Rezoning of 853 N. Mason from A Single-Family Residential to D Single Family Residential District with RDD Designation

Applicant/Agent: Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

Applicant's Representative:
George M. Stock, P.E.,
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

B. Application #14-009: Approval of an amendment to the Site Concept Plan for Missouri Baptist University and Site Development Plan for a Football Practice Field, Student Housing and Eight-Foot Tall Fencing Around the Maintenance Yard.

Applicant/Agent: Rick W. Keisker
Wm B. Ittner, Architects, Inc.
611 N. 10th Street
St. Louis, MO 63101

Property Owner: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141

6. NEW BUSINESS

A. PUBLIC HEARING

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
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

B. PUBLIC HEARING

Application #14-014: Conditional Use Permit for a Communication Tower at 10900 Ladue Road.

Applicant/Agent: CIS Communications, LLC
749 Old Ballas Road
St. Louis, MO 63141

Property Owner: City of Ladue School District
9701 Conway Road
Ladue, MO 63124

C. APPLICATION #14-015: Approval of the final plat for the minor subdivision of Difani Estates at 815 North Mason Road.

Applicant/Agent: Dale Bax
Bax Engineering Company
221 Point West Boulevard
St. Charles, MO 63301

Property Owner: William A. Aldrich Trust
Lee Difani
815 North Mason Road
Creve Coeur, MO 63141

7. WORK AGENDA

8. OTHER BUSINESS

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

9. ADJOURNMENT

Posted: _____
Julie Lowery
Planning Division Assistant



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 31, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, March 31, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The agenda was approved and the motion carried unanimously.

3. APPROVAL OF MINUTES

Mr. Faron moved approval of the draft minutes. Mr. Howard seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Capital Improvement Program for Fiscal Years 2015-2019

Applicant/Agent: Sharon Stott, Assistant to the City Administrator
City of Creve Coeur

Ms. Stott presented the five year Capital Improvement Plan (CIP). She stated that the CIP is used to prioritize and plan for funding capital projects and to preserve and expand the City's

infrastructure. Ms. Stott outlined the plan for 2015-2019 and summarized revenues, expenditures, projects list, and future project list.

Mr. Faron asked if the citizen's comments were being considered and Ms. Stott said that four of the suggested projects are in the CIP and that they do review the comments they receive.

Mr. Faron motioned for approval of the CIP budget as presented by Ms. Sharon Stott. Mr. Carney seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Faron – aye
Chair - aye

Mr. Howard – aye
Mr. Rovak – aye

Dr. Barton – aye
Mr. Pullium – aye

B. PUBLIC HEARING

Application #14-005: Approval of an amendment to the Conditional Use Permit for Buffalo Wild Wings to allow substantive changes to the exterior elevations.

Applicant/Agent: Erica Freeman
Shea Design, Inc.
10 S. 8th Street
Minneapolis, MN 55402

Property Owner: West Park Retail LLC
c/o Altus Properties, Inc.
1610 Des Peres Road, Suite 320
St. Louis, MO 63141

Mr. David Jones, 11012 Clayton Road, said that he is agreeable to most of the staff comments and recommendations. Mr. Jones stated the only issue that he wants to address is the entry tower. Mr. Jones said the entire project is conditioned on the sign package and the updated sign package has the signage above the entrance of the building, which is the tower. Mr. Jones gave a small history of the building, explaining they have been a tenant for 10 years and the windows are 25 years old and when it rains the windows and roof of the tower leak. Mr. Jones said part of their proposal includes removing the windows and replacing them with brick. Mr. Jones stated as an alternative to add interest to the corner, instead of black fascia they could use a silver aluminum. Mr. Jones added that the franchise wanted to do a completely different scheme and what is being proposed has been massively scaled back.

Mr. Faron asked about signage and where it would be located. Mr. Jones stated that it was necessary to identify the building and therefore the only signage they are proposing is strictly to the tower.

Mr. Paul Langdon, Director of Community Development, said that he agrees with the applicant that the tower element is the main issue. Mr. Langdon discussed the signage and said the sign and building changes can be separate issues. Mr. Langdon stated staff usually likes to see windows, but in this case the aluminum replacing the black trim is bringing some interest back to the building. Mr. Langdon stated they are supportive of the project overall and the smaller details can be dealt with later in the process.

After general discussion regarding the need to further improve the south façade of the building, Chair Madden clarified that the area on the patio will be heavily landscaped, using large planters or something to that effect and the tower will be brushed aluminum.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Pullium motioned to recommend repeal of Ordinances 1345, 1480, 1498 and 1678, and approval of a new conditional use permit for Buffalo Wild Wings restaurant subject to the conditions contained in the draft ordinance attached to the staff report for Application #14-005, as presented to the Planning and Zoning Commission on March 31, 2014, with the added condition to delete condition 6 and replace it with the condition to include the flashing (brushed aluminum) and there be additional landscaping submitted for Zoning Administrator approval. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Dr. Barton – aye
Chair - aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Mr. Carney – aye

C. PUBLIC HEARING

Application #14-006: Approval of an amendment to the Master Sign Plan for Creve Coeur Corporate Center.

Applicant/Agent: Colleen Haddad
Cassidy Turley, Inc.
600 Emerson Road, Suite 111
Creve Coeur, MO 63141

Property Owner: I&G Direct Real Estate 18, L.P.
600 Emerson Road, Suite 111
Creve Coeur, MO 63141

Mr. Paul Langdon, Director of Community Development, showed a picture of Creve Coeur Corporate Center and said that all the signs were approved in a master sign plan, but not all signs allowed by the plan have been installed. Mr. Langdon explained when they were going to install the latest one they ran into the change in how we measure sign area and when there are office projects like this, and there are buildings where some tenants have been leased up with promissory signage area and then find out the code does not allow for the larger size they thought they were getting, it creates an issue and that is what led to this request. Mr. Langdon explained the request, stating there is no new sign locations, no new design criteria, and the look of the signs will not change to the public eye.

Mr. Rovak asked that the rationale that was just presented gets on the record in this approval, specifically so it does not appear that a new precedent is set. Mr. Langdon clarified that this ordinance only affects the master sign plan, and it would not affect any other properties, it is unique to this site.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Howard motioned to recommend approval of the Master Sign Plan for Creve Coeur Corporate Center campus as submitted with Application #14-006, subject to the conditions in the draft ordinance as presented on March 31, 2014. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Faron – aye
Chair - aye

Mr. Howard – aye
Mr. Rovak – aye

Dr. Barton – aye
Mr. Pullium – aye

D. Application #13-048: Approval of an amendment to the Site Concept Plan for Mercy Hospital and Site Development Plan approval of a new permanent parking lot at the Skilled Nursing Facility.

Applicant/Agent: Dennis Pruitt
Heideman Associates, Inc.
13545 Barrett Parkway Drive, Suite 200
St. Louis, MO 63021

Property Owner: Mercy Hospital
615 South New Ballas Road
Creve Coeur, MO 63141

Chair Madden recused himself from this application due to his wife working at Mercy.

Mr. Dennis Pruitt, 13545 Barrett Parkway Drive, said Mercy is proposing to pave a current gravel parking lot with pervious asphalt pavement, to make it more permanent. Mr. Pruitt showed a site plan of the area that is being requested.

Mr. Howard motioned to approve the amendment to the site concept plan for Mercy Hospital and the site development plan for the skilled nursing facility parking lot, subject to the conditions listed in the Staff Report prepared for Application #13-048 for the meeting of March 31, 2014. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Mr. Howard – aye

Mr. Rovak – aye
Mr. Carney – aye

Dr. Barton – aye
Chair - aye

E. Application #14-007: Approval of a boundary adjustment between 12068 Ladue Road & 3 Beacon Hill Lane.

Applicant/Agent: Jared Minnick
Minnick Surveying
7905 Big Bend Blvd, Suite 101
Webster Groves, MO 63119

Mr. Janard Hanam Selvasekaran, 12068 Ladue Road, said they are seeking to exchange square footage with the adjoining property at 3 Beacon Hill to create a larger lot.

Mr. Paul Langdon said boundary adjustments are just a ministerial act.

Mr. Faron motioned to approve the 12068 Ladue Road and 3 Beacon Hill Lane boundary adjustment attached to the staff report on application #14-007 received February 11, 2014, subject to the condition that a final drawing be prepared for signature and recording. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye

Mr. Rovak – aye

Mr. Faron - aye

Dr. Barton – aye

Mr. Howard – aye

Mr. Carney – aye

Chair - aye

F. Application #14-009: Approval of an amendment to the site concept plan for Missouri Baptist University and site development plan approval of a football practice field, student housing and eight-foot tall fencing around a maintenance yard.

Applicant/Agent: Rick W. Keisker
Wm B. Ittner Architects, Inc.
611 N. 10th Street
St. Louis, MO 63101

Property Owner: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141

Mr. Rick Keisker, 611 North 10th Street, said they are seeking approval for a site development plan for a practice football field, locker room building, student housing, and installation of a new eight-foot tall fence, modular offices and approval of an amended site concept plan. Mr. Keisker introduced Greg Goebel, Director of Design with Ittner Architects, and Ken Revenaugh, Senior Vice President of Business Affairs at Missouri Baptist University. Mr. Keisker said they read through the staff report and they agree with almost all staff recommendations, but want to go over the ones they made comments on.

Mr. Greg Goebel said the football field is a critical component tonight, so while they are prepared to discuss the architectural aspects of the application, they are hoping to get approval on the field tonight because they are trying to get a turf football field in place for this upcoming season.

Mr. Goebel showed a map of the campus and pointed out the area under consideration for the development of the football field. Mr. Goebel said the field is proposed to be on an existing crown of a hill. Mr. Goebel showed a Google Earth image of the area and explained the topography of the proposed area. Mr. Goebel explained there will be a significant amount of grading that will need to take place and some retaining walls will need to be built.

Mr. Goebel went over the parking scheme with the Commission, explained that Creve Coeur staff and Town and Country staff both wanted to make sure that the parking numbers were high enough. Mr. Goebel said they have provided as much parking as possible and then he showed on the site plan where the parking is located.

Mr. Goebel went over the elevations for the building and said that in the long-term the building could have more amenities, and that the intent is that when it becomes a competitive venue, and everything needs to be upgraded, the existing storage room will be replaced with public access to the football field and moved to the opposite end of the building. Mr. Goebel showed an illustration of an additional piece to be added onto the front of the building that would be public restrooms and concessions. Mr. Goebel said the architectural character of the front addition will be the “hood ornament” of this building and the public perception would be focused on that and the building would be a backdrop. Mr. Goebel said the bleachers would completely cover the backside of the building. The next thing Mr. Goebel wanted to discuss was the materials being used on the building. Mr. Goebel said they wanted to use ground and split face blocks as a more decorative look, but they have not been chosen specific products yet and they would be happy to come back before Planning and Zoning and present this portion again when it is more specific. Mr. Goebel showed another illustration and pointed out the front and rear elevations. Mr. Goebel explained that most of the interior of the building is locker room space and storage, so there is not a need for windows in many parts of the building, however skylights have been provided in the roof structure that will allow daylight down into those spaces from day to day, but make it more difficult for someone to break into the building.

There was discussion around the parking elevations, landscaping the berm and other areas and the building elevations and building materials.

Mr. Keisker handed out a sheet to the Commission members with comments in regards to the points raised in the staff report. They went through the points one by one. Most of the comments they made revolved around the landscape plan and the grading of the proposed project. There was discussion around the topography of the land and the challenges they face around it.

Mr. Langdon said the housing portion for the concept plan has no issues. Next, Mr. Langdon discussed the maintenance yard fence said it is not in a location that poses any issues. Mr. Langdon said the football complex is an interesting problem because there is a lot being discussed about what could happen and there are a lot of technical issues that are trying to be worked through. Mr. Langdon said the technical issues are not necessarily the concern of the Commission; it is something the City resolves with MSD, the City Engineer, Missouri DNR and the applicant. Mr. Langdon said he would like direction from the Commission in terms of the building and the overall lay of the project on the site. Mr. Langdon said there is nothing topography-friendly about a football field on top of a hill and the design guidelines are very clear about making sites work with the terrain, and this project reshapes the terrain. Mr. Langdon referred to the cross-sections included in the packet.

Mr. Faron asked about the cross-sections and Mr. Goebel showed an illustration of them. Mr. Goebel explained the cross-sections while pointing them out on the illustration. Mr.

Faron asked to see the grading for the parking lot. Mr. Goebel showed a view using Google Earth. There was discussion around the berm and the elevations of the building. Mr. Goebel said from the parking to the terrace where the landscape starts to slope on the hill it is flat. Mr. Langdon using the Google Earth view said the hill on the right side of the road goes away where the facility is located, so it is not on top of the rise, the rise is eliminated. There was more discussion around the grading. Dr. Barton suggested the applicant generate a topographic view of what the proposal would look like. All Commission members agreed they would like to see something. Mr. Goebel said he would be more than happy to bring something back for the building, but he would really like to see the football field get passed at this meeting. There was more discussion around the football field and how it is oriented on the campus.

The Commission agreed with approving the football field but said the applicant needs to come back in three weeks for the locker room building.

There was discussion around the concept plan and what it is intended to do. Mr. Langdon stated it is a plan to put possibilities on a site for future projects and they can be done at a later time or they do not have to be done at all. Mr. Langdon explained that a concept plan is good for eight years and it does not approve any plans for construction.

Mr. Faron motioned to approve the site concept plan for Missouri Baptist University including gravel path and pedestrian bridge subject to the conditions listed in the staff report on Application #14-009 for the meeting of March 31, 2014. Mr. Carney seconded the motion with the resultant vote as follows:

Mr. Carney – aye	Dr. Barton – aye	Mr. Howard – aye
Mr. Faron – aye	Mr. Rovak – aye	Mr. Pullium – aye
Chair – aye		

Mr. Faron motioned to approve site development plan for Phase III-Student Housing at Missouri Baptist University including the residential building, fence, parking lot and modular building, subject to the conditions listed in the staff report on Application #14-009 for the meeting of March 31, 2014. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Carney – aye	Dr. Barton – aye	Mr. Howard – aye
Mr. Faron – aye	Mr. Rovak – aye	Mr. Pullium – aye
Chair – aye		

Mr. Faron motioned to approve the site development plan for the practice football field only subject to the applicable conditions listed in the staff report on Application #14-009 for the meeting of March 31, 2014. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Carney – aye	Dr. Barton – aye	Mr. Howard – aye
Mr. Faron – aye	Mr. Rovak – aye	Mr. Pullium – aye
Chair – aye		

Mr. Faron motioned to continue discussion on Application #14-009 for the site development plan on the Locker Room Facility until April 21st, 2014 to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of March 31st, 2014. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Faron – aye
Chair – aye

Dr. Barton – aye
Mr. Rovak – aye

Mr. Howard – aye
Mr. Pullium – aye

G. Application #14-010: Approval of a Minor Site Development Plan for the exterior remodel of 10850 Baur Boulevard.

Applicant/Agent: David Lisinski
Killeen Studio Architects, Inc.
3015 Salena Street
St. Louis, MO 63118

Property Owner: Innovative Roofing, Inc.
10850 Baur Boulevard
Creve Coeur, MO 63141

Mr. David Lisinski, 3015 Salena Street, said the application is for exterior and interior alterations to enhance and expand the office building. Mr. Lisinski said they are looking improve the restroom facilities in a number of units and lighten and brighten the actual facility. Mr. Lisinski showed an illustration pointing out the areas that are receiving the updates. Mr. Lisinski explained the exterior improvements and went over the materials they would be using, and he also stated that they spoke with MSD and they plan to maintain all drainage and inlets on the site. Mr. Lisinski said the applicant is agreeable to all the conditions in the staff report.

Mr. Rovak motioned to approve the site development plan for Innovative Roofing at 10850 Baur Boulevard, subject to the conditions listed in the staff report on Application #14-010, for the meeting of March 31, 2014. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Rovak – aye
Chair – aye

Mr. Howard – aye
Mr. Pullium – aye

Mr. Faron – aye

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said the next meeting on April 7th will hear a conditional use permit amendment for Wildsmoke and a boundary adjustment for Difani Estates. Mr. Langdon said on April 21st

Missouri Baptist would be back, a cell tower conditional use permit and a text amendment on drive-thru restaurants would be back before the Commission.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 10:40 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, APRIL 7, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, April 7, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. James Faron
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The agenda was approved and the motion carried unanimously.

3. APPROVAL OF MINUTES

The minutes from the meeting of March 31st will be available for the meeting of April 21st.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. REQUEST FOR CONTINUANCE

Application #14-004: Rezoning of 853 N. Mason from A Single-Family Residential to D Single-Family Residential District with RDD Designation.

Applicant/Agent: Chris Matteo
 Pulte Homes of St. Louis LLC
 17107 Chesterfield Airport Road, Suite 120
 Chesterfield, MO 63005

Applicant's George M. Stock, P.E.
Representative: Stock & Associates Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 Chesterfield, MO 63005

Mr. Rovak motioned to continue Application #14-004 to the meeting of April 21, 2014.
Mr. Pullium seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Chair - aye

Mr. Rovak – aye

Mr. Faron – aye

6. **NEW BUSINESS**

A. PUBLIC HEARING

Application #14-013: Approval of an amendment to the Conditional Use Permit for Wildsmoke Restaurant within Westgate Centre at 12316 Olive Boulevard to allow an expansion of the outdoor patio.

Applicant/Agent: Andrew Kohn
VCH LLC dba Wildsmoke
21 Westwood Country Club
St. Louis, MO 63131

Property Owner: Solon Gershman, Inc.
7 N. Bemiston
Clayton, MO 63105

Mr. Carl Uhlig, 925 Oakmoor Drive, said they are looking to expand the patio. Mr. Uhlig said the patio is currently on the west side of the building and they want to build it out and provide more landscape, a fire pit and screening from Olive Boulevard. Mr. Uhlig showed an illustration of the current patio and pointed out where they would be extending it.

Mr. Rovak asked about the email from Mr. Tim McCabe in regards to handicapped parking. Ms. Whitney Kelly, City Planner, said the number of handicapped spaces is derived by the total number of spaces on the site. Ms. Kelly explained for this site they require eight handicapped spaces, and when reviewing an aerial of the site she counted ten handicapped spaces available, so they are in compliance with the code. Ms. Kelly stated if the applicant or property owner does wish to address the parking question, they would encourage them to place them near the Wildsmoke site so that it does provide more in that area. Mr. Zach Smith, on behalf of the applicant, 12316 Olive Boulevard, said he has no issues with doing that. Chair Madden asked where the handicapped spots are located and Ms. Kelly pointed them out on the aerial photo.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Faron motioned to recommend approval of Application #14-013 for a conditional use permit for Wildsmoke restaurant located at 12316 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of April 7, 2014. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye

Mr. Rovak – aye

Mr. Faron – aye

Chair - aye

B. Application #14-012: Approval of a Boundary Adjustment between Lots 22B and 24B of 10101 Woodfield Lane.

Applicant/Agent: Daniel Ehlmann
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

Property Owner: Riversource REO 1, LLC
8235 Forsythe Boulevard
St. Louis, MO 63105

Mr. Joe Flager, 257 Chesterfield Business Parkway, said the boundary adjustment is to adjust the lots to make them more uniform.

Mr. Paul Langdon, Director of Community Development, said it is a ministerial act.

Mr. Faron motioned to approve the boundary adjustment of Lots 22B and 24B of 10101 Woodfield Lane attached to the staff on Application #14-013 received February 25, 2014, subject to the condition that a final drawing be prepared for signature and recording. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye Mr. Rovak – aye Mr. Faron – aye Chair - aye

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said that at the next meeting on April 21st, the 853 North Mason subdivision will return, a conditional use permit for a cell tower will be presented and a text amendment on drive-thru restaurants will be before the Commission again.

B. City Attorney Report

Mr. Carl Lumley, City Attorney, said there is a lawsuit against the city being filed for the Conditional Use Permit application that was passed for 450 North Lindbergh.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 7:16 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



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

#14-009 APPROVAL OF AN AMENDMENT TO THE SITE CONCEPT PLAN FOR MISSOURI BAPTIST UNIVERSITY AND SITE DEVELOPMENT PLAN APPROVAL OF A FOOTBALL PRACTICE FIELD, STUDENT HOUSING AND EIGHT-FOOT TALL FENCING AROUND A MAINTENANCE YARD

FOR THE MEETING OF: Monday, April 21, 2014

LOCATION: 1 College Park Drive. The property is zoned "HE" Higher Education.

REQUEST: Approval of the design for the Practice Field Locker Room Facilities. During the March 31st Planning and Zoning Commission meeting, the members approved the new site concept plan for Missouri Baptist University and the site development plan for the new football practice field in the southwest corner of the campus and Phase III of the Spartan Village student housing complex, as well as an eight-foot tall fence around the maintenance yard in the southeast corner of the campus, subject to the conditions listed in the Staff Report dated March 27, 2014.

ADDITIONAL INFORMATION: The only remaining issue was the design of the Locker Room Building. The Planning Commission members asked that the Applicant revise the drawings of the proposed Locker Room Building adjacent to the new practice field so that it would meet with the Design Guidelines. The redesign of the facility includes a hip roof design and greater architectural interest, with split face CMU and ground face CMU veneer along all sides of the building.

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

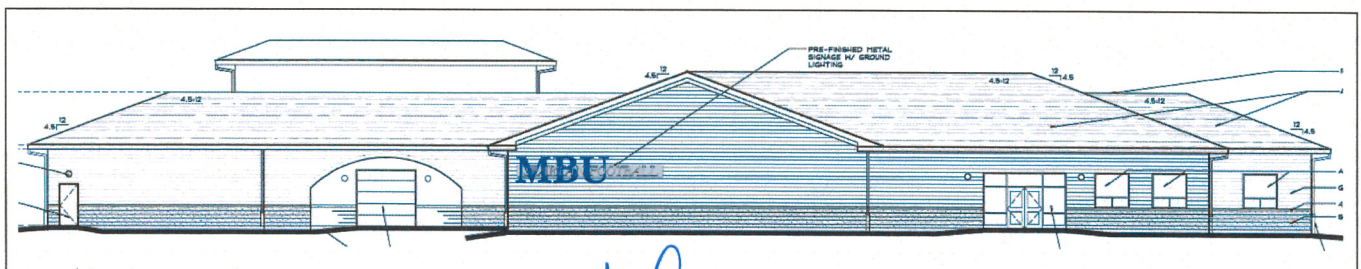
- Residential Neighborhoods Action Area
- Design Guidelines (2002)

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.540 Landscaping
- Section 405.640 Fences
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Rick W. Keisker
Wm B. Ittner, Architects, Inc.
611 N. 10th Street
St. Louis, MO 63101

PROPERTY OWNER: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:

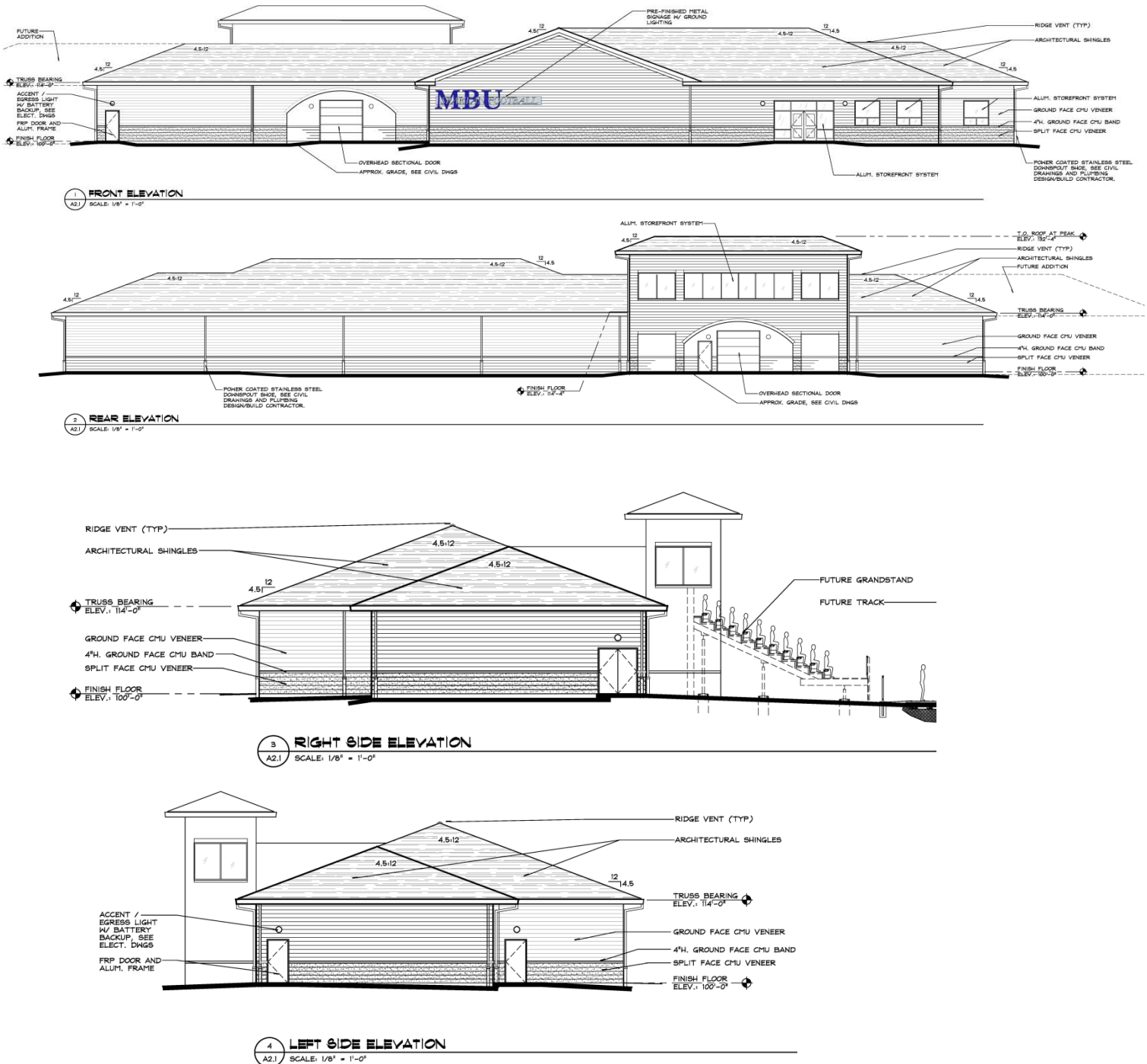
Whitney Kelly
Whitney Kelly, AICP, City Planner

4/18/2014
Date

ATTACHMENTS: Applicant's Revised Elevations for Locker Room Building, submitted April 8, 2014.

REVISED LOCKER ROOM BUILDING PROPOSAL

The revised drawings addressed the concerns raised in the prior staff report and include larger windows, and the buildout of the press box. The building is more thought out in design and architecturally consistent on all sides, with a greater degree of pedestrian scale and interest. The Applicant has not selected a color for the masonry materials at this time, therefore, Staff has included a condition of approval that the color shall be architecturally consistent with the themes on the rest of the campus, and shall not be painted. The future bleachers will provide screening of the rear elevation, and the lack of window on the right and left is largely due to the function and privacy needs of the locker rooms.



Lighting

As stated in the prior staff report, cut sheets were not included for the wall lights that are shown for the practice field locker room building. Therefore, Staff has included a condition that all lighting shall be downcast and fully shielded and shall meet with the Zoning Ordinance.

Signage

The drawings for the practice field indicate new signage. It should be noted that approval of the site development plan does not constitute approval of the building signage as indicated on the drawings. Therefore, a condition of approval includes that all signs shall comply with Article VIII Sign Regulations of the Zoning Ordinance.

CONCLUSION

If the members of the Planning Commission believe that the revised locker room design has addressed the issues that were raised in the prior report and that the remaining issues can be addressed at the staff level, the approval should be subject to the following conditions:

1. Exterior elevations of the Practice Football Field Locker Room Building shall be in substantial conformance with the "Exterior Elevations" received April 8, 2014.
2. The building materials shall have color that is architecturally consistent with the themes of the main campus, and shall not be painted on in accordance with the Design Guidelines.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
4. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
5. Trash enclosure and any mechanical equipment installed for the site shall be properly screened with materials consistent with the main building.

MOTION

The following is an example of an appropriate motion for approving this application:

"I move to approve the site development plan for the Locker Room Building subject to the conditions listed in the staff report on Application #14-009, for the meeting of April 21, 2014" (Conditions may be added, eliminated, altered, and modified by preceding motion)

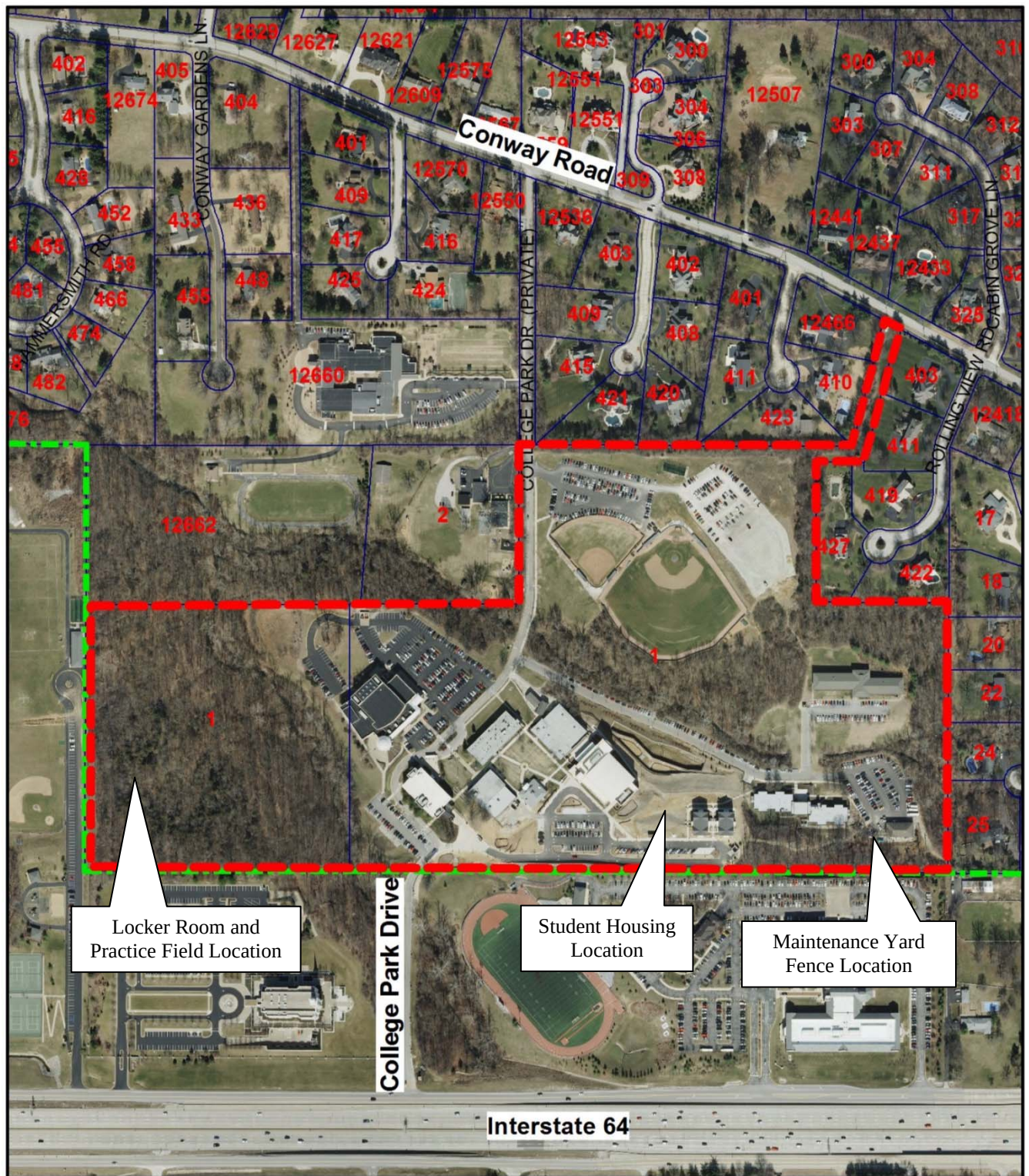
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

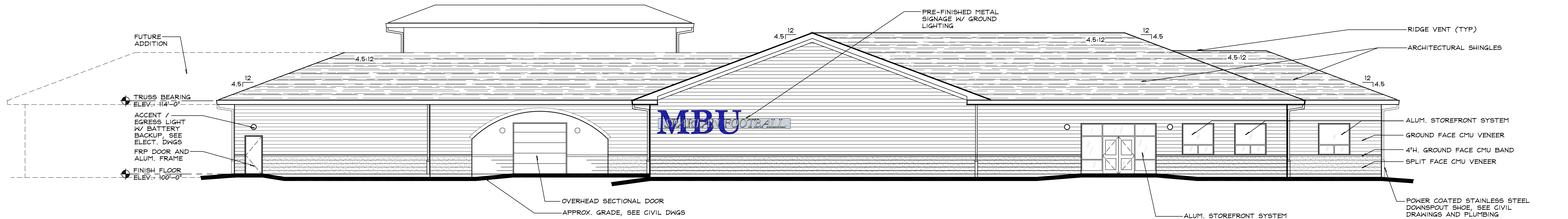
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

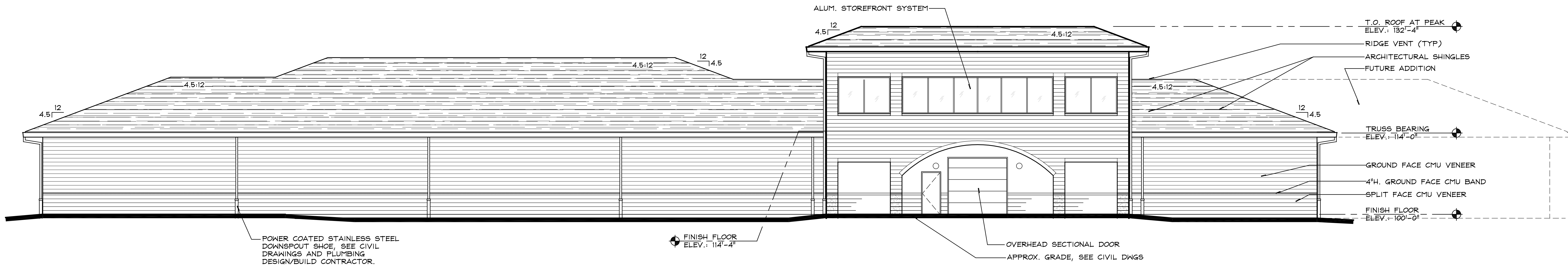


- Legend
- Subject Property
 - Property Lines
 - City Limit

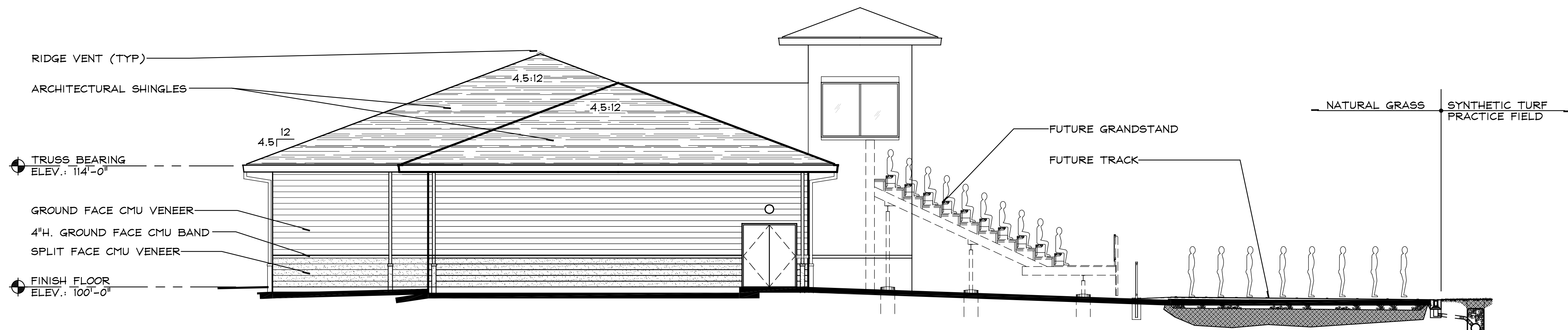




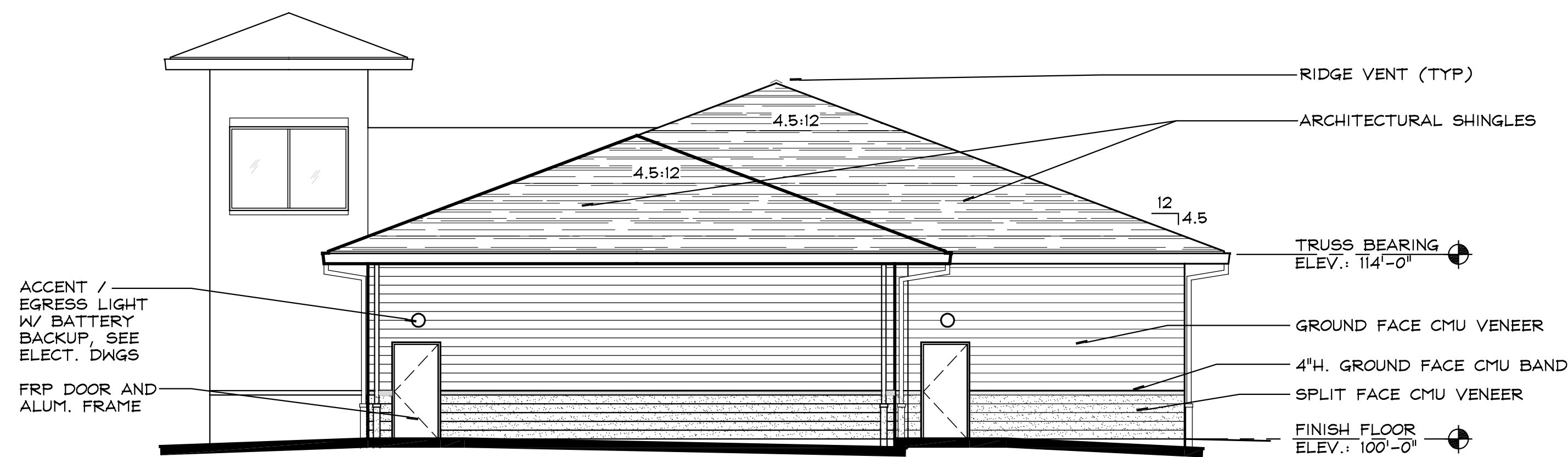
1 FRONT ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



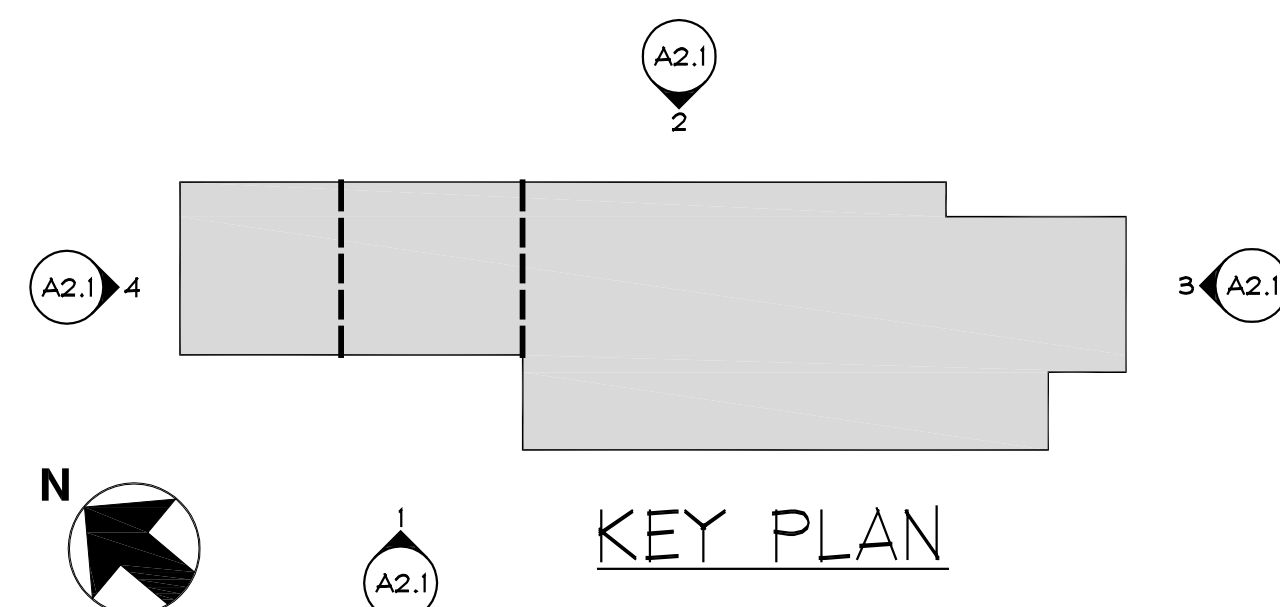
2 REAR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date
PEZ REVISION	03/06/14
PEZ REVISION	03/19/14
PEZ REVISION	04/07/14

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MO. Certificate of Authority
Lic No. 001596

MISSOURI BAPTIST UNIVERSITY
Missouri Baptist University
Practice Football Field Facilities
12575 NORTH OUTER FORTY DRIVE
ST. LOUIS, MISSOURI

Copyright
Wm. B. Ittner, Inc. 2014

WBH Project No.
201201.05

Drawing Title:
EXTERIOR ELEVATIONS

Drawn:
Checked:
Drawing No.
A2.1
Practice Football Field

PRELIMINARY, NOT FOR CONSTRUCTION



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

#14-009 APPROVAL OF AN AMENDMENT TO THE SITE CONCEPT PLAN FOR MISSOURI BAPTIST UNIVERSITY AND SITE DEVELOPMENT PLAN APPROVAL OF A FOOTBALL PRACTICE FIELD, STUDENT HOUSING AND EIGHT-FOOT TALL FENCING AROUND A MAINTENANCE YARD

FOR THE MEETING OF: Monday, March 31, 2014

LOCATION: 1 College Park Drive. The property is zoned "HE" Higher Education.

REQUEST: An application has been submitted by Rick W. Keisker, of Ittner Architects, on behalf of Missouri Baptist University, for approval of an updated campus site concept plan and site development plan approval of a new football practice field in the southwest corner of the campus and Phase III of the Spartan Village student housing complex. Also requested is approval on an eight-foot tall fence around the maintenance yard in the southeast corner of the campus.

ADDITIONAL INFORMATION: The Missouri Baptist University campus consists of approximately 68 acres located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994. In August 2008, the Planning and Zoning Commission approved a new site concept plan that included the student housing. Phase I of the Student Housing received approval in November 2009, and Phase II received approval on March 19, 2012. In the "HE" district, all site concept and site development plans require Planning Commission approval. No City Council action is required.

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

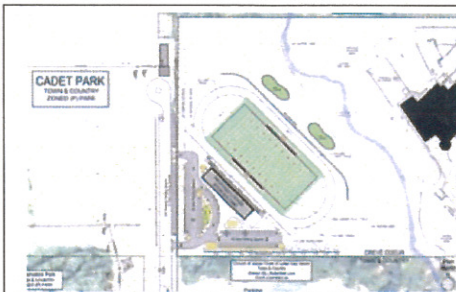
- Residential Neighborhoods Action Area
- Design Guidelines (2002)

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.540 Landscaping
- Section 405.640 Fences
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Rick W. Keisker
Wm B. Ittner, Architects, Inc.
611 N. 10th Street
St. Louis, MO 63101

PROPERTY OWNER: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

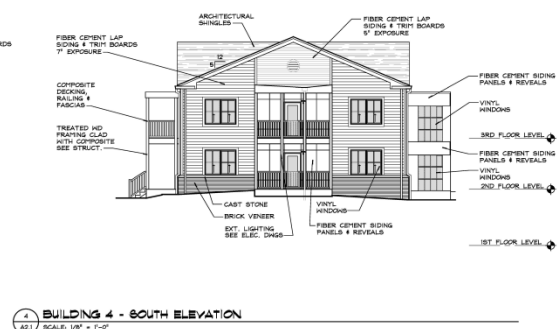
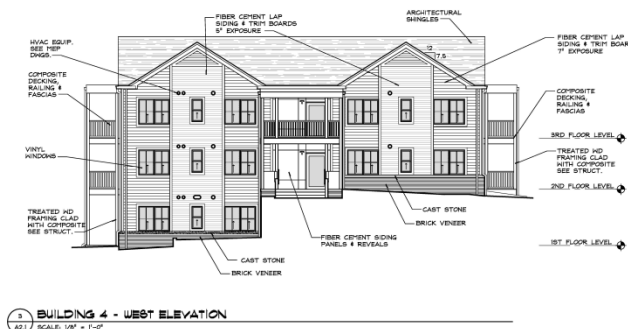
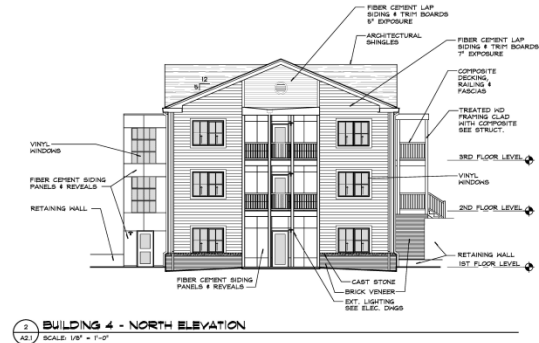
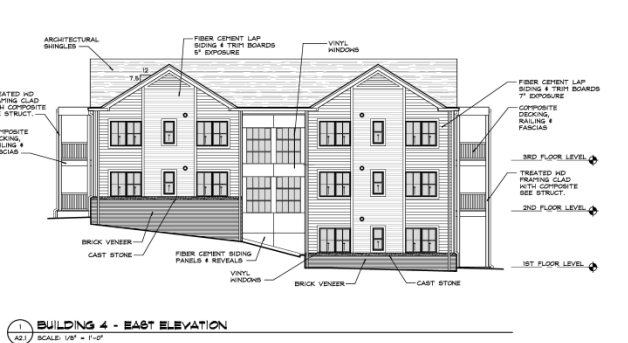
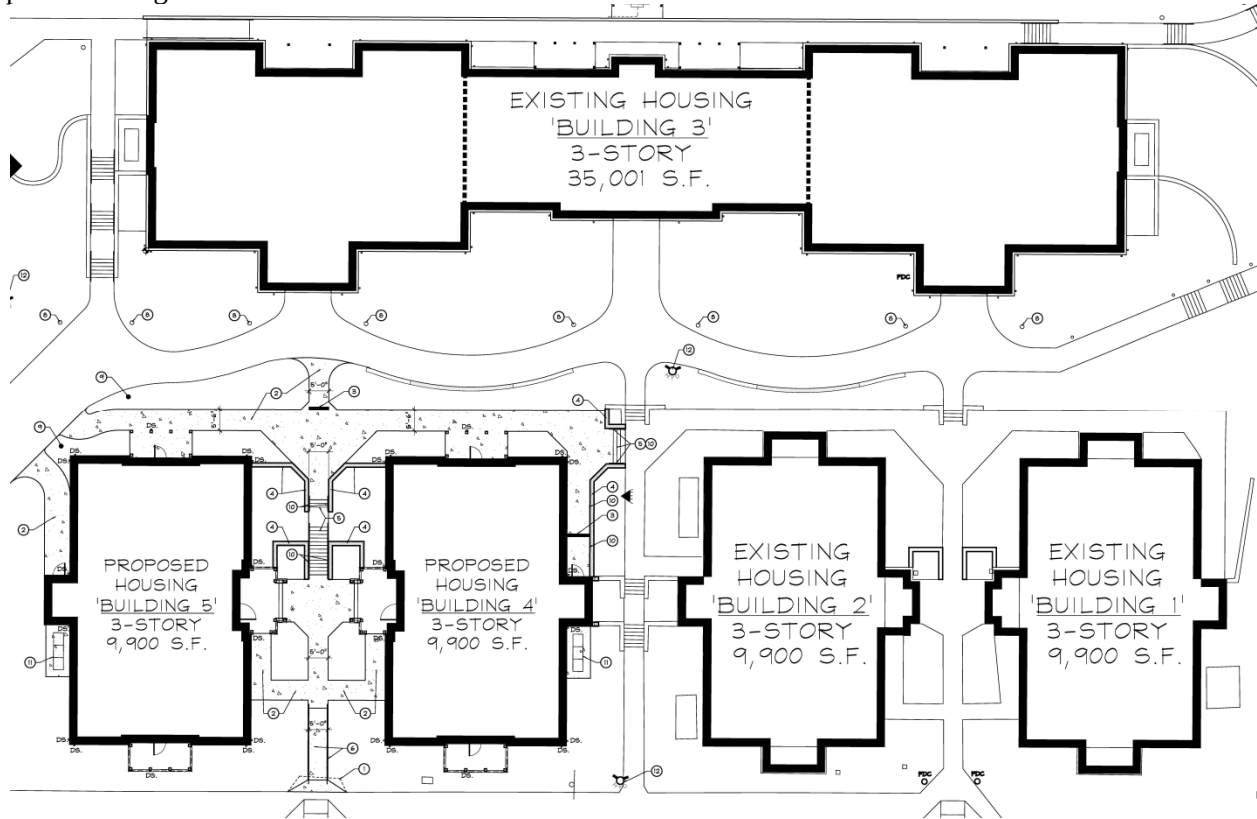
3/27/2014
Date

ATTACHMENTS: Applicant's Materials submitted February 27, 2014, Site Development Plan and Landscape Plan submitted March 6, 2014, and Elevations and Fence Details, submitted March 21, 2014

PROPOSAL SUMMARY

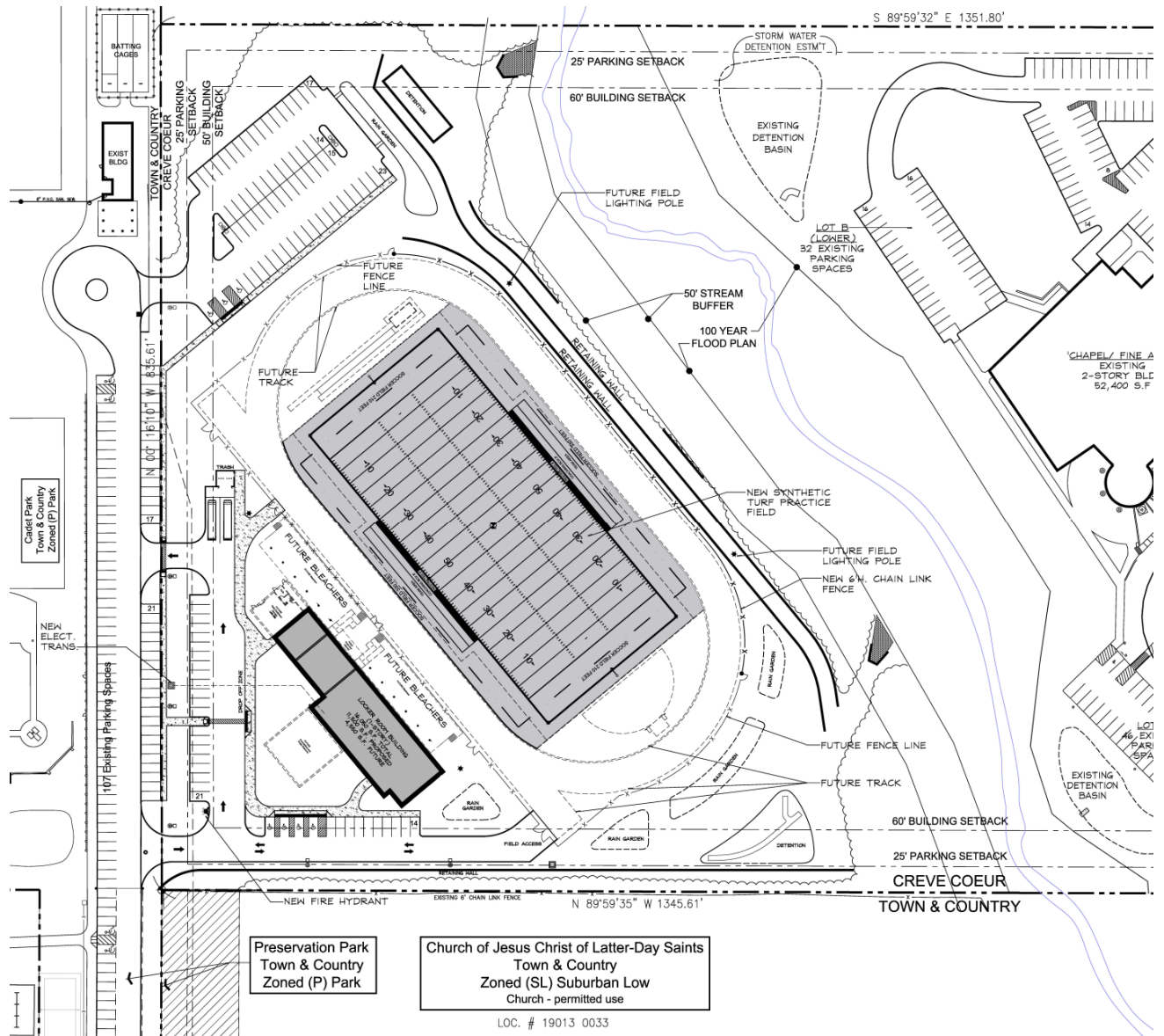
Phase II of Spartan Village Student Housing Complex

The site concept plan includes the existing building and the proposed Phase III buildings of the Spartan Village Student Housing Complex as shown below. The two new buildings will be consistent with the prior buildings.

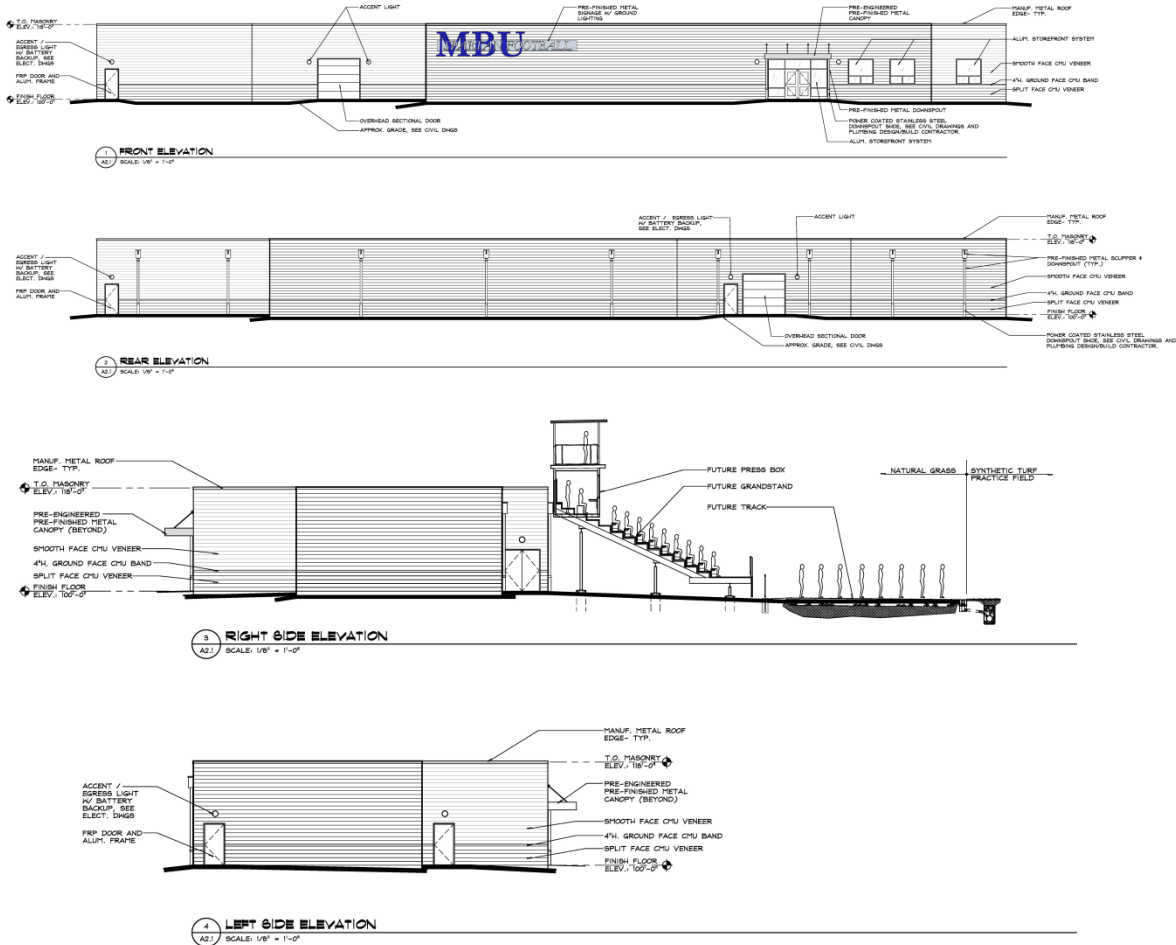


Practice Football Field and Locker Rooms

The site concept plan and site development plan also includes the development of a practice football field in the southwest corner of the site, for the football team, that has not been shown in the prior site concept plan. The University currently has an agreement with CBC to utilize the existing stadium for games. However, coordinating practice time has been difficult. The practice field will not have any seating as part of the initial construction. If the facility ever became a competitive field in the future, space has been allocated between the locker room building and the field/future track for bleachers to be added in the future. Any future development of the facility and the development of bleachers will require further review and approval of the site development plan by the Planning and Zoning Commission.

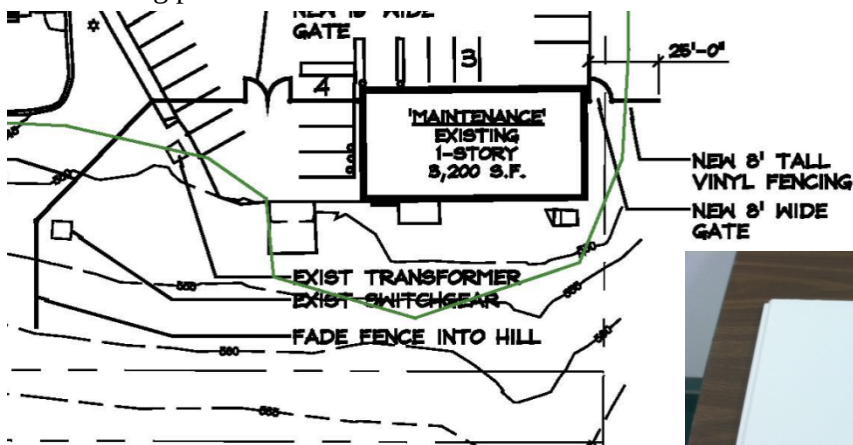


The locker room building consists of a simple design of split face and smooth face CMU veneer.



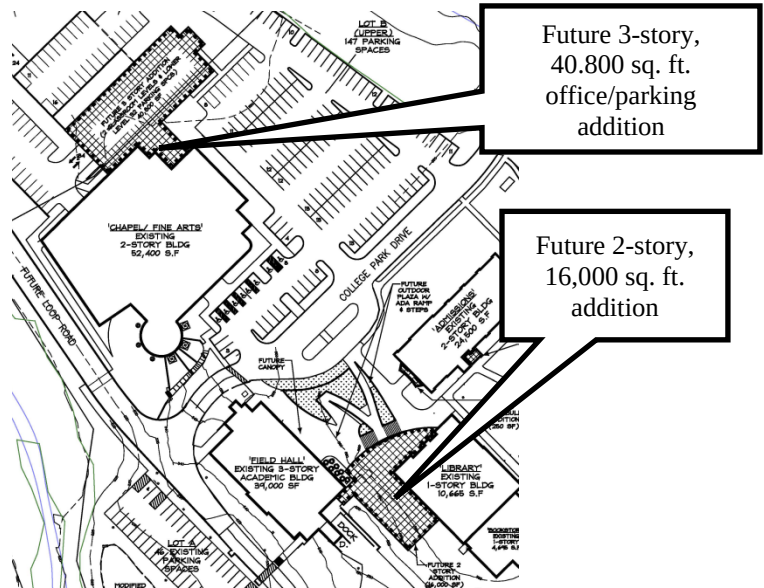
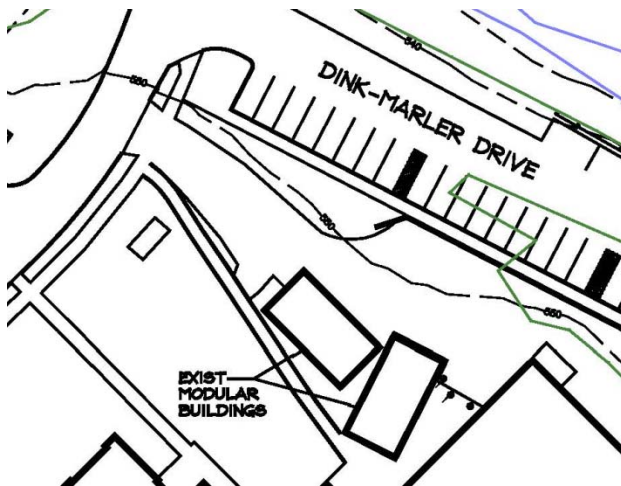
Fence

The university is also seeking approval for an 8-foot, white vinyl sight-proof fence to enclose and screen from view the maintenance equipment. The University has indicated that they would prefer the option of white, but are also looking at a tan and clay color. The City of Creve Coeur's Zoning Ordinance (Section 405.640 Fences) states that no fence shall exceed six feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.



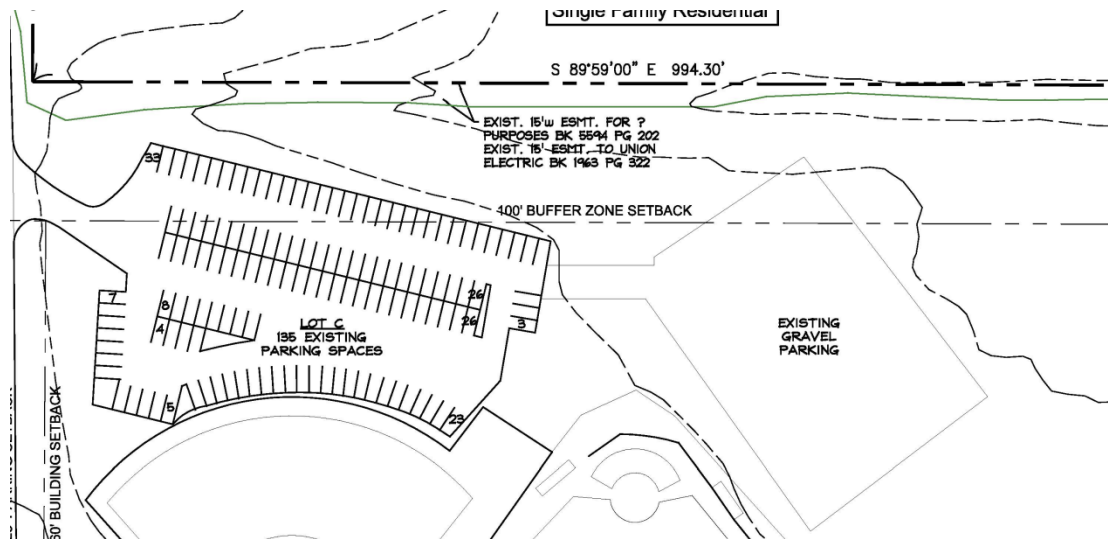
Modular Buildings

On January 7, 2008, the Planning and Zoning Commission approved the site development plan for temporary flexible modular classrooms with the condition that: “the school shall remove the temporary structures within five years of the date of Planning Commission approval of this site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan.” The timeframe for removal, or to request an extension of the temporary structures has elapsed. The University has now requested approval of their continued use for Public Safety, IT, and Faculty offices until the future development can accommodate their space needs.



Future Parking Lot Improvement

Also shown on the plans is an existing gravel lot at the north-east corner of the property adjacent to the baseball fields; the University is seeking approval to maintain this gravel lot. This area was intended to be used only infrequently, however, as the School has increased enrollment, it has been used on a daily basis. They are in the process of evaluating options to finish the existing gravel lot, and/or other options to provide additional parking at other locations on the campus so that the existing gravel lot would no longer be used. The University is also taking a comprehensive look at the future parking needs for the campus. However, a time frame for doing so has not been indicated at this time.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Institutional-Rossman School, Single family residential	"A" Single Family Residential District	N/A
South	Institutional	"MEC" District (City of Town & Country)	N/A
East	Single family residential	"A" Single Family Residential District	N/A
West	Park	"P" Park District (City of Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW

The site is located within the Residential Neighborhoods District of the Comprehensive Plan. The Residential Neighborhoods section states the following:

New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The proposed building, parking is towards the interior of the campus and will not create any foreseeable negative impacts on neighboring residential properties.

Design Guidelines Analysis

Although none of the buildings will be visible to anyone other than those on campus, with the exception of the locker rooms for the practice football field, it is still important to verify that the Design Guidelines are being observed to ensure continued high quality of development throughout the city. In this setting, there are a variety of guidelines that apply, but they can be summarized as follows:

- The buildings should have varied façades with pedestrian-scale details at the street level and quality materials throughout that are also appropriate for the use and the setting.
- The buildings should receive a complementary treatment on all sides.
- Materials should have good architectural character, be durable and be selected for their compatibility with adjoining buildings and properties. Natural, traditional materials are encouraged. A preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.
- Materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials; preferred building materials include stone, brick, architectural precast concrete, aluminum, and glass.
- Building service and loading areas should be separated from the main circulation and parking areas and away from public streets.
- The site layout should respect the topography, allow for safe and interesting pedestrian passage, and provide efficient and attractive management of accessory facilities such as parking, stormwater control and utility services.

Phase III of Spartan Village Student Housing

The new student housing buildings will utilize the same materials and similar design as the prior three buildings. The use of brick and fiber-cement siding is desirable and the buildings are all well-conceived.

Therefore the building meets with the Design Guidelines and is consistent with the original site concept plan. The landscaping around the buildings is consistent with the prior approved landscape plan.

Practice Field and Locker Rooms

The design of the Locker Rooms is utilitarian in nature and the materials are inconsistent with the other buildings of the main buildings on campus.. The use of smooth-face CMU, a lack of any architectural details, and the long planes of blank wall space are inconsistent with the Design Guidelines. Further the landscaping next to the building is lacking in overall design and aesthetic that is consistent with the remainder of the campus. Therefore staff recommends that the building materials be revised to a brick that is similar to those of the other buildings on the campus and that the landscape plan be revised to include additional planning next to the building, for the Zoning Administrator's approval prior to issuance of any building permits.

Also of concern are the design guidelines applicable to the extensive grading proposed for the football field site, especially:

A. Physical Features and Site Relationships

- 1 Design site improvements to minimize changes to existing topography when possible. Topography and existing vegetation should be utilized for screening, buffering and transition of uses and developments when practical. Avoid massive grading to create flat building "pads" and avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties and round proposed cut and fill slopes, both horizontally and vertically.
- 2 Be sensitive to existing site features worth preserving and retain natural site amenities. Preserve creeks, views, trees, natural ground forms and similar features unique to the site and incorporate into development proposals.

The proposal would see the site extensively re-graded and de-forested; it is stark contrast to the above design guidelines. If the project is approved, it should be conditioned upon the preservation and, secondarily, the replanting of trees to the maximum extent, as well as the most sensitive blending of the final grades into the surrounding contours possible. If an entire hill is to be removed, it should be done in a manner that ultimately looks like it was never dramatically altered. This might result in more grading, but it will look more natural and mitigate the visual cues that the project caused substantial changes to the topography where minimal changes are preferred.

Fence

The Comprehensive Plan and Design Guidelines provide further direction for review of fences with the following:

Comprehensive Plan: Residential Preservation and Economic Development

2. 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.

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

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.

6. All exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices and transformers are to be screened from view in a manner that is compatible with the building materials. The location of such series should be sited with limited visibility to pedestrian and/or adjacent properties (p.18-19)

The placement of the fence is enclosing the equipment of the maintenance facility for the school, well within the site and away from any public right-of-way and out of view from the general public. The Maintenance Facility Building sits below the adjacent property and the fence will blend into the hillside. The selection of white vinyl is inconsistent with the Design Guidelines; the selection of the tan or clay color would blend in with the surrounding environment better than the white. Therefore, Staff has included a condition of approval that the color shall be the tan, or clay color.

Practice Field Parking Lots

Key parking guidelines that are applicable to the proposal are:

1. The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping.
2. Parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable.
4. Parking design should minimize glare, reflection and the visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, planting or topographic features should be utilized to screen parking and loading areas.
6. A landscaped separation should be used between parking areas and buildings to create a visual landscaped foreground for buildings. (p.19)

While the landscaping around the student housing is consistent with the prior approved landscaping for the area, the landscaping provided for the parking lots and adjacent to the proposed football practice field seem less coordinated and lush with only the minimum landscaping provided. Further the parking lots do not appear to have the appropriate breaks to minimize the visual impact of the surface parking. The specific landscaping requirements per the Zoning Ordinance are discussed further below. Therefore, Staff has recommended a condition of approval that the site development plan and landscape plan to meet with the intent of the Design Guidelines.

Modular Buildings

The proposed temporary building should not have any impacts on the site or the surrounding properties, other than internal aesthetics, since the site is internal to the MoBap campus and is not visible from adjacent properties. There also does not appear to be any potential indirect effects, such as stormwater runoff or noise and air quality, that could potentially affect residents. The temporary buildings are utilitarian in design. Although it is not an attractive structure, it is common for schools to employ temporary structures while funds are raised to construct permanent replacements. Given its central location, it is in the school's best business interest to eliminate the temporary classrooms as soon as possible. As with the prior approval for their continued use, Staff has included a condition of approval that school shall remove the temporary structures within five years of the date of Planning Commission approval of this site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan.

ZONING REVIEW

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The

applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

The Zoning regulations for "HE" Districts require Site Concept and Site Development Plan approval by the Planning and Zoning Commission. District regulations include:

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

E. Dimensional Regulations. The following area and yard regulations apply in the "HE" Higher Education District.

2. Building bulk regulations.

- a. *Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet, except faculty or student housing shall not exceed three (3) stories or thirty-five (35) feet in height. The City Council may allow a twenty percent (20%) increase in the height of chapels, gymnasiums and auditoriums if it determines the increase will not be detrimental to surrounding property owners.*
- b. *Maximum site coverage. Fifty percent (50%).*
- c. *Maximum floor area ratio. Twenty-five hundredths (0.25).*
- d. *Residential density. The total number of dwelling units for faculty and students shall not exceed three (3) dwelling units per net acre of the total site zoned "HE" in accordance with a site development plan.*

The applicant has provided the table below regarding all site information. The project meets with all of the district requirements.

Missouri Baptist University

SITE INFORMATION:	Site Development Plans - March, 2014				Site Concept Plan - Future	
	CURRENT	Proposed Phase 3 Spartan Village	Proposed Locker Room Building	TOTALS	FUTURE	TOTALS
Site Area (Acres)	65.00	0.00	0.00	65.00	0.00	65.00
Site Area (Squarefootage)	2,831,400	0	0	2,831,400	0	2,831,400
Site Coverage (Squarefootage)	648,677	10,130	70,700	729,507	130,000	859,507
Site Coverage (Percentage)	22.9%	0.4%	2.5%	25.8%	4.6%	30.4%
Building Squarefootage	374,661	19,800	16,050	410,511	57,530	468,041
FAR (Floor Area to Site Area Ratio)	0.1323	0.0070	0.0057	0.1450	0.0203	0.1653
Parking						
Students				1095		1185
Faculty / Staff				244		255
Total				1339		1440
Parking Spaces Required				791.5		847.5
Parking Spaces Actual	789	0	104	893	8	901
Dwelling Units (All on Campus)						
Phillsbury Huff Hall	26	0	0	26		26
North Hall	25	0	0	25		25
Spartan Village	27	10	0	37		37
Total Dwelling Units	78	10	0	88		88
Number of Dwelling Units per Acre	1.20	0.15	0.00	1.35		1.35
Spartan Village						
Footprint (S.F.)	18,267	6,600	0	24,867		24,867
Building Areas (S.F.)	54,801	19,800	0	74,601		74,601
Number of Beds for Students	140	80	0	220		220

Landscaping

The following landscape regulations are applicable to the proposal:

SECTION 405.540: LANDSCAPING

3. In addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas.
4. All interior landscaped areas provided in accordance with the preceding paragraph shall have a minimum area of fifty (50) square feet and a minimum width of three (3) feet. Each separate interior landscaped area shall include at least one (1) deciduous shade tree of a type and size required herein. Such shade trees may include any approved street tree or may include a deciduous tree that is disease resistant and has a suitable clear trunk height considering its proposed placement on the site. There shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.
6. Deciduous shade trees and street trees which are required by this Chapter shall have a minimum caliper of three (3) inches providing clear headroom of at least six (6) feet where provided for use as street trees, along pedestrian access routes or where such trees may interfere with vehicular circulation or sight lines. Evergreen trees shall be a minimum of six (6) feet in height at planting. All trees shall be properly planted and staked. The number of such trees shall be determined by the application of the above mentioned landscaped standards; provided however, that in no instance shall there be less than two (2) such trees in conjunction with the development of any parking facility or lot.
9. Interior planting bed areas which are used for the planting of trees or which are used for landscaping treatment generally may be treated with grass, hardwood bark mulch, other types of ground cover and/or open spaced pavers on a sand and gravel base located beneath and surrounding trees and shrubs.
10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.

The parking lot north of the practice field does not appear to meet with these requirements, particularly the requirement that a landscaped island be included every 100 lineal feet. Nor is there an adequate break in the parking lots adjacent to the building. Further the Landscape Plan did not include headlight screening for that parking along the street right-of-way. Therefore Staff has included a condition of approval that the site development plan and landscape plan shall be revised to meet with these requirements that is consistent with the landscaping provided throughout the other areas of the campus for the Zoning Administrator's approval.

Parking

Section 405.820, Required Off-Street Parking Regulations, provides for one space for every two students based on the maximum design capacity of the school plus one space for every employee (Section 405.820.10.b). Further the HE District regulations state that an institution of higher learning may retain a portion of the total amount of parking required in accordance with Article VII in an unpaved condition, provided that such areas are so designated on the site development plan or site concept plan and are utilized only occasionally for overflow parking such that a lawn or grassy field is maintained without erosion, dust or other nuisance condition. As indicated above, the gravel lot does not meet with this requirement since it is not a dust-proof material and it is used regularly. The University has indicated that they are reviewing the school's parking needs and will address this issue at that time. However, a time frame has not been submitted. Therefore, Staff has included a condition that the temporary gravel lot should be permitted only for a period not to exceed two years to allow for the University to assess their future parking needs, and remain for the duration of construction. After that time, the University can return the area to green space that meets with the district regulations, or submit for approval of a site development plan for the paving of the parking lot.

Lighting

The Applicant's photometric plan indicates that the lighting fixtures are downcast, however, at several locations, the lighting will illuminate the public right-of-way at levels from 1.0 and up to 3.8 foot-candles, where Section 405.680 states that lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source. This off-site illumination is coming from the fixtures in the north parking lot for the practice field. Cut sheets were not included for the wall lights that are shown for the practice field locker room building. Therefore, Staff has included a condition that all lighting shall be downcast and fully shielded and shall meet with the Zoning Ordinance.

Signage

The drawings for the practice field indicate new signage. It should be noted that approval of the site development does not constitute approval of the building signage as indicated on the drawings. The University will need to seek approval of a Master Sign Plan for any signage on the building. Therefore, a condition of approval includes that all signs shall comply with Article VIII Sign Regulations of the Zoning Ordinance

LAND DISTURBANCE CODE ANALYSIS

As shown in the attached pictures, the site of the proposed football field is covered with second-growth forest and sits well above the existing street grade and rolls intermittently before dropping quickly into a ravine containing a perennial creek that has been mapped with 100- and 500-year floodplains. In addition, a probable sinkhole has been identified in the center of the site. As of this writing, it was not yet known to where stormwater seeping into the sink migrates. The applicant has prepared a preliminary grading and drainage plan but several issues have yet to be resolved, including:

- What is the total differential run-off between existing conditions and proposed future conditions?
- Is the terrain capable of supporting the high retaining wall and the pre-treatment and detention basins currently proposed to be cut into the ravine hillside?
- How will access to the basins be preserved when they are below such a large retaining wall?
- Can the sinkhole be stabilized enough to build on?
- What run-off protections will be effective on the steep slopes of the ravine?

Under Chapter 420, The Land Disturbance Code, of the City Code of Ordinances, the Public Works Department is charged with ensuring that best management practices are followed and that all land disturbance work is approved and coordinated with the St. Louis Metropolitan Sewer District and the Missouri Department of Natural Resources. While the Planning Commission has direct purview over the design and zoning issues discussed above, it does not have review or approval authority of land disturbance issues. Nonetheless, a condition of approval should make it clear that nothing in the

Commission's potential approval of the site development plan authorizes the University to begin clearing or grading of any kind prior to acquisition of all permits required under Chapter 420.

CONCLUSION

The proposed site concept plan and the site development plan for the student residences appear to meet the goals of the Comprehensive Plan and the Design Guidelines, and satisfy the regulations contained in the Zoning Code. Further, staff finds that the reconfiguration of the housing is substantially in compliance with the prior approved site concept plan. However, deviations from the Design Guidelines are noted for the requested eight-foot high fence and the football field. Further, the parking lot and locker room buildings do not satisfy zoning regulations relating to landscaping, lighting and signs. Finally, the installation of the football field raises significant concerns under the Land Disturbance Code that must be fully addressed before any land clearance takes place.

If the members of the Planning Commission believe that these issues can be addressed at the staff level, the approval should be subject to the following conditions:

1. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site/Grading Plan," dated March 6, 2014, and "Landscape Plan," dated March 6, 2014, as bound together and submitted in conjunction with Application #14-009 by Rick Keisker, of Ittner Architects., received on March 6, 2014.
2. Exterior elevations of the student housing buildings shall be in substantial conformance with the "Exterior Elevations" dated March 6, 2014, and materials consistent with the existing Phase I and II-Student Housing buildings.
3. Exterior elevations of the Practice Field Locker Room Building shall be in substantial conformance with the "Exterior Elevations" received March 21, 2014, except that the elevations shall be revised to predominantly use a brick material that is consistent with the buildings throughout the campus.
4. The Landscape Plan for the Practice Field and Parking Lots shall be revised to include additional plantings next to the building and within the parking lot and along the street right-of-way to meet with the intent of the Design Guidelines and with requirements of Section 405.540 Landscaping, as well as providing an underground irrigation system.
5. The Landscape Plan for the Practice Field and Parking Lots shall be revised to include additional tree planting to integrate the edges of the site with the conditions on adjacent properties.
6. No work or clearing of the land shall occur for the locker room building and practice field without prior review and approval from the Missouri Department of Natural Resources, the Metropolitan St. Louis Sewer District (MSD) and the City of Creve Coeur, as applicable under Chapter 420, Land Disturbance Code, of the Creve Coeur Code of Ordinances.
7. No lighting of the field or placement of seating shall occur without the prior approval by the Planning and Zoning Commission of a new site development plan.
8. The eight foot-tall fence proposed for the Maintenance Facility building shall be of the tan and clay color to be consistent with the Design Guidelines.
9. The University shall remove the temporary modular office structures within five years of the date of Planning Commission approval of this site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan.
10. The temporary gravel lot at the north east corner of the campus shall be permitted for an additional period not to exceed two (2) years from the effective date of this ordinance to

allow the school to assess their future parking needs, and to use the lot for the duration of the student house construction approved herein. At the end of said two (2)-year period, the University shall return the area to green space that meets with the district regulations, or submit for approval of a new site development plan for the development of the parking lot.

11. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
13. Trash enclosure and any mechanical equipment installed for the site shall be properly screened with approved materials consistent with the main building.

If the Planning Commission believes there are too many unresolved issues that should be reviewed by the Commission prior to approval, Staff suggest that the matter be continued to a subsequent meeting date. Upcoming available meeting dates are April 21st and May 5th.

MOTION

The following is an example of an appropriate motion for approving this application:

“I move to approve the site concept plan for Missouri Baptist University and approve the site development plan for Phase III-Student Housing and the Practice Football Field subject to the conditions listed in the staff report on Application #14-009, for the meeting of March 31, 2014” (Conditions may be added, eliminated, altered, and modified by preceding motion).

The following is an example of an appropriate motion for continuing this application to a future date:

“I move to continue discussion of Application #14-009, the site concept plan for Missouri Baptist University and the site development plans for Phase III-Student Housing, the eight-foot high fence and the Practice Football Field to the meeting of April 21st, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of March 31st, 2014.
(Alternate meeting dates should be discussed with the applicant prior to the motion).

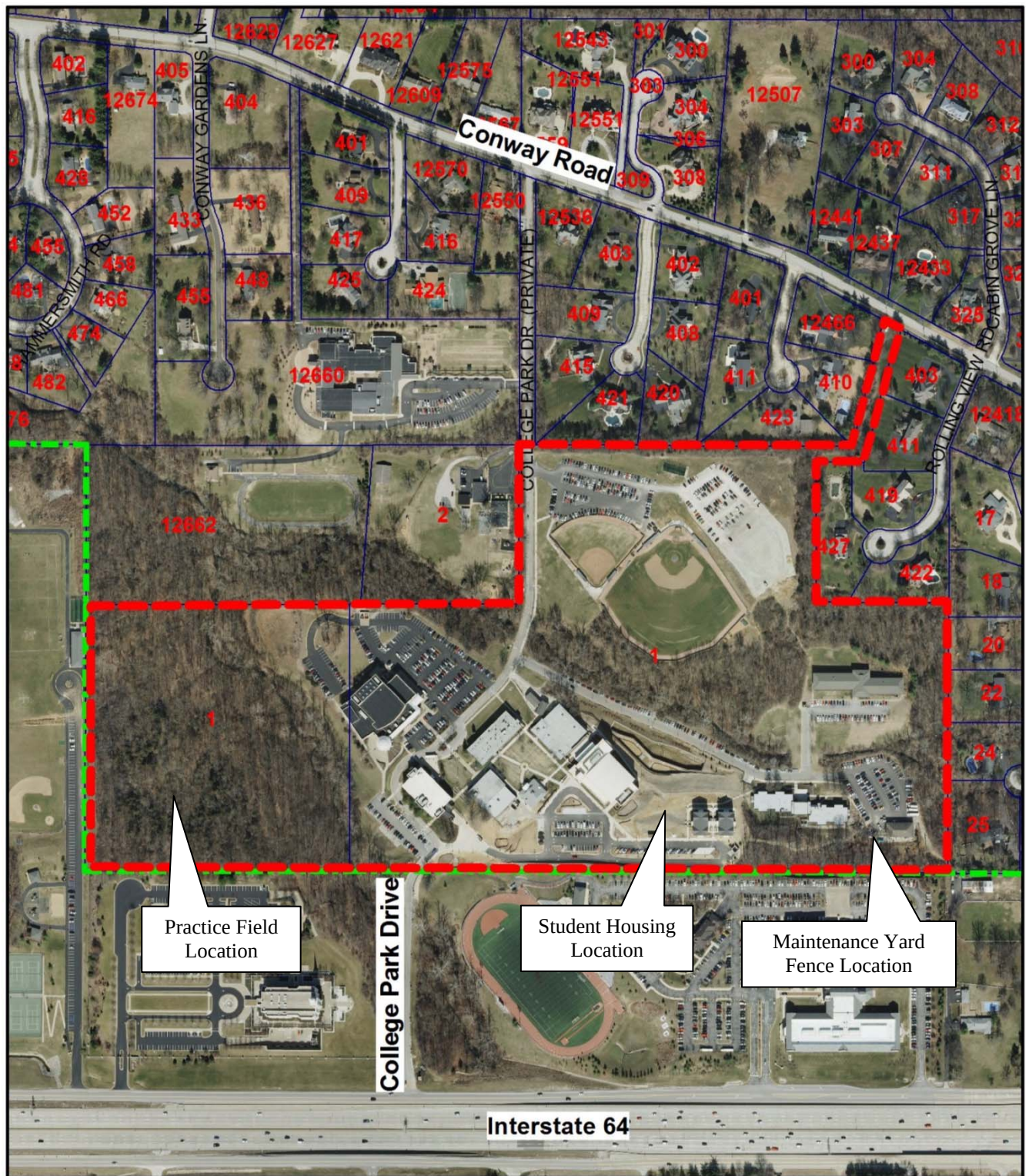
APPENDIX 1: COMPREHENSIVE PLAN

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 PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 03/14/2012
	Description: View looking north along west frontage of property. Note significant elevation change from existing roadway.
	Description: Typical forest conditions with trails existing on the site.
	Description: View into probable sinkhole location. The terrain drops approximately 10 feet with no apparent exit for surface water.

	Description: View looking north down into the ravine along the east side of the property. Reflection is off the surface of the creek. Grade change is more than 30 feet.
	Description: View looking west toward existing sports fields.
	Description: View looking northwest toward area of Phase III housing construction. Phase I construction is visible on the right; new gymnasium in the distance.

Missouri Baptist University

SITE INFORMATION:

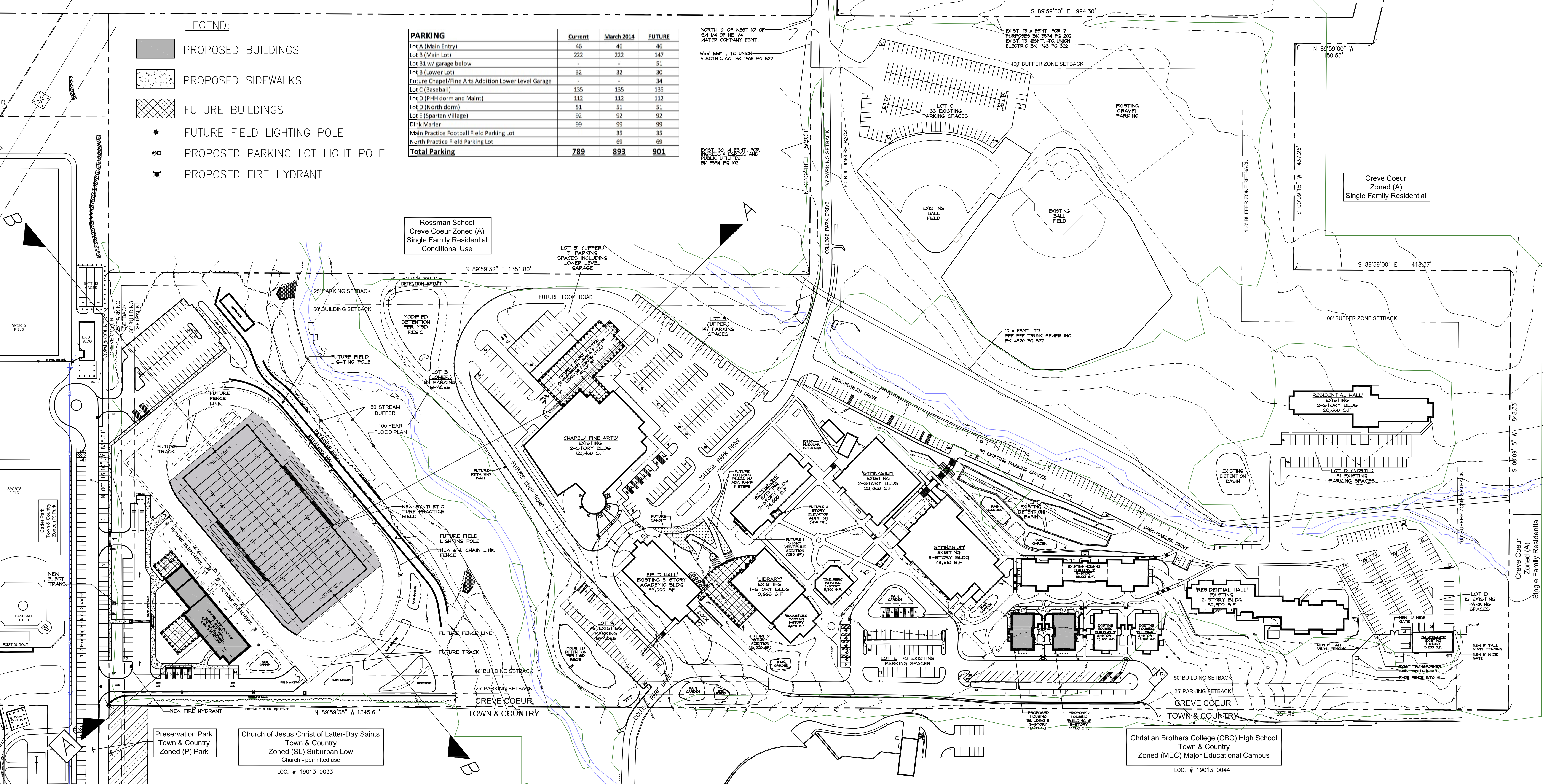
	Site Development Plans - March, 2014				Site Concept Plan - Future	
	CURRENT	Proposed Phase 3 Spartan Village	Proposed Locker Room Building	TOTALS	FUTURE	TOTALS
Site Area (Acres)	65.00	0.00	0.00	65.00	0.00	65.00
Site Area (Squarefootage)	2,831,400	0	0	2,831,400	0	2,831,400
Site Coverage (Squarefootage)	648,677	10,130	70,700	729,507	130,000	859,507
Site Coverage (Percentage)	22.9%	0.4%	2.5%	25.8%	4.6%	30.4%
Building Squarefootage	374,661	19,800	16,050	410,511	57,530	468,041
FAR (Floor Area to Site Area Ratio)	0.1323	0.0070	0.0057	0.1450	0.0203	0.1653
Parking				1095		1185
Students				244		255
Faculty / Staff				1389		1440
Total				791.5	8	847.5
Parking Spaces Required				791.5		847.5
Parking Spaces Actual	789	0	304	893	8	901
Dwelling Units (All on Campus)						
Phillipsburg Hall Hall	26	0	0	26		26
North Hall	25	0	0	25		25
Spartan Village	27	10	0	37		37
Total Dwelling Units	78	10	0	88		88
Number of Dwelling Units per Acre	1.20	0.15	0.00	1.35		1.35
Spartan Village						
Footprint (S.F.)	18,267	6,600	0	24,867		24,867
Building Area (S.F.)	54,801	19,800	0	74,601		74,601
Number of Beds for Students	140	40	0	180		180

PARKING

	Current	March 2014	FUTURE
Lot A (Main Entry)	46	46	46
Lot B (Main Lot)	222	222	147
Lot B1 w/ garage below	-	-	51
Lot B (Lower Lot)	32	32	30
Future Chapel/Fine Arts Addition Lower Level Garage	-	-	34
Lot C (Baseball)	135	135	135
Lot D (PHH dorm and Maint)	112	112	112
Lot D (North dorm)	51	51	51
Lot E (Spartan Village)	92	92	92
Dink Marler	99	99	99
Main Practice Football Field Parking Lot	-	35	35
North Practice Field Parking Lot	-	69	69
Total Parking	789	893	901

- LEGEND:
- PROPOSED BUILDINGS
 - PROPOSED SIDEWALKS
 - FUTURE BUILDINGS
 - FUTURE FIELD LIGHTING POLE
 - PROPOSED PARKING LOT LIGHT POLE
 - PROPOSED FIRE HYDRANT

Rossman School
Creve Coeur Zoned (A)
Single Family Residential
Conditional Use



Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date
PEZ REVISION	03/06/14

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MO Certificate of Authority
Lic No. 001596

MISSOURI BAPTIST UNIVERSITY

Missouri Baptist University
Site Concept Plan
ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI

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Web Project No.
201201.05

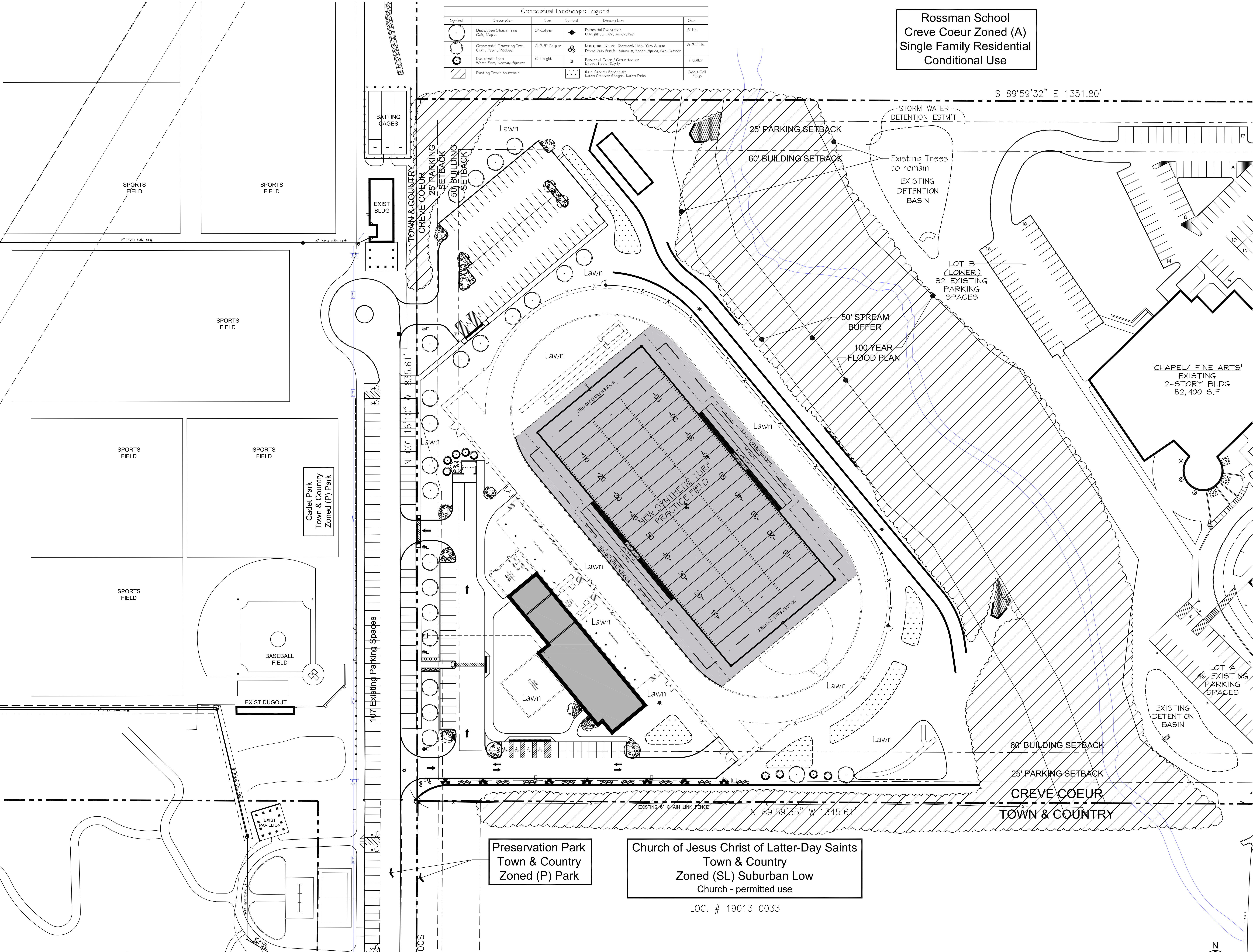
Drawing Title:
**SITE CONCEPT
PLAN
(MASTER PLAN)**

Drawn:
Checked:
Drawing No.

SCP
Site Concept Plan

PRINTED 6 March 2014

1 LANDSCAPING PLAN
L1.2 SCALE: 1" = 40'-0"



Conceptual Landscape Legend					
Symbol	Description	Size	Symbol	Description	Size
	Deciduous Shade Tree Oak, Maple	3" Caliper		Pyramidal Evergreen Lyngholm, Juniper, Arborvitae	5' Ht.
	Ornamental Flowering Tree Crab, Pear, Kaulbach	2-2.5" Caliper		Evergreen Shrub - Boxwood, Holly, Yew, Juniper	18-24" Ht.
	Evergreen Tree White Pine, Norway Spruce	6" Height		Perennial Color / Groundcover Lupines, Hosta, Daylily	1 Gallon
	Existing Trees to remain			Rain Garden Perennials Native Grasses / Sedges, Native Forbs	Deep Cell Plugs

Rossman School
Creve Coeur Zoned (A)
Single Family Residential
Conditional Use

S 89°59'32" E 1351.80'

LOT B
(LOWER)
32 EXISTING
PARKING
SPACES

'CHAPEL/ FINE ARTS'
EXISTING
2-STORY BLDG
52,400 S.F.

LOT A
46 EXISTING
PARKING
SPACES

Preservation Park
Town & Country
Zoned (P) Park

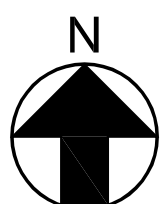
Church of Jesus Christ of Latter-Day Saints
Town & Country
Zoned (SL) Suburban Low
Church - permitted use

LOC. # 19013 0033

60' BUILDING SETBACK

25' PARKING SETBACK

CREVE COEUR
TOWN & COUNTRY



PRELIMINARY, NOT FOR CONSTRUCTION

Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:

02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date
PEZ REVISION	03/06/14

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**MISSOURI
BAPTIST
UNIVERSITY**

Missouri Baptist University
Practice Football Field Facilities
ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI

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Will Project No.
201201.05

Drawing Title:
LANDSCAPING
PLAN -
PRACTICE FIELD

Drawn:
Checked:
Drawing No.
L1.2
Practice Football Field

39



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION

#14-004 FOR REZONING TO "D" SINGLE FAMILY RESIDENTIAL AND APPROVAL OF A PRELIMINARY PLAT ACCORDING TO THE RESIDENTIAL DESIGN DEVELOPMENT (RDD) PROCEDURE FOR THE CREEKSIDE AT MASON SUBDIVISION
FOR THE MEETING OF: Monday, March 3, 2014

LOCATION: 853 N. Mason Road

REQUEST: Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted a request for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single Family Residential to "D" Single Family Residential with "RDD" Residential Design Development designation. The Applicant has revised the request to allow for a 16 single family home subdivision with a minimum lot acreage of 10,000 square feet, instead of the prior 17 homes. The net density of the development will be 2.17 units/acre.

ADDITIONAL INFORMATION: The existing home on the property was built in 1950, with the accessory building (detached barn and sheds) were built in 1954. Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The lot sizes for properties in the D Single Family Residential District are between 10,000 square feet and 15,000 square feet. The applicant is proposing to maintain 3.15 acres as undisturbed area, and common ground, due to the flood area and creek that runs along, and just north of the north property line.

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410: Subdivision and Development of Land

Zoning Code References

- Section 405.250: "A" Single Family Residential
- Section 405.280: "D" Single Family Residential
- Section 405.450.C: Residential Designed Development Procedure

APPLICANT/ PROPERTY OWNER (UNDER CONTRACT): Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

APPLICANT'S REPRESENTATIVE: George M. Stock, P.E.,
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY:

Paul Langdon, AICP, Planning Director

4/18/2014
Date

ATTACHMENTS: Applicant's Revised Materials submitted April 14, 2014
Draft Ordinance

REVISIONS TO THE SITE DEVELOPMENT PLAN

The Applicant has revised the site development plan to address those issues that were raised in the prior staff report from the meeting of March 3rd. The changes include lowering the density from 17 to 16 lots, with five homes along the south side of the proposed subdivision street, and 11 along the north side. They are including a trail from the street to the west property line. They were also able to preserve 26.56% of the existing trees to be compliant with Section 405.450(C)(4) Tree Conservation requirement of the RDD provision of the Zoning Code. This was accomplished by preserving more of the trees along the southwest corner of the property. It should be noted that the Applicant has indicated that in an effort to preserve the large 42" Elm tree, they had an arborist assess the existing condition. Unfortunately, it was determined that the tree has a large crack and will die in a couple of years, and therefore will be removed.



For a full analysis of the Comprehensive Plan and Zoning Code requirement regarding the proposed rezoning, please refer to the prior Staff Report. This report will only address the changes to the site plan and any remaining issues to be addressed.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Nursery/Single-family detached residence	D Single-Family Residential	N/A
South	Single-family detached residences	A Single-Family Residential	N/A
East	Hope Montessori School	C Single-Family Residential	Mason Road
West	Single-family detached residences	D Single-Family Residential	NA

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for the proposed Creekside at Mason subdivision:

	Creekside at Mason	Generic B Zoning District	Generic C Zoning District	Generic D Zoning District
Acres	8.49	varies	varies	varies
Area of proposed ROW	49,414 sq. ft. (1.03 acres)	NA	NA	NA
Net area	320,513 sq.f.t (7.36 acres)	NA	NA	NA
No. of Units	16 d.u.	varies	varies	varies
Units / Acre (excluding ROW)	2.17	2.178	2.9	4.36
Lot Size (sq.ft.)	10,000 (min.) 11,449.7average	20,000 (min.)	15,000 (min.)	10,000 (min.) to 15,000 sq. ft.
Common Ground / Open Space	137,319 sq. ft. (3.15 acres) (43%)	varies	varies	varies
Lot Frontage	70 ft. (min.)	100 ft. (min.)	75 ft. (min.)	70 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	45 ft.	20 ft.
Side Yard Setback	8 ft.	15 ft.	12 ft.	8 ft.
Rear Yard Setback	15 ft. (min.)	30 ft.	30 ft.	15 ft.
Maximum Site Coverage	45% for each lot 26% for total area	35%	40%	45%

Below is a table further comparing this proposal with other subdivisions through-out the City:

	Creekside at Mason	Ladue Grove	Hammersmith	Camfield Square	Questover Place	Greengate
Gross Site Area (acres)	8.49	5	19.5	20	52.25	6
Zoning	D-RDD (B-RDD recommended by staff)	A	A-RDD	A-RDD	B-RDD	D (Pre-existing, non-conforming)
Number of Lots	16	5	19	16	63	18
Avg. Lot Size (acres)	0.26	1.1	0.67	0.73	0.54	0.21
Common Ground Area (acres/% of gross area)	3.15/43%	0/0	4.5/23%	6.9/35%	8.55/16%	2.1/35% (incl. street)

DEVELOPMENT CHARACTERISTICS

- *Density*

The Applicant's request for the D-RDD rezoning was based on the Comprehensive Plan recommendation that when lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded, but that smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under regular zoning. Thus the smaller lots were in keeping with the D Single Family District. However, the density is more in line with the B Single-Family District. With the revised Site Development Plan and increase in the lot sizes, the proposal conforms to the straight D Single-Family zoning district. Since the D Single-Family district was not a desired outcome for this property in the Comprehensive Plan, Staff would recommend that the proposal be amended to rezone the property to B-RDD to relieve any concerns that should this proposal not see fruition, the underlying district would not open the door to greater density than currently under consideration. Further, the RDD designation would allow the Council a degree of design control over the housing development as an offset for the smaller lots.

With either request, the key question, as stated in the prior report, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions to the south and the smaller, denser development to the north and whether or not this makes it "compatible" with the residences around it. Although this project is not being altered with this B-RDD zoning designations, it could be argued that the B-RDD designation would provide for the most compatible transition from the D Single Family District to the north, the A Single Family district to the south and the C Single Family District to the east.

- *Design Criteria*

During Council discussion regarding the RDD designation for the Villas on Mosley subdivision, the Council also raised several concerns regarding the architectural quality of the houses, including the visual impact of the garages and the appearance of the houses from the road, and the Council provided specific criteria for the front entry garages and other features that are seen mostly in high value residences with high level of curb appeal. The proposed development for Creekside provides for side entry garages. However, on Lot 5 and 16, the garages would be most visible from the road right-of-way. Lot 5, in particular, is oddly shaped and it is difficult to determine how the garage could be reconfigured to not be significantly visible from the right-of-way. Indeed, the entire orientation of the house will be visibly irregular due to the odd lot shape. If the Commission Members wish to create a more uniform subdivision, this lot may need to be dropped from the development.

- *Trail Design and Easement*

The Applicant is including a trail that will connect to a future trail on the west. Since the point of connection to the west has yet to be determined and there is no way to ensure that anyone using the trail will not stray off the trail into the surrounding common ground, Staff recommends a condition of approval that requires a public access easement over the entire west portion of the common ground. The development of the trail shall be built to the recommended guidelines of the Americans with Disabilities Act and remain open to the public. Note that the type of construction of the trail has not been determined and the members of the Commission should provide some guidance on members' preferences. Options include, but are not limited to, compacted stone, mulch, asphalt, concrete and raised boardwalk. All have different costs of construction and maintenance and varying degrees of compliance with ADA guidelines and should be evaluated in concert with the Applicant.

- *Lighting*

The "Site Development Plan" has been revised to indicate a maximum pole height for site lighting of 16 feet to be in compliance with Section 405.680: Lighting of the Zoning Ordinance.

- *Landscaping and Amenities*

The revised Landscape Plan indicates a significant number of new plantings along the south and east property lines. The Landscape Plan indicates that the street trees provided appear to be the appropriate number of street trees.

- *Tree Coverage*

As mentioned earlier, the revised Tree Preservation Plan submitted indicates that the property has approximately 1.9 acres of tree canopy and, if approved, 73.44% of this mass will be eliminated, maintaining 26.56% to meet with Section 405.450(C)(4) Tree Conservation requirement of the RDD provisions, and Section 410.320 Tree Conservation of the Subdivision Code.

- *Site Grading*

As discussed in the prior Staff Report, a large part of the existing land will be disturbed with some significant “cut and fill” effort. Most of the significant grading will be undertaken for the roadway location and to adjust the floodplain at the west portion of the property for the stormwater basins. The proposed changes to the site still include a significant amount of grading, however this was done to meet with the tree conservation requirements, and to protect the sight lines from the adjacent homes. The revised road configuration includes two new horizontal curves in the alignment. The Applicant has indicated that the revised street alignment provides for a lowering of the vertical profile of the road, so that Lots 1-5 along the south side of the street are several feet lower than previously presented. The Applicant will provide for a landscaped, terraced retaining wall, and the homes will be 10 to 14 feet lower than the Difani Estate homes.

SUMMARY AND ACTION

The recommended conditions of approval listed below are consistent with those discussed in the prior Staff Report. If the Planning and Zoning Commission finds that the proposed rezoning to D Single Family Residential under the RDD procedure is appropriate and finds that the Preliminary Plat and subdivision improvements are acceptable, then a recommendation to the City Council on the draft RDD ordinance and preliminary plat can voted on.

If the Commission members wish to enter into a discussion with the Applicant about amending their request to rezone the property to B-RDD, per Staff’s comment above, the Commission Members may amend the ordinance if the Applicant agrees to such a change.

- Houses of brick and/or stone along with high quality forms of siding, such as fiber-cement (“Hardi-board”), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator’s approval.
- Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
- The Site Development Plan shall be in substantial compliance with the Revised Site Development Plan received April 14, 2014.
- The Site Development Plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
- All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
- The Landscape Plan shall be in substantial conformance with the landscape plan emailed on April 14, 2014, and comply with the minimum requirements of Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
- The development of the trail shall be built to the recommended guidelines of the Americans with Disabilities Act and remain open to the public. A public access easement over the entire west portion of the common ground shall be provided. The type of construction and design of the trail shall be completed prior to the final plat approval.

MOTION

The following are examples of motions to pass a recommendation on this application:

- 1) “I move to recommend approval of the Rezoning and Preliminary Plat for the Creekside at Mason subdivision from A Single Family Residential to (D Single Family Residential, or B Single Family Residential) and authorizing a Residential Designed Development (RDD) submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of April 21, 2014” (conditions may be added, eliminated, altered, and modified).

- 2) “I move to recommend approval of the Site Development Plan for the the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of April 21, 2014” (conditions may be added, eliminated, altered, and modified).

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.

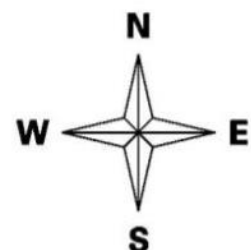
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

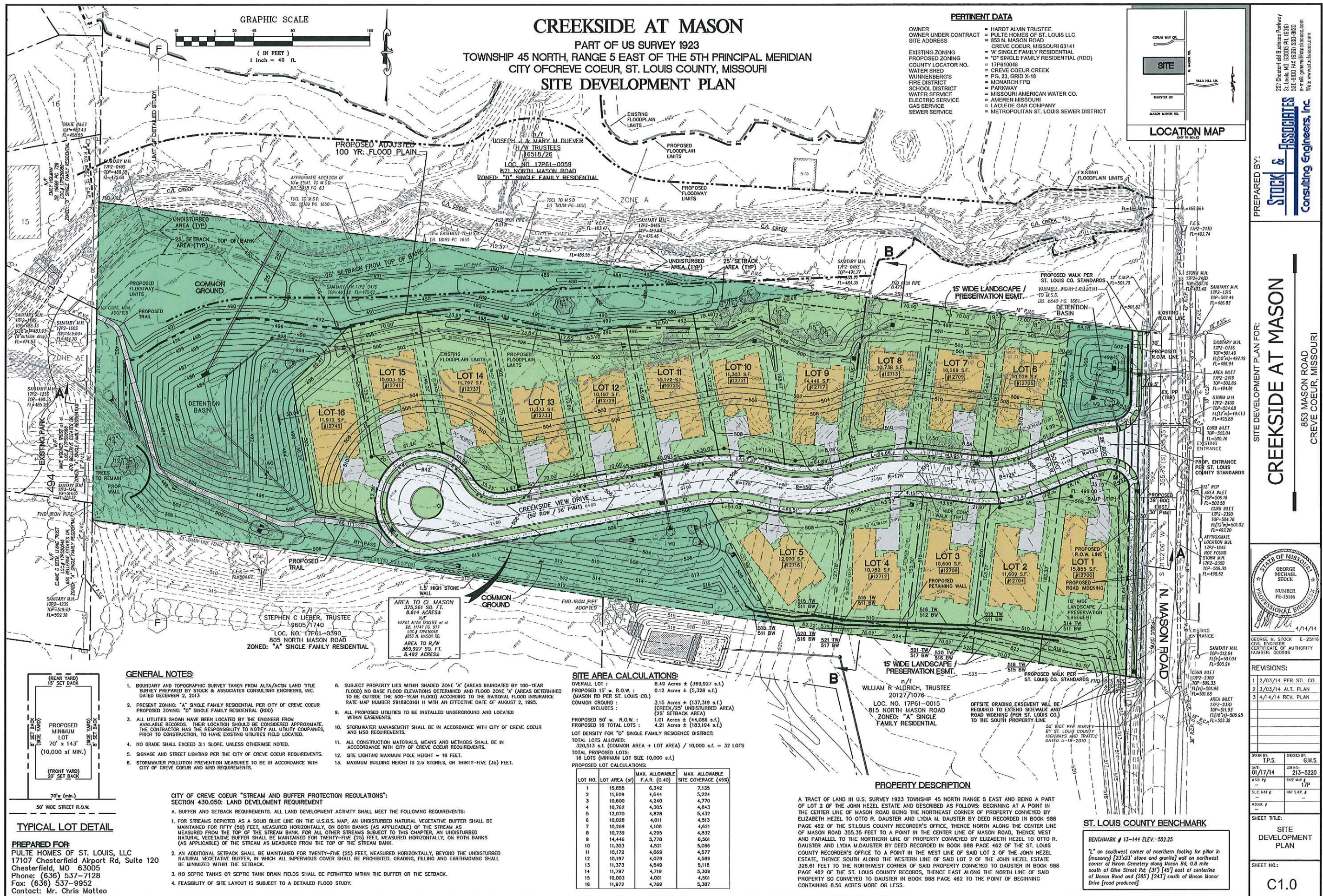
Included and attached by reference. See body of report for specific excerpts.

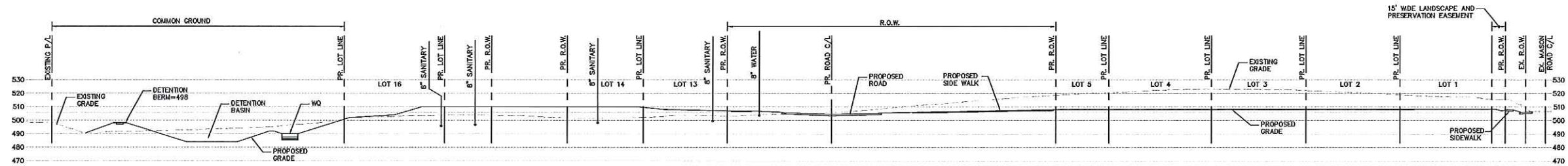
APPENDIX 4: CREVE COEUR STREAM BUFFER PROTECTION REGULATIONS (CHAPTER 430 OF THE CREVE COEUR MUNICIPAL CODE)

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

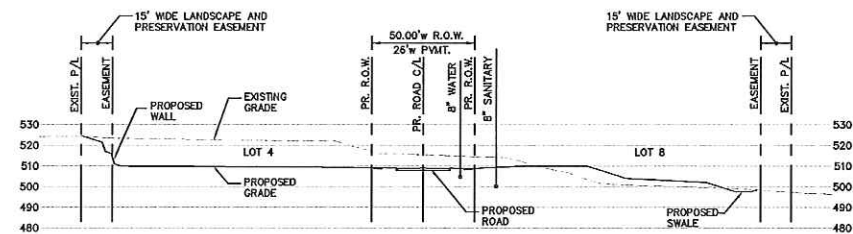
APPENDIX 5: AERIAL MAP



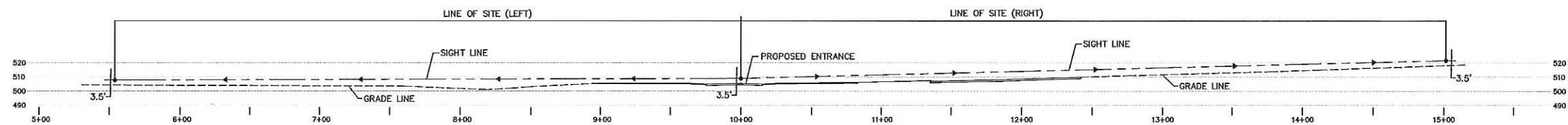




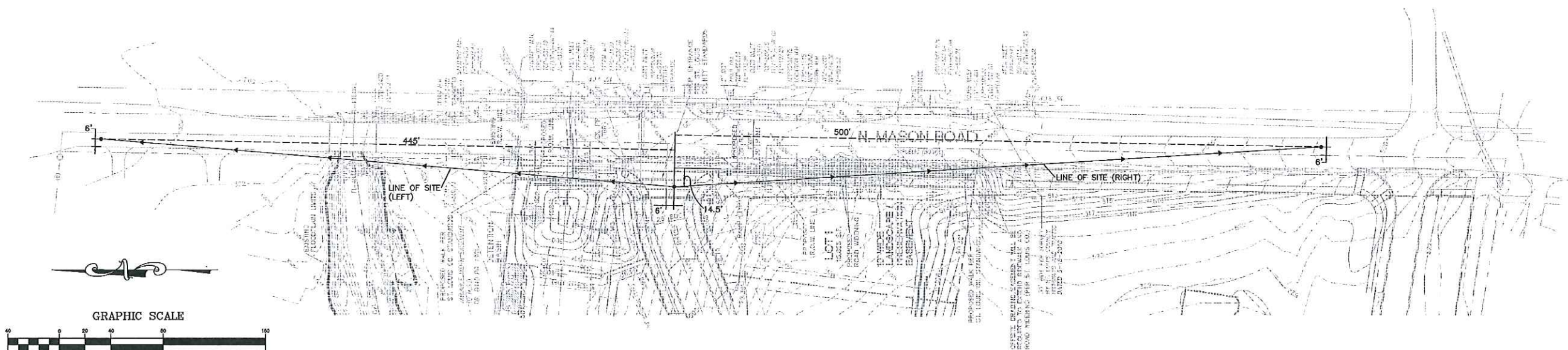
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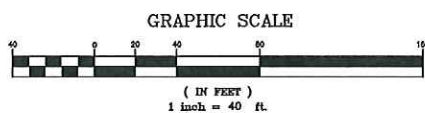
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SCALE: 1"=40'



SITE DISTANCE PROFILE
SCALE: 1"=40'



SITE DISTANCE PLAN
SCALE: 1"=40'



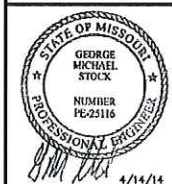
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. 2/02/14 PER ST. LOUIS CO.
2. 3/03/14 ALT. PLAN
3. 4/14/14 REV. PLAN

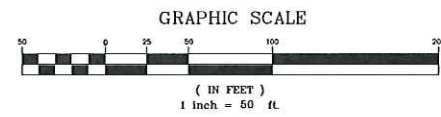
REV. NO.	T.P.S.	REVISION	C.M.S.
01	01/17/14	213-5220	
02	02/03/14	17P	
03	04/14/14		

SHEET TITLE:

SITE SECTIONS
SITE DISTANCE PLAN
AND PROFILE

SHEET NO.:

C2.0



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

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SITE DEVELOPMENT PLAN FOR:

CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
PROFESSIONAL ENGINEER
NUMBER PE-23116
3/03/14

GEORGE M. STOCK E-23116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

REVISIONS:

1	2/03/14	PER STL. CO.
2	3/03/14	ALT. PLAN

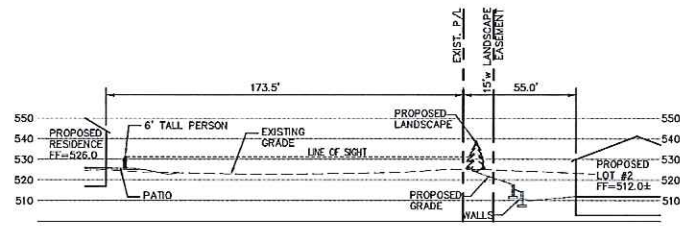
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DATE:	01/17/14	JOB NO.:	213-5220
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SLC NAT #		NAT SUP. #	
WONR #			

SHEET TITLE:

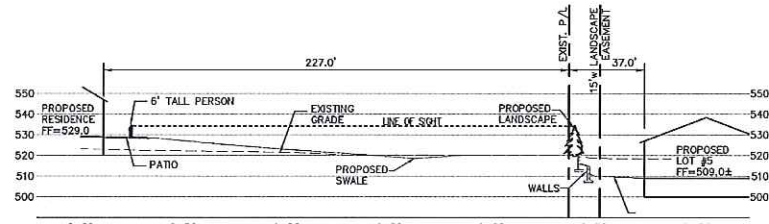
**OVERALL SIGHT
LINE SECTIONS
PLAN VIEW**

SHEET NO.:

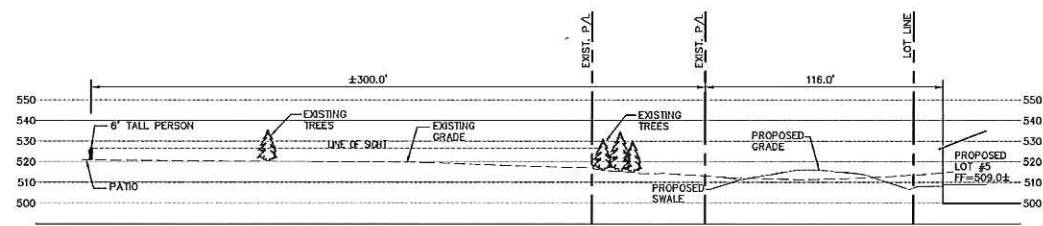
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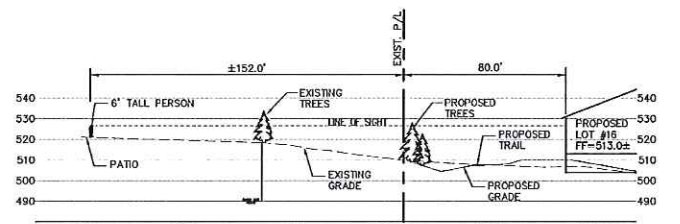
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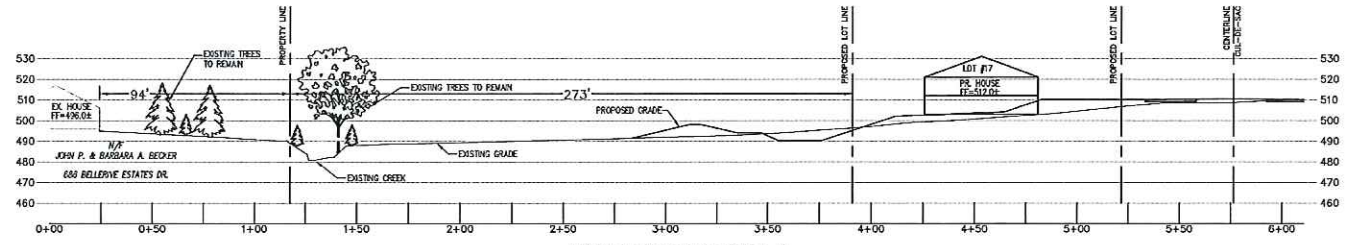
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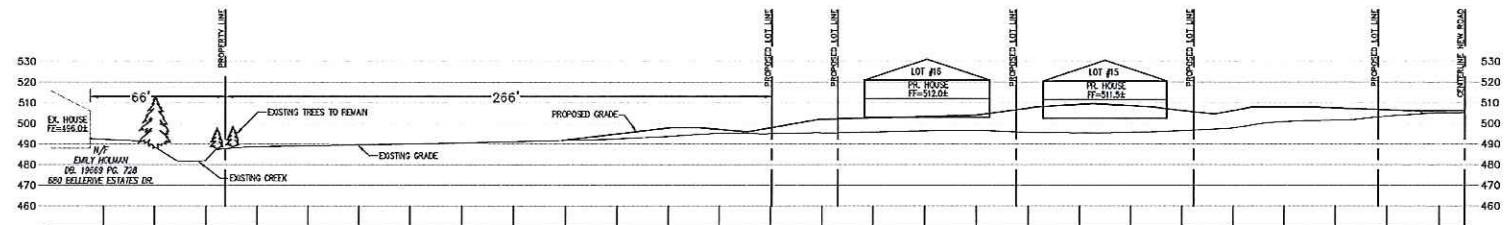
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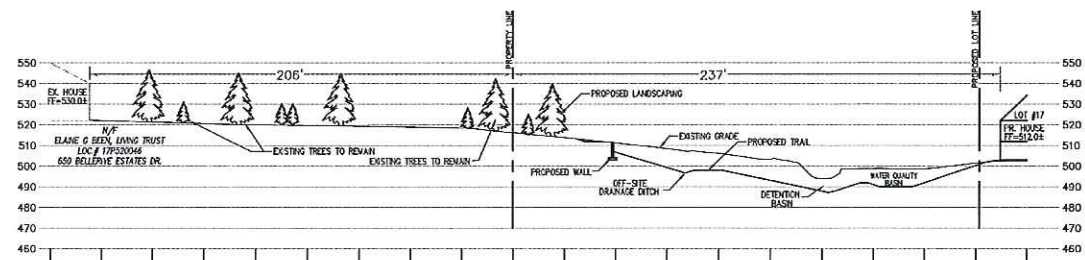
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SITE SECTION 1-1
SCALE: 1"=40'



SITE SECTION 2-2
SCALE: 1"=40'

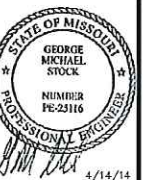


SITE SECTION 3-3
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SITE DEVELOPMENT PLAN FOR:
CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

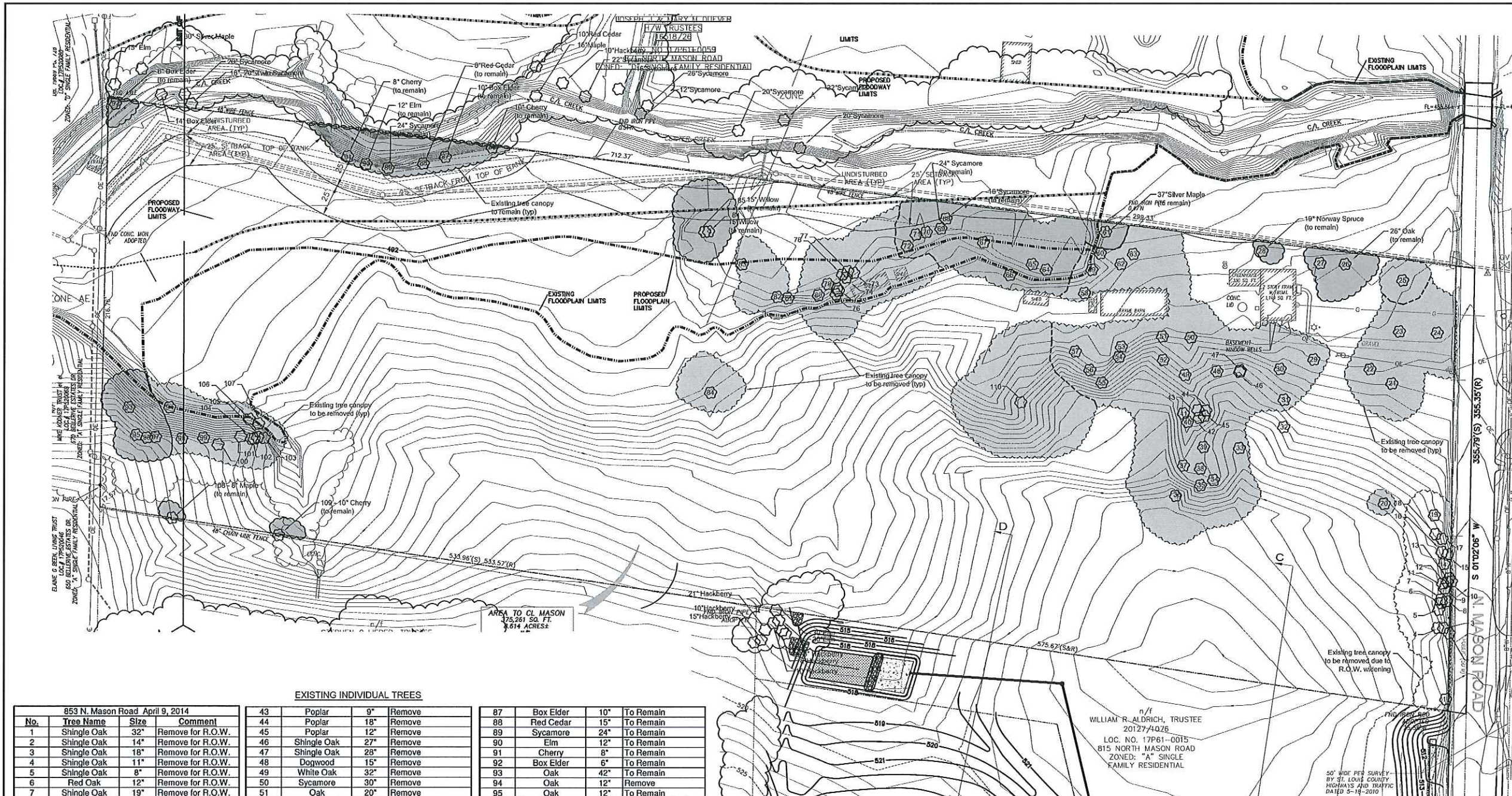
REVISIONS:

1	2/03/14 PER STL CO.
2	3/03/14 ALT. PLAN
3	4/14/14 REV. PLAN

DATE:	01/17/14	DATE:	01/17/14
WSD:	213-5220	WSD:	213-5220
S.D. PART #	17P	S.D. PART #	17P
WSD #		WSD #	

SHEET TITLE:
SIGHT LINE SECTIONS

SHEET NO.:
C4.0



853 N. Mason Road April 9, 2014			
No.	Tree Name	Size	Comment
1	Shingle Oak	32"	Remove for R.O.W.
2	Shingle Oak	14"	Remove for R.O.W.
3	Shingle Oak	18"	Remove for R.O.W.
4	Shingle Oak	11"	Remove for R.O.W.
5	Shingle Oak	8"	Remove for R.O.W.
6	Red Oak	12"	Remove for R.O.W.
7	Shingle Oak	19"	Remove for R.O.W.
8	Shingle Oak	13"	Remove for R.O.W.
9	Shingle Oak	13"	Remove for R.O.W.
10	Shingle Oak	12"	Remove for R.O.W.
11	Shingle Oak	10"	Remove for R.O.W.
12	Shingle Oak	6"	Remove for R.O.W.
13	Elm	24"	Remove for R.O.W.
14	Box Elder	6"	Remove for R.O.W.
15	Shingle Oak	7"	Remove for R.O.W.
16	Shingle Oak	7"	Remove for R.O.W.
17	Red Oak	24"	Remove for R.O.W.
18	Red Oak	8"	Remove for R.O.W.
19	Red Oak	13"	Remove for R.O.W.
20	Box Elder	28"	Dying/Remove
21	Elm	18"	Remove
22	Sycamore	18"	Remove
23	Maple	30"	Remove
24	Sycamore	24"	Remove for R.O.W.
25	Maple	15"	Remove
26	Oak	26"	To Remain
27	Fir	8"	To Remain
28	Norway Spruce	19"	To Remain
29	Holly	14"	Remove
30	Holly	11"	Remove
31	Holly	15"	Remove
32	Redbud	12"	Remove
33	Poplar	8"	Remove
34	Sycamore	36"	Remove
35	Hackberry	15"	Remove
36	Black Walnut	27"	Remove
37	Black Walnut	20"	Remove
38	Poplar	18"	Remove
39	Ash	18"	Remove
40	Hackberry	13"	Remove
41	Hackberry	20"	Remove
42	Poplar	8"	Remove

EXISTING INDIVIDUAL TREES

43	Poplar	9"	Remove
44	Poplar	18"	Remove
45	Poplar	12"	Remove
46	Shingle Oak	27"	Remove
47	Shingle Oak	28"	Remove
48	Dogwood	15"	Remove
49	White Oak	32"	Remove
50	Sycamore	30"	Remove
51	Oak	20"	Remove
52	White Oak	7"	Remove
53	Sycamore	30"	Remove
54	Hackberry	24"	Remove
55	Poplar	24"	Remove
56	Poplar	20"	Remove
57	Dogwood	8"	Remove
58	Poplar	18"	Remove
59	Poplar	11"	Remove
60	Silver Maple	38"	Remove
61	Silver Maple	37"	To Remain
62	Poplar	17"	Remove
63	Sycamore	32"	Remove
64	Sycamore	36"	To Remain
65	Black Walnut	15"	To Remain
66	Red Cedar	8"	To Remain
67	Black Walnut	30"	To Remain
68	Sycamore	16"	To Remain
69	Sycamore	24"	To Remain
70	Sycamore	15"	To Remain
71	Box Elder	8"	To Remain
72	Cottonwood	24"	To Remain
73	Sycamore	21"	Remove
74	Sycamore	21"	Remove
75	Sycamore	24"	Remove
76	Sycamore	8"	Remove
77	Sycamore	13"	Remove
78	Sycamore	12"	Remove
79	Willow	8"	Remove
80	Willow	15"	Remove
81	Willow	12"	Remove
82	Willow	9"	Remove
83	Cottonwood	8"	To Remain
84	Willow	15"	To Remain
85	Willow	15"	To Remain
86	Cherry	10"	To Remain

TREE CENSUS
SCALE 1"=40'

TREE CENSUS DATA

Total Canopy Area On Site: 81,389 sf, or 1.87 acres
Total Canopy Area to be removed: 59,772 sf, or 1.37 acres
Total Canopy Area to remain: 21,617 sf, or 0.50 acres
Percentage of tree canopy to be removed: 73.44%

Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Creekside at Mason

Creve Coeur, Missouri

Revisions:		
Date	Description	No.
2/5/14	Base Revision	1
4/14/14	Base Revision	2

Drawn: LH
Checked: RS

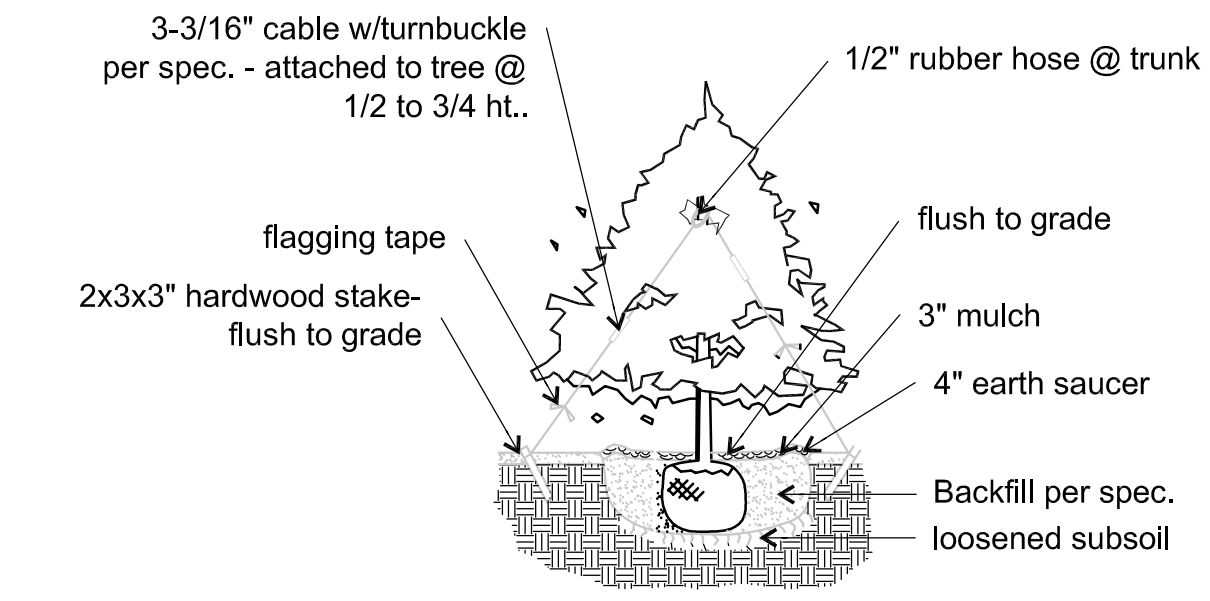
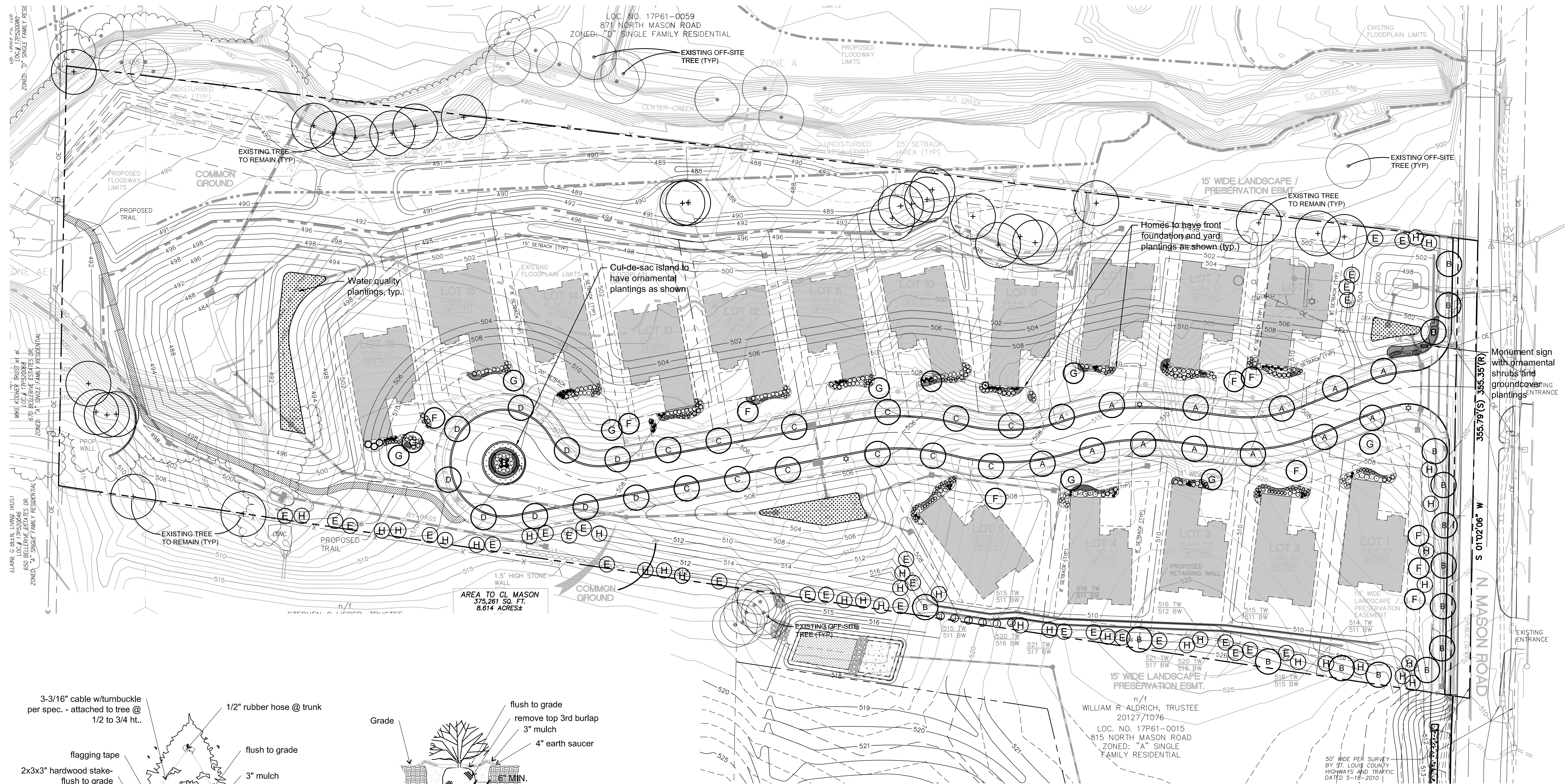
loomisAssociates

landscape architects/planners

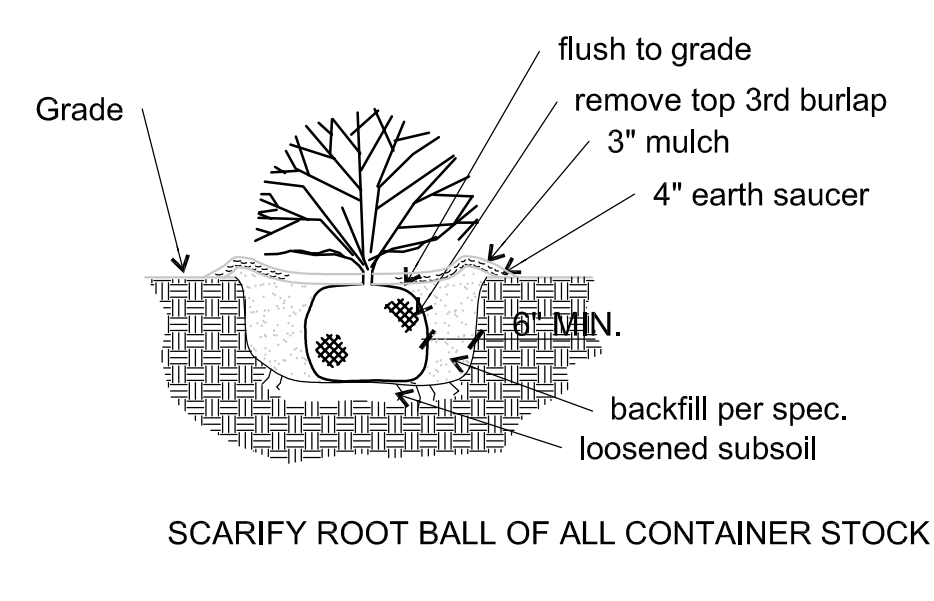
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Overland Park, Missouri 66205-1194
616.512.9666 Fax 616.512.0797
email: info@loomis-associates.com

loomisAssociates Inc.
Missouri State Certificate of Authority #: LAC #0000191

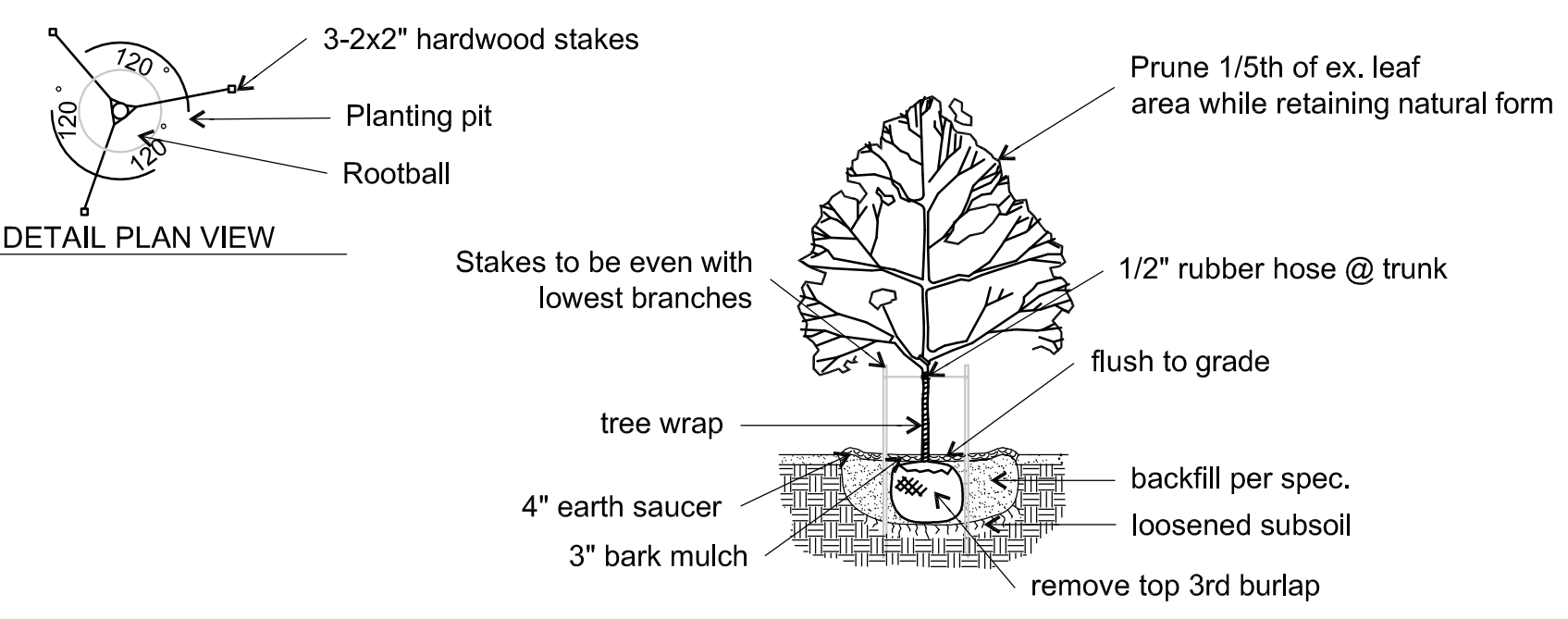
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Sheet No:	TC-1
Date:	01/17/2014
Job #:	935,005



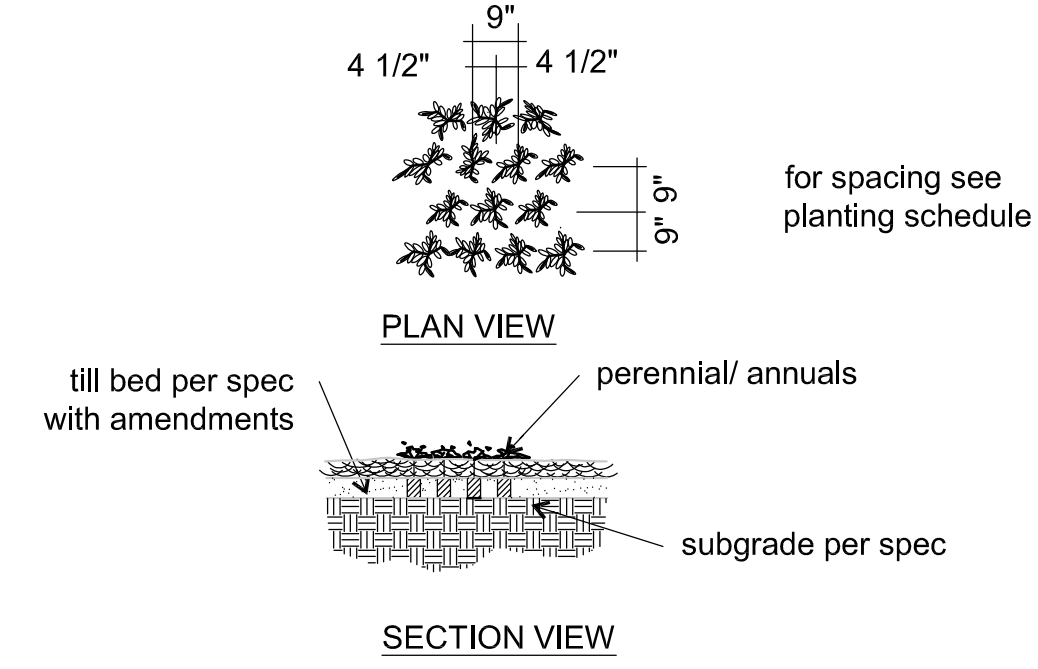
TYPICAL EVERGREEN PLANTING



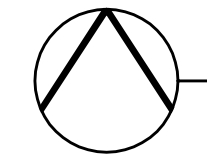
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING



LANDSCAPE PLAN

SCALE 1"=40'

PLANTING SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A	13	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.
B	15	Quercus rubra	Red Oak	3" cal.
C	12	Tilia cordata	Littleleaf Linden	3" cal.
D	9	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" cal.
E	28	Pinus strobus	Eastern White Pine	8' ht.
F	11	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	2" cal.
G	9	Cercis canadensis	Eastern Redbud	2" cal.
H	33	Picea abies	Norway Spruce	8' ht.
J	5	Juniperus virginiana 'Canaertii'	Canaertii Juniper	8' ht.

Consultants:

Creekside at Mason

Creve Coeur, Missouri

Revisions:		
Date	Description	No.
2/5/14	Base Revision	1
4/14/14	Base Revision	2

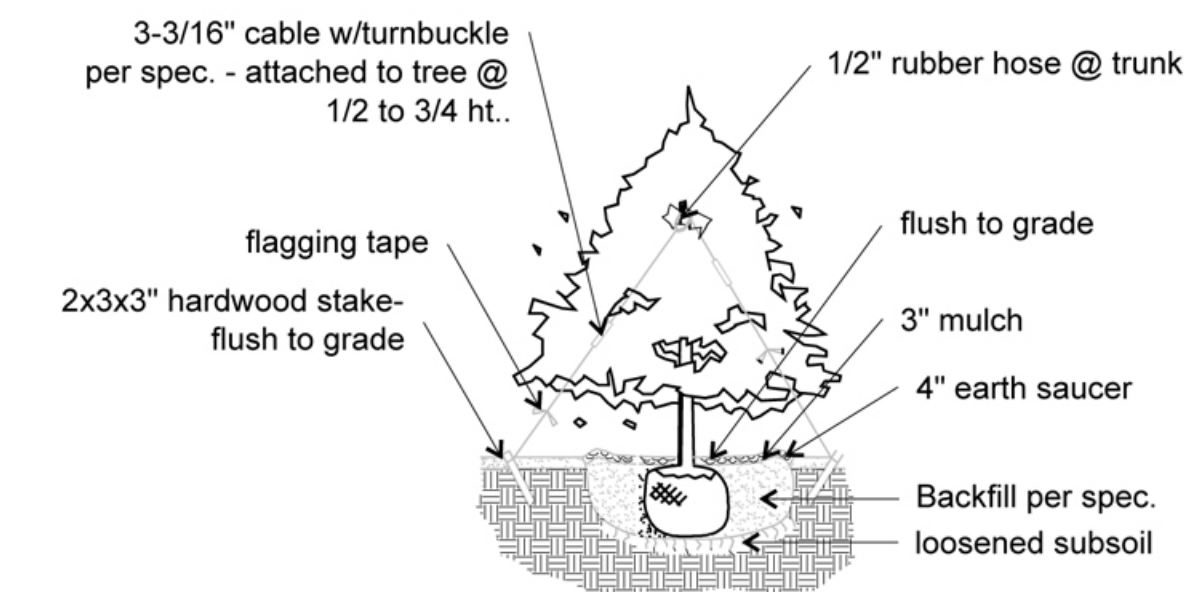
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Checked: RS

loomisAssociates

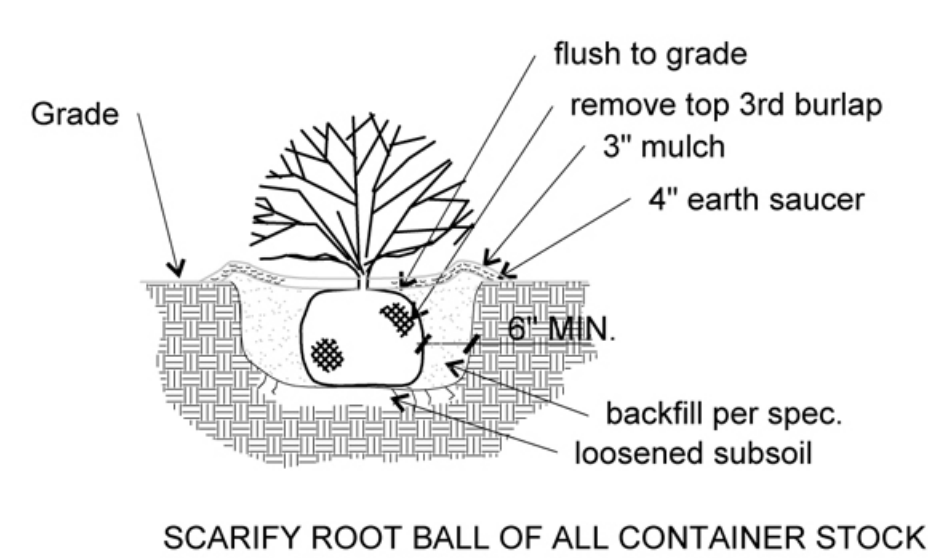
loomisAssociates Inc.
Missouri State Certificate of Authority #: LAC #0000191

landscapearchitects/planners
707 Spirit 40 Park Drive, Suite B5
O'Fallon, Missouri 63005-1094
636.833.1144
loomis@loomisassociates.com

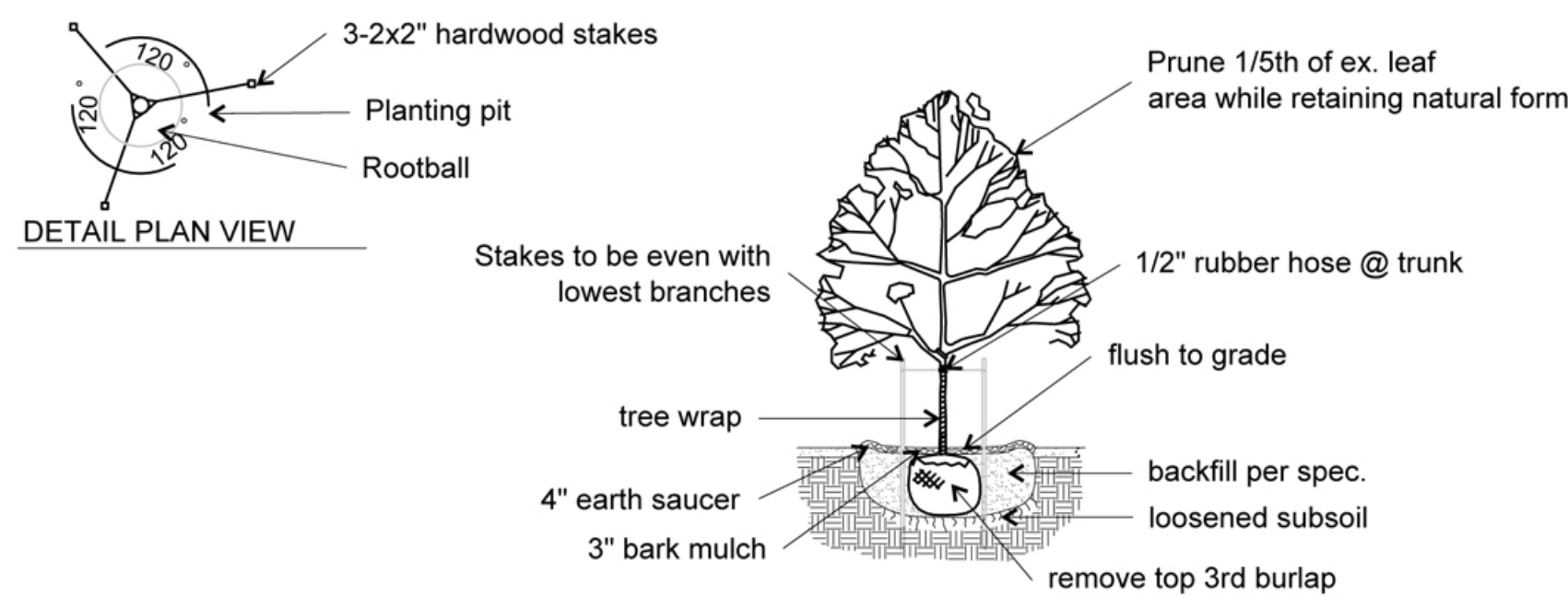
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Sheet No:	L-1
Date:	01/17/2014
Job #:	935.005



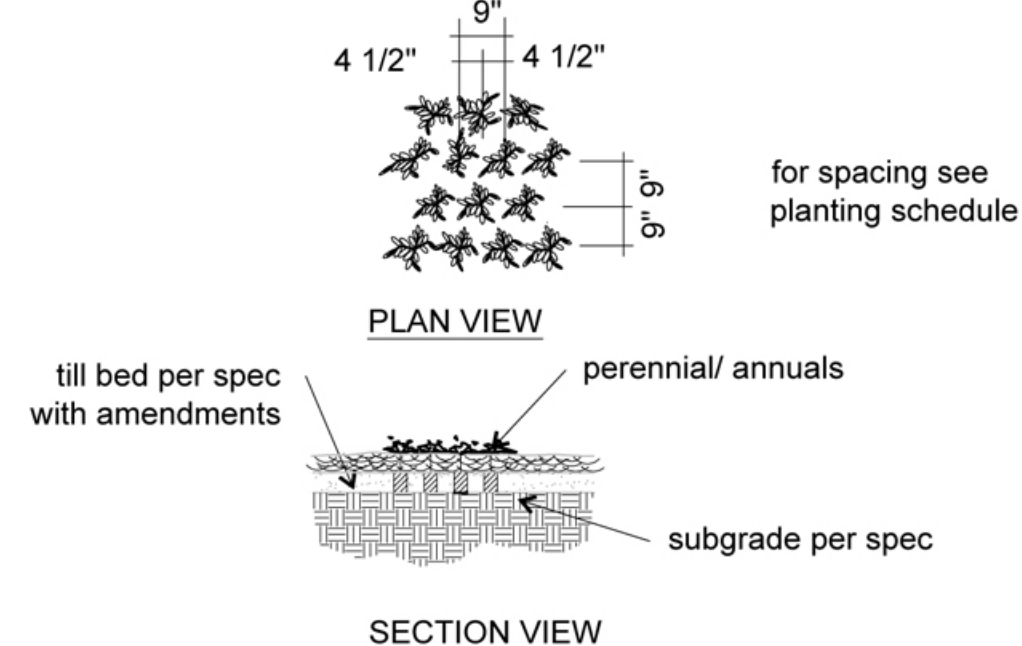
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING



LANDSCAPE PLAN

SCALE 1"=40'

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
A	13	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.	Deciduous
B	15	Quercus rubra	Red Oak	3" cal.	Deciduous
C	12	Tilia cordata	Littleleaf Linden	3" cal.	Deciduous
D	9	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" cal.	Deciduous
E	28	Pinus strobus	Eastern White Pine	8' ht.	Evergreen
F	11	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	2" cal.	Deciduous
G	9	Cercis canadensis	Eastern Redbud	2" cal.	Deciduous
H	33	Picea abies	Norway Spruce	8' ht.	Evergreen
J	5	Juniperus virginiana 'Canaertii'	Canaertii Juniper	8' ht.	Evergreen



Consultants:

Creekside at Mason

Creve Coeur, Missouri

Revisions:

Date	Description	No.
2/5/14	Base Revision	1
4/14/14	Base Revision	2

Drawn: LH
Checked: RS

loomisAssociates

landscape architects/planners
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Creve Coeur, Missouri 63158-1027
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F: 636.510.9834
E: info@loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #0000193

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 01/17/2014
Job #: 935.005

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE 8.49 ACRES OF LAND FROM “A” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “D” SINGLE-FAMILY RESIDENTIAL DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED CREEKSIDE ON MASON SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 853 NORTH MASON ROAD.

WHEREAS, Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted an application for the rezoning of the 8.49 acres located at 853 N. Mason Road, from “A” Single Family Residential to “D” Single Family Residential with “RDD” Residential Design Development designation; and

WHEREAS, in accordance with Sections 405.280, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan (hereafter referred to as the “subdivision improvement plan”) and Preliminary Plat to the Department of Planning for the Creekside at Mason subdivision, including 16 lots on the 8.49 acres, with residential designed development (RDD); and

WHEREAS, On February 18, 2014, the Planning and Zoning Commission conducted a public hearing on the rezoning and RDD request and accompanying Preliminary Plat; and

WHEREAS, notice of said public hearing had been previously 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, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the development on the condition that the property be developed in accordance with the Subdivision Improvement Plan and Preliminary Plat, received April 14, 2014, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions, at its meeting on April 21, 2014; and

WHEREAS, all persons who presented themselves 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 this Bill having been 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 rezoning the property 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 and in good zoning practice; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on April 14, 2014 and when subject to certain conditions set forth herein, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section

BILL NO. _____

ORDINANCE NO. _____

405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 853 North Mason Road from A Single-family Residential to D Single-family Residential zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Lieber Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Axle marking the Southwest corner of a tract of land described in a deed to John and Mary Duever Trustees as recorded in Deed book 16518, Page 26 of the aforesaid records; thence along the Southern line of said Duever tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 02 minutes 06 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

SECTION 2: A residential designed development (RDD) permit is hereby granted for the Creekside at Mason Subdivision, to be located on the land described in Section 1 of this ordinance, subject to the conditions contained herein.

SECTION 3: The Creekside at Mason RDD shall conform to the Site Improvement Plan, the Preliminary Plat and the Landscape Plan, received April 14, 2014, by the Department of

BILL NO. _____

ORDINANCE NO. _____

Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. House exterior shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source. The Zoning Administrator shall verify conformance of all exterior materials with this condition prior to the issuance a building permit for any residence.
2. Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
3. The subdivision improvement plan shall include a minimum five-foot detached sidewalk along both sides of the proposed street.
4. All street lighting shall meet with 405.680; Lighting, of the Zoning Ordinance.
5. The Landscape Plan shall be in substantial conformance with the Landscape plan revised April 14, 2014 subject to the requirements of Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
6. The development of the trail shall be built to the recommended guidelines of the Americans with Disabilities Act and remain open to the public. A public access easement over the entire west portion of the common ground shall be provided. The type of construction and design of the trail shall be completed prior to the final plat approval.
7. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area , as approved by the City Attorney.

SECTION 4: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2014

PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2014

BARRY GLANTZ
MAYOR

BILL NO. _____

ORDINANCE NO. _____

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

From: [George Stock](#)
To: [Langdon, Paul](#)
Cc: Chris.Matteo@PulteGroup.com; [George Stock](#)
Subject: Creekside at Mason - Pulte (5220)
Date: Thursday, March 27, 2014 8:34:18 AM

Dear paul, Pursuant to our telephone conversation yesterday, I offer the following. We continue to work on the Preliminary Plan to address Tree preservation, Landscaping and study sight lines. We believe it would be beneficial to request a continuation of our matter from the scheduled 4/7/14 Planning Commission meeting to the 4/21/14 Planning Commission meeting. This will allow us to continue to develop the plan and discuss with our neighbors (in particular the Difani's and Lieber who shared their plan with us) prior to appearing before the Planning Commission. Thank you,
George



George M. Stock P.E.- President
STOCK AND ASSOCIATES CONSULTING ENGINEERS,INC.
257 Chesterfield Business Parkway
St. Louis, MO 63005
Ph: 636.530.9100
Fax: 636.530.9130
Email: george.stock@stockassoc.com
Web: www.stockassoc.com



AMENDED STAFF REPORT

ON APPLICATION TO PLANNING AND ZONING COMMISSION #14-004
FOR REZONING TO "D" SINGLE FAMILY RESIDENTIAL AND APPROVAL OF A
PRELIMINARY PLAT ACCORDING TO THE RESIDENTIAL DESIGN DEVELOPMENT
(RDD) PROCEDURE FOR THE CREEKSIDE AT MASON SUBDIVISION
FOR THE MEETING OF: Monday, March 3, 2014

LOCATION: 853 N. Mason Road

REQUEST: Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted a request for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single Family Residential to "D" Single Family Residential with "RDD" Residential Design Development designation to allow for a 17 single family home subdivision with a minimum lot acreage of 9,100 square feet. The net density of the development will be 2.28 units/acre.

ADDITIONAL INFORMATION: The existing home on the property was built in 1950, with the accessory building (detached barn and sheds) were built in 1954. Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The lot sizes for properties in the D Single Family Residential District are between 10,000 square feet and 15,000 square feet. The applicant is proposing to maintain 3.4 acres as undisturbed area, and common ground, due to the flood area and creek that runs along the north property line.

**APPLICANT/
PROPERTY OWNER
(UNDER
CONTRACT):** Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

**APPLICANT'S
REPRESENTATIVE:** George M. Stock, P.E.,
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410:
Subdivision and
Development of Land

Zoning Code References

- Section 405.250: "A"
Single Family
Residential
- Section 405.280: "D"
Single Family
Residential
- Section 405.450.C:
Residential Designed
Development Procedure



REPORT PREPARED BY:

Paul Langdon, AICP, Planning Director

2/28/2014
Date

ATTACHMENTS: Applicant's Materials submitted January 17, 2014 and revised Landscape and Site Development Plan submitted February 6, 2014
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Nursery/Single-family detached residence	D Single-Family Residential	N/A
South	Single-family detached residences	A Single-Family Residential	N/A
East	Hope Montessori School	C Single-Family Residential	Mason Road
West	Single-family detached residences	D Single-Family Residential	NA

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for the proposed Creekside at Mason subdivision:

	Creekside at Mason	Generic B Zoning District	Generic C Zoning District	Generic D Zoning District
Acres	8.49	varies	varies	varies
Area of proposed ROW	44,895 sq. ft. (1.03 acres)	NA	NA	NA
Net area	325,032 sq.f.t (7.46 acres)	NA	NA	NA
No. of Units	17 d.u.	varies	varies	varies
Units / Acre (excluding ROW)	2.28	2.178	2.9	4.36
Lot Size (sq.ft.)	9,100 (min.) 10,402 average	20,000 (min.)	15,000 (min.)	10,000 (min.) to 15,000 sq. ft.
Common Ground / Open Space	148,927 sq. ft. (3.40 acres) (46%)	varies	varies	varies
Lot Frontage	70 ft. (min.)	100 ft. (min.)	75 ft. (min.)	70 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	45 ft.	20 ft.
Side Yard Setback	8 ft.	15 ft.	12 ft.	8 ft.
Rear Yard Setback	15 ft. (min.)	30 ft.	30 ft.	15 ft.
Maximum Site Coverage	45% for each lot 24% for total area	35%	40%	45%

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

This project would result in 17 smaller lots, but also leave several acres of greenspace. This leaves it as something of a hybrid development in that it is similar to a large lot development that is largely greenspace (46% greenspace) like the A Single-Family Residential district to the south, but the area of house development is more like the area zoned D Single -Family Residential to the north. The proposed

density will be less than the allowed density under the proposed D Single Family District. Approximately 46% will remain undeveloped due to the creek and flood plain requirements. The lot clustering allowed within an RDD overlay offers smaller lots in exchange for preserving these areas. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by maintaining a significant amount of greenspace and limiting the overall density to one that is significantly under the D Single Family District standard already in place to the north, but greater than the A Single Family District standard of the properties to the south.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

2. *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 stormwater in new development and redeveloping area is encouraged.*
3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
6. *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.45).*
7. *Consider the creation of residential design standards for new construction. These standards could include provisions for building design, building placement on lots, tree preservation, land disturbances and other issues associated with residential quality.*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 9,100 square feet to 13,991 square feet. The 3.4 acres of common ground consists of 0.74 acres for the creek, a 50-foot undisturbed creek buffer area, a 25-foot setback from the creek buffer, and storm water management area. Seventy-five percent of the lot standard for D Single Family Residential zoning district would be 7,500 square feet. The average of the lot sizes proposed is approximately 10,402 square feet, where the smallest lot would be 9,100 square feet, thus each lot is within the recommended allowance.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exception of minimum lot size. The adjacent D Residential District would allow for up to 4.36 units per acre, and the C Single-family Residential District across Mason Road would allow for 2.9 units per acre. However, the properties directly to the south are zoned A Single-family Residential District, which allows no more than one unit per acre. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions to the south and the smaller, more dense development to the north and whether or not this makes it “compatible” with the residences around it.

The Comprehensive Plan also provides further direction in the Residential Neighborhoods Area regarding key properties that were of particular interest and concern due to potential development or redevelopment. The subject property is located within the area identified as “Neighborhoods 1” and it includes several of the properties at the northwest corner of Mason Road and Mason Manor Drive where it is recommended that the northern part be development under its current D classification (the property due north of the subject property). With respect to the remaining portion that is currently zoned A, it is recommended that

they be developed together or in a coordinated manner, with detached single-family residences. Development is to be planned with an emphasis on preserving 40% open space without changing the overall density of the district although lot sizes were recommended to be one-half acre or greater. The open space was to be used to preserve natural site features as much as possible, such as streams, trees, and topography, and should incorporate trails where feasible. (p. 49).

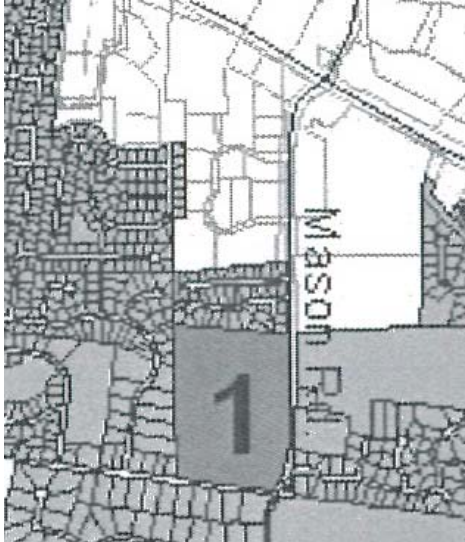


Figure 1: Close-up for Key Properties Map from Comprehensive Plan p. 48

However, the properties directly south of the subject property have already developed separately, under the A Single Family Residential District requirements and without any meaningful common open space due to their small size. That is, the open space is provided within private yards, rather than a common ground. This is not the scenario envisioned by the Comprehensive Plan and it makes it impossible for the subject property to readily follow the goals as well.

The proposal does exceed the open space requirement at 46% but, given this amount of greenspace, it is unlikely that any development would be able to keep with the ½ acre recommendation on the property without resulting in home prices beyond reasonable market expectations. The long vacant lots on the former Minner Nursery property and in the Enclave Bellerive subdivision are evidence of the very limited market for such high priced housing. However, the overall net density is just over 2 units per acre (2.28 units per acre), which is slightly more than the

density of half-acre lots in a simple subdivision with not as much common ground, but significantly less than the allowable zoning district requirements under the D Residential District.

A couple of concerns are the absence of a trail connecting to nearby subdivision common ground and the level of tree protection. The latter is a direct extension of how much the applicant is proposing to manipulate the natural terrain, but this is covered in more detail below under the Zoning Analysis and the Development Characteristics sections.

Nonetheless, the greenspace goal has been exceeded, the development has a net density that is a reasonable transition between the districts that exist on either side, and the existing creek will remain undisturbed, so it would seem that the proposed development is generally in keeping with the overall intent of the recommendations of the Comprehensive Plan. This will be reinforced if the two issues above can be addressed.

ZONING ANALYSIS

Rezoning

Section 405.1060.E offers the following guidance regarding rezonings:

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.

It is important to note that the property is already vacant and, like all vacant property, maintenance and security will become significant problems if the owner is not afforded some reasonable measure of utility and economic return. With this proposal, the applicant has attempted to balance public benefit with the private interest, by the protection of the adjacent subdivision with a large greenspace as a buffer and

limiting the number of lots in the project area. As identified above, the inclusion of a public trail and the better protection of the mature trees would improve overall congruence with these guidelines.

Residential Design Development Procedure

The applicant has proposed rezoning to the D Single-Family Residential District, utilizing the Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and development standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. Residential Designed Development Procedure. The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.

- 1. Variation in number, size of lots. The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.*
 - a. Minimum project area. No residential designed development permit shall be granted for any area of less than four (4) acres.*
 - b. Gross acreage. The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.*
 - c. Yards. The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
 - d. Site and building coverages. The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.*
- 2. Common areas. As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions:...*

4. *Tree conservation. Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).*

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. In this case, the proposed development offers the protection of the creek and stream bank along the north and west property lines, which is largely responsible for 46% of the site remaining as common ground.

At the same time, though, the property has approximately 1.90 acres of tree canopy but, as proposed, 85.3% of the canopy is to be removed. A substantial portion of this removal results from the extensive regrading of the west third of the property. This is contrary to the requirement that not more than 75% of the area of such tree masses nor 75% of eight inch caliper trees shall be proposed for removal (Section 410.320: Tree Conservation). Given this degree of impact, it would also appear that the amount of regrading is not fulfilling the purpose of the RDD which is to preserve the natural beauty of the City. Therefore, the draft ordinance contains a condition of approval that the landscape plan be revised to meet with the tree preservation requirement that not more than 75% of the tree mass shall be removed.

The applicant is requesting lot sizes different from the requirements of the D Residential District regulations, while the lot coverage and FAR requirements will be maintained. The proposed total site coverage for the development is calculated at 24%, while each individual lot coverage would be 45%. This is permitted through the RDD procedure, as approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.280, "D" Single-Family Residential District of the Zoning Code.

ARCHITECTURE AND DESIGN

The Applicant has included 12 elevation options for the proposed homes that are all two-story models. The example front elevation submitted is largely stone with wood accents and shows rooflines with multiple peaks. However, the elevations did not indicate the type of materials to be used, nor were all sides of a typical building design included. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed. In addition, a condition of approval is recommended that individual houses shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval. Any side walls abutting a street shall be finished with the same materials, and the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval. These requirements are consistent with prior Council and Commission action.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 17 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will have one entrance at Mason Road, with all of the houses having an access to the newly created road.
- *Sidewalks*

The proposal includes detached, four-foot wide sidewalks separated by approximately five feet of landscaping are provided along both sides of the new proposed street. A new separated sidewalk along Mason Road, per St. Louis County standards is also provided. Section 410.250(D) Sidewalks of the Subdivision Regulations state that the minimum width of sidewalks in residential subdivisions shall be five feet, except where otherwise approved, based on the proximity of the sidewalk to the roadway, the volume and speed of traffic, expected number of pedestrians or other safety factors. Therefore Staff has included a condition that the Subdivision Improvement Plan be revised to include the minimum five-foot wide sidewalk.

- *Lighting*

The “Site Development Plan” indicates that the maximum pole height for site lighting is 24 feet. However, in residential districts, the maximum height is 16 feet. Therefore a condition of approval includes that the Site Development Plan shall be revised to meet with 405.680: Lighting of the Zoning Ordinance.

- *Landscaping and Amenities*

The Applicant has included a 15-foot buffer, as part of the common ground, along the south property line in addition to the stream protection along the east and north property lines. New trees have been included along the south and east property lines. The Landscape Plan indicates that the street trees provided are to be 40 feet on-center, where Section 410.300 of the Subdivision and Development of Land requires a minimum of one street tree for every 30 lineal feet or part thereof of street frontage. Therefore, Staff has included a condition that the Landscape Plan shall be revised to include the appropriate number of street trees for the Zoning Administrator’s approval.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 1.9 acres of tree canopy and, if approved, 85.3% of this mass will be eliminated. As discussed above, the minimum standard is that 25% of the trees must be preserved, as required by the section below. Therefore Staff has included a condition that the Landscape Plan shall be revised to meet with Section 410.320 of the Subdivision and Land Development Standards

SECTION 410.320: TREE CONSERVATION

Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.

1. *A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.*

- *Site Grading*

A large part of the existing land will be disturbed with some significant “cut and fill” effort. Most of the significant grading will be undertaken for the roadway location and to adjust the floodplain at the west portion of the property for the stormwater basins. As discussed above, the applicant should attempt to work with the natural terrain more to both reduce the amount of tree cover removed and to better meet the goals of the Comprehensive Plan and the purposes of the RDD procedure. All other site grading requirements appear to be met.

- *Stormwater Control*

The applicant proposes to construct a detention area in the southwest portion of the property, adjacent to the west side of Lot 6, and in the north east corner of the development. The detention system will collect water from the proposed homes and the street, allow for settlement of silt, and then be

metered-out over an extended period. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

- *Stream Buffer Protection*

The property will meet with the requirements of Chapter 430, Stream Buffer Protection Regulations, specifically:

SECTION 430.050: LAND DEVELOPMENT REQUIREMENT

A. Buffer And Setback Requirements. All land development activity subject to this Chapter shall meet the following requirements:

- 1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.*
- 2. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.*

SUMMARY AND ACTION

The proposed rezoning will allow a reasonable redevelopment of the site that balances protection for the surrounding neighborhoods with economic return for the developers. Further, the proposed subdivision is generally in keeping with the intent of the goals of the Comprehensive Plan by developing at a density that serves as a transition between the properties on either side of it. It also conforms to much of the purposes of the Residential Design Development procedure by providing for desirable and proper common open space, and some preservation of the natural beauty of the City. For the reasons cited above, however, staff find that a more "gentle hand" should be applied to the site grading in order to protect more of the existing tree mass and preserve more of the natural beauty extant on the site.

In total, Staff recommends the following conditions of approval be included in the draft ordinance for the reasons discussed above:

- Houses of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval.
- Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
- The Site Development Plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
- All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
- The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
- The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.

If the Planning and Zoning Commission finds that the proposed rezoning to D Single Family Residential under the RDD procedure is appropriate and finds that the Preliminary Plat and subdivision improvements are acceptable if adequate grading and tree preservation changes are made under the

direction of staff, then a recommendation to the City Council on the draft RDD ordinance and preliminary plat can voted on.

If the Commission members believe that the suggested changes are too significant to vote on a recommendation or that any part of the proposal does not meet with the goals of the Comprehensive Plan or the purposes of the Zoning Code and Subdivision Code, then they should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting.

Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions to pass a recommendation on this application:

- 1) “I move to recommend approval of the Rezoning and Preliminary Plat for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 2) “I move to recommend approval of the Residential Designed Development for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 3) “I move to recommend approval of the Site Development Plan for the the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).

The following is an example motion to continue the discussion to the subsequent meeting:

“I move to continue discussion of Application #14-004, the Rezoning and Preliminary Plat for the Creekside at Mason subdivision, to the meeting of March 3, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of February 18, 2014.

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)

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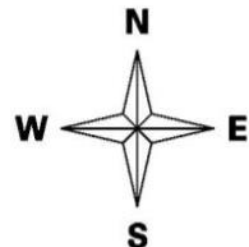
APPENDIX 5: AERIAL MAP



Property lines



853 N. Mason Road



APPENDIX 6: SITE PHOTOGRAPHS	Photo Date:02/13/2014
	Description: View of the existing home looking west from the northeast corner of the property.
	Description: View of the Montessori School looking east from the northeast corner of the property.
	Description: View looking north along Mason Road from the northeast corner of the property.

 A photograph showing a snowy residential street. On the left is a road with a yellow diamond-shaped warning sign. On the right is a snow-covered yard with a concrete foundation and a large, bare tree. In the background, other houses and trees are visible under a clear blue sky.	Description: View looking south along Mason Road from the southeast corner of the property.
 A wide-angle photograph of a large, flat field covered in patches of snow and dry, yellowish-brown grass. A line of bare trees and shrubs runs across the middle ground. The sky is a clear, bright blue.	Description: View looking west along the south property line.
 A photograph of a wooded area with snow on the ground. In the foreground, there are bare trees and a fence line. In the background, a creek flows through a residential neighborhood with houses visible among the trees. The sky is blue.	Description: View looking north from approximately the midpoint of the north property line looking at the creek and residences in the distance.



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 #14-004
FOR REZONING TO "D" SINGLE FAMILY RESIDENTIAL AND APPROVAL OF A
PRELIMINARY PLAT ACCORDING TO THE RESIDENTIAL DESIGN DEVELOPMENT
(RDD) PROCEDURE FOR THE CREEKSIDE AT MASON SUBDIVISION
FOR THE MEETING OF: Tuesday, February 18**

LOCATION: 853 N. Mason Road

REQUEST: Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted a request for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single Family Residential to "D" Single Family Residential with "RDD" Residential Design Development designation to allow for a 17 single family home subdivision with a minimum lot acreage of 9,100 square feet. The net density of the development will be 2.28 units/acre.

ADDITIONAL INFORMATION: The existing home on the property was built in 1950, with the accessory building (detached barn and sheds) were built in 1954. Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The lot sizes for properties in the D Single Family Residential District are between 10,000 square feet and 15,000 square feet. The applicant is proposing to maintain 3.4 acres as undisturbed area, and common ground, due to the flood area and creek that runs along the north property line.

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410:
Subdivision and
Development of Land

Zoning Code References

- Section 405.250: "A"
Single Family
Residential
- Section 405.280: "D"
Single Family
Residential
- Section 405.450.C:
Residential Designed
Development Procedure

**APPLICANT/
PROPERTY OWNER
(UNDER
CONTRACT):** Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

**APPLICANT'S
REPRESENTATIVE:** George M. Stock, P.E.,
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

2/14/2014
Date

ATTACHMENTS: Applicant's Materials submitted January 17, 2014 and revised Landscape and Site Development Plan submitted February 6, 2014
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Nursery/Single-family detached residence	D Single-Family Residential	N/A
South	Single-family detached residences	A Single-Family Residential	N/A
East	Hope Montessori School	C Single-Family Residential	Mason Road
West	Single-family detached residences	D Single-Family Residential	NA

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for the proposed Creekside at Mason subdivision:

	Creekside at Mason	Generic B Zoning District	Generic C Zoning District	Generic D Zoning District
Acres	8.49	varies	varies	varies
Area of proposed ROW	44,895 sq. ft. (1.03 acres)	NA	NA	NA
Net area	325,032 sq.f.t (7.46 acres)	NA	NA	NA
No. of Units	17 d.u.	varies	varies	varies
Units / Acre (excluding ROW)	2.28	16.25	2.9	4.36
Lot Size (sq.ft.)	9,100 (min.) 10,402 average	20,000 (min.)	15,000 (min.)	10,000 (min.) to 15,000 sq. ft.
Common Ground / Open Space	148,927 sq. ft. (3.40 acres) (46%)	varies	varies	varies
Lot Frontage	70 ft. (min.)	100 ft. (min.)	75 ft. (min.)	70 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	45 ft.	20 ft.
Side Yard Setback	8 ft.	15 ft.	12 ft.	8 ft.
Rear Yard Setback	15 ft. (min.)	30 ft.	30 ft.	15 ft.
Maximum Site Coverage	45% for each lot 24% for total area	35%	40%	45%

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

This project would result in the development of several acres that are largely greenspace, that is between a similarly large multi-acre property that is also largely greenspace, and zoned D Single -Family Residential to the north, and an A Single-Family Residential district to the south. The proposed density will be less than the allowed density under the proposed D Single Family District. Approximately 46%

will remain undeveloped due to the creek and flood plain requirements. The lot clustering allowed within an RDD overlay offers smaller lots in exchange for preserving these areas. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by maintaining a significant amount of greenspace and limiting the overall density to one that is significantly under the D Single Family District standard already in place to the north, but greater than the A Single Family District standard of the properties to the south.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

2. *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 stormwater in new development and redeveloping area is encouraged.*
3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
5. *Consider the creation of residential design standards for new construction. These standards could include provisions for building design, building placement on lots, tree preservation, land disturbances and other issues associated with residential quality.*
6. *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.45).*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 9,100 square feet to 13,991 square feet. The 3.4 acres of common ground consists of 0.74 acres for the creek, a 50-foot undisturbed creek buffer area, a 25-foot setback from the creek buffer, and storm water management area. Seventy-five percent of the lot standard for D Single Family Residential zoning district would be 7,500 square feet. The average of the lot sizes proposed is approximately 10,402 square feet, where the smallest lot would be 9,100 square feet, thus each lot is within the recommended allowance.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exception of minimum lot size. The adjacent D Residential District would allow for up to 4.36 units per acre, and the C Single-family Residential District across Mason Road would allow for 2.9 units per acre. However, the properties directly to the south are zoned A Single-family Residential District, which allows no more than one unit per acre. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions to the south and the smaller, more dense development to the north and whether or not this makes it “compatible” with the residences around it.

The Comprehensive Plan also provides further direction in the Residential Neighborhoods Area regarding key properties that were of particular interest and concern due to potential development or redevelopment. The subject property is located within the area identified as “Neighborhoods 1” and it includes several of the properties at the northwest corner of Mason Road and Mason Manor Drive where it is recommended that the northern part be development under its current D classification. With respect to the remaining portion that is currently zoned A, it is recommended that the southern parcels be developed together or in a coordinated manner, with detached single-family residences. Development is to be planned with an

emphasis on preserving 40% open space without changing the overall density of the district. Open space should be used to preserve natural site features as much as possible, such as streams, trees, and topography, and should incorporate trails where feasible. Individual lot sizes should be one-half acre or greater (p. 49).



Figure 1: Close-up for Key Properties Map from Comprehensive Plan p. 48

However, the properties directly south of the subject property have already developed separately, under the A Single Family Residential District requirements. The subject property and the property to the north, represent the remaining properties within the identified neighborhood area to be redeveloped. Given the amount of greenspace required, it is unlikely that any development would be able to keep with the $\frac{1}{2}$ acre recommendation on the property. However, the applicant is well within the recommended greenspace allowance at 46% of common ground, and is maintaining an overall net density that is just over 2 units per acre (2.28 units per acre), but significantly less than the allowable zoning district requirements under the D Residential District.

Given that the greenspace goal has been exceeded, and the development has a net density that is a reasonable transition between the districts that exist on either side, and the existing creek will remain undisturbed, it would seem that the proposed

development is generally in keeping with the overall intent of the recommendations of the Comprehensive Plan. The one concern is the level of tree protection, as a direct extension of manipulating the natural terrain, but this is covered in more detail below under the Zoning Analysis and the Development Characteristics sections.

ZONING ANALYSIS

Rezoning

Section 405.1060.E offers the following guidance regarding rezonings:

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.

It is important to note that the property is already vacant and, like all vacant property, maintenance and security will become significant problems if the owner is not afforded some reasonable measure of utility and economic return. With this proposal, the applicant has attempted to balance public benefit with the private interest, by the protection of the adjacent subdivision with a large greenspace as a buffer and limiting the number of lots in the project area.

Residential Design Development Procedure

The applicant has proposed rezoning to the D Single-Family Residential District, utilizing the Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and development standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. *Residential Designed Development Procedure.* The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.

1. *Variation in number, size of lots.* The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.
 - a. *Minimum project area.* No residential designed development permit shall be granted for any area of less than four (4) acres.
 - b. *Gross acreage.* The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.
 - c. *Yards.* The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.
 - d. *Site and building coverages.* The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.
2. *Common areas.* As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions:...
4. *Tree conservation.* Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. In this case, the proposed development offers the protection of the creek and stream bank along the north and west property lines, which is largely responsible for 46% of the site remaining as common ground.

At the same time, though, the property has approximately 1.90 acres of tree canopy but, as proposed, 85.3% of the canopy is to be removed. A substantial portion of this removal results from the extensive regrading of the west third of the property. This is contrary to the requirement that not more than 75% of the area of such tree masses nor 75% of eight inch caliper trees shall be proposed for removal (Section 410.320: Tree Conservation). Given this degree of impact, it would also appear that the amount of regrading is not fulfilling the purpose of the RDD which is to preserve the natural beauty of the City. Therefore, the draft ordinance contains a condition of approval that the landscape plan be revised to meet with the tree preservation requirement that not more than 75% of the tree mass shall be removed.

The applicant is requesting lot sizes different from the requirements of the D Residential District regulations, while the lot coverage and FAR requirements will be maintained. The proposed total site coverage for the development is calculated at 24%, while each individual lot coverage would be 45%. This is permitted through the RDD procedure, as approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.280, "D" Single-Family Residential District of the Zoning Code.

ARCHITECTURE AND DESIGN

The Applicant has included 12 elevation options for the proposed homes that are all two-story models. The example front elevation submitted is largely stone with wood accents and shows rooflines with multiple peaks. However, the elevations did not indicate the type of materials to be used, nor were all sides of a typical building design included. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed. In addition, a condition of approval is recommended that individual houses shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval. Any side walls abutting a street shall be finished with the same materials, and the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval. These requirements are consistent with prior Council and Commission action.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 17 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will have one entrance at Mason Road, with all of the houses having an access to the newly created road.
- *Sidewalks*
The proposal includes detached, four-foot wide sidewalks separated by approximately five feet of landscaping are provided along both sides of the new proposed street. A new separated sidewalk along Mason Road, per St. Louis County standards is also provided. Section 410.250(D) Sidewalks of the Subdivision Regulations state that the minimum width of sidewalks in residential subdivisions shall be five feet, except where otherwise approved, based on the proximity of the sidewalk to the roadway, the volume and speed of traffic, expected number of pedestrians or other safety factors. Therefore Staff has included a condition that the Subdivision Improvement Plan be revised to include the minimum five-foot wide sidewalk.
- *Lighting*
The "Site Development Plan" indicates that the maximum pole height for site lighting is 24 feet. However, in residential districts, the maximum height is 16 feet. Therefore a condition of approval includes that the Site Development Plan shall be revised to meet with 405.680: Lighting of the Zoning Ordinance.

- *Landscaping and Amenities*

The Applicant has included a 15-foot buffer, as part of the common ground, along the south property line in addition to the stream protection along the east and north property lines. New trees have been included along the south and east property lines. The Landscape Plan indicates that the street trees provided are to be 40 feet on-center, where Section 410.300 of the Subdivision and Development of Land requires a minimum of one street tree for every 30 lineal feet or part thereof of street frontage. Therefore, Staff has included a condition that the Landscape Plan shall be revised to include the appropriate number of street trees for the Zoning Administrator's approval.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 1.9 acres of tree canopy and, if approved, 85.3% of this mass will be eliminated. As discussed above, the minimum standard is that 25% of the trees must be preserved, as required by the section below. Therefore Staff has included a condition that the Landscape Plan shall be revised to meet with Section 410.320 of the Subdivision and Land Development Standards

SECTION 410.320: TREE CONSERVATION

Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.

- 1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.*

- *Site Grading*

A large part of the existing land will be disturbed with some significant "cut and fill" effort. Most of the significant grading will be undertaken for the roadway location and to adjust the floodplain at the west portion of the property for the stormwater basins. As discussed above, the applicant should attempt to work with the natural terrain more to both reduce the amount of tree cover removed and to better meet the goals of the Comprehensive Plan and the purposes of the RDD procedure. All other site grading requirements appear to be met.

- *Stormwater Control*

The applicant proposes to construct a detention area in the southwest portion of the property, adjacent to the west side of Lot 6, and in the north east corner of the development. The detention system will collect water from the proposed homes and the street, allow for settlement of silt, and then be metered-out over an extended period. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

- *Stream Buffer Protection*

The property will meet with the requirements of Chapter 430, Stream Buffer Protection Regulations, specifically:

SECTION 430.050: LAND DEVELOPMENT REQUIREMENT

A. Buffer And Setback Requirements. All land development activity subject to this Chapter shall meet the following requirements:

- 1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other*

streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

2. *An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.*

SUMMARY AND ACTION

The proposed rezoning will allow a reasonable redevelopment of the site that balances protection for the surrounding neighborhoods with economic return for the developers. Further, the proposed subdivision is generally in keeping with the intent of the goals of the Comprehensive Plan by developing at a density that serves as a transition between the properties on either side of it. It also conforms to much of the purposes of the Residential Design Development procedure by providing for desirable and proper common open space, and some preservation of the natural beauty of the City. For the reasons cited above, however, staff find that a more “gentle hand” should be applied to the site grading in order to protect more of the existing tree mass and preserve more of the natural beauty extant on the site.

In total, Staff recommends the following conditions of approval be included in the draft ordinance for the reasons discussed above:

- Houses of brick and/or stone along with high quality forms of siding, such as fiber-cement (“Hardi-board”), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator’s approval.
- Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
- The Site Development Plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
- All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
- The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
- The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.

If the Planning and Zoning Commission finds that the proposed rezoning to D Single Family Residential under the RDD procedure is appropriate and finds that the Preliminary Plat and subdivision improvements are acceptable if adequate grading and tree preservation changes are made under the direction of staff, then a recommendation to the City Council on the draft RDD ordinance and preliminary plat can voted on.

If the Commission members believe that the suggested changes are too significant to vote on a recommendation or that any part of the proposal does not meet with the goals of the Comprehensive Plan or the purposes of the Zoning Code and Subdivision Code, then they should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting.

Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions to pass a recommendation on this application:

- 1) “I move to recommend approval of the Rezoning and Preliminary Plat for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 2) “I move to recommend approval of the Residential Designed Development for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 3) “I move to recommend approval of the Site Development Plan for the the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).

The following is an example motion to continue the discussion to the subsequent meeting:

“I move to continue discussion of Application #14-004, the Rezoning and Preliminary Plat for the Creekside at Mason subdivision, to the meeting of March 3, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of February 18, 2014.

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.

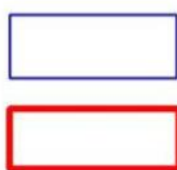
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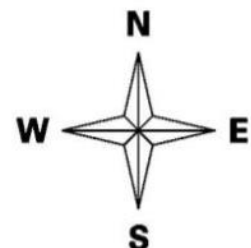
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APPENDIX 5: AERIAL MAP



Property lines

853 N. Mason Road



APPENDIX 6: SITE PHOTOGRAPHS	Photo Date:02/13/2014
	Description: View of the existing home looking west from the northeast corner of the property.
	Description: View of the Montessori School looking east from the northeast corner of the property.
	Description: View looking north along Mason Road from the northeast corner of the property.

	Description: View looking south along Mason Road from the southeast corner of the property.
	Description: View looking west along the south property line.
	Description: View looking north from approximately the midpoint of the north property line looking at the creek and residences in the distance.



CHANGE OF ZONING APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Rezoning applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Pulte Homes of St. Louis LLC, c/o Chris Matteo
Applicant Address: 17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005
Phone Number: 636-537-7128
Fax Number: 636-537-9952
Email: chris.matteo@pultegroup.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: under Contract ☒ Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: Pulte Homes of St. Louis LLC (Under Contract)
Owner Address: 17107 Chesterfield Airport Road, Suite 120
Phone Number: 636-537-7128
Fax Number: 636-537-9952

PROPERTY INFORMATION

Property Address: 853 N. Mason Road
Existing Use: Un-Developed
Zoning District: Residence District 'A'

AREA DATA

Zoning of Area Properties

North: Single Family Residential East: Single Family Residential
South: Single Family Residential West: Single Family Residential

Land Use of Area Properties

North: Residential East: Residential
South: Residential West: Residential

REQUEST

The applicant hereby requests a change of zoning district for the above described property from Residence District 'A' zoning district to Residence District 'D' zoning district.

If the applicant proposes an entirely new zoning district be incorporated into the Zoning Code, please describe in detail, on an attached sheet, the nature and regulations of the proposed new zoning district.

The proposed use(s) underlying the request for a change of zoning district are (on attached sheet if necessary):

Single Family Residential

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for rezoning should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

SIGNATURES



Applicant

1/15/14

Date



Property Owner or Agent
(if different from applicant)

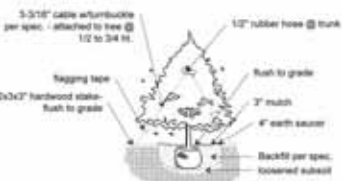
1/17/14

Date

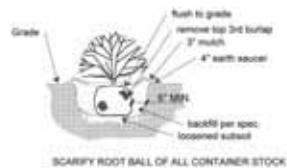
GEORGE M. STOCK
P.E.,
STOCK & ASSOCIATES Consulting Engineers, Inc.

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

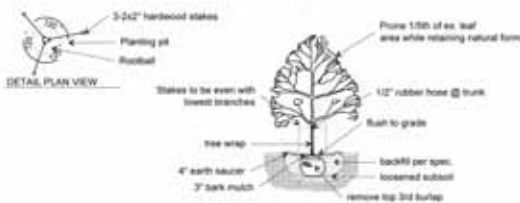
- Supplemental Request Information (if needed)
- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials



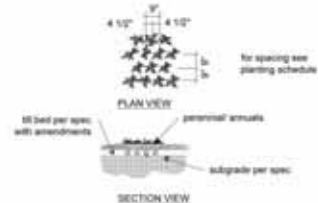
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

LANDSCAPE PLAN

SCALE 1"=40'

PLANTING SCHEDULE					
CODE	QUANTITY	PLANT NAME	COMMON NAME	SIZE	TYPE
TREES					
A	16	Zelkova serrata 'Green Vein'	Green Vein Zelkova	2" cal.	Deciduous
B	16	Quercus rubra	Red Oak	2" cal.	Deciduous
C	14	Tilia cordata	Littledale Linden	2" cal.	Deciduous
D	8	Aster x fraseri 'Jefferson'	Aster	2" cal.	Deciduous
E	33	Picea canadensis	Eastern White Pine	2" cal.	Evergreen
F	11	Camelia Florida 'Cherokee Princess'	Cherokee Princess Camellia	2" cal.	Deciduous
G	9	Cornus canadensis	Eastern Redstart	2" cal.	Deciduous
H	23	Picea abies	Norway Spruce	2" cal.	Evergreen



David Saunders - Landscape Architect
MO License # LA-001
Consultant:

Creekside at Mason

Creve Coeur, Missouri

Revisions	Date	Description	No.
	2/2/14	Base Revision	1

Drawn: LH
Checked: RS

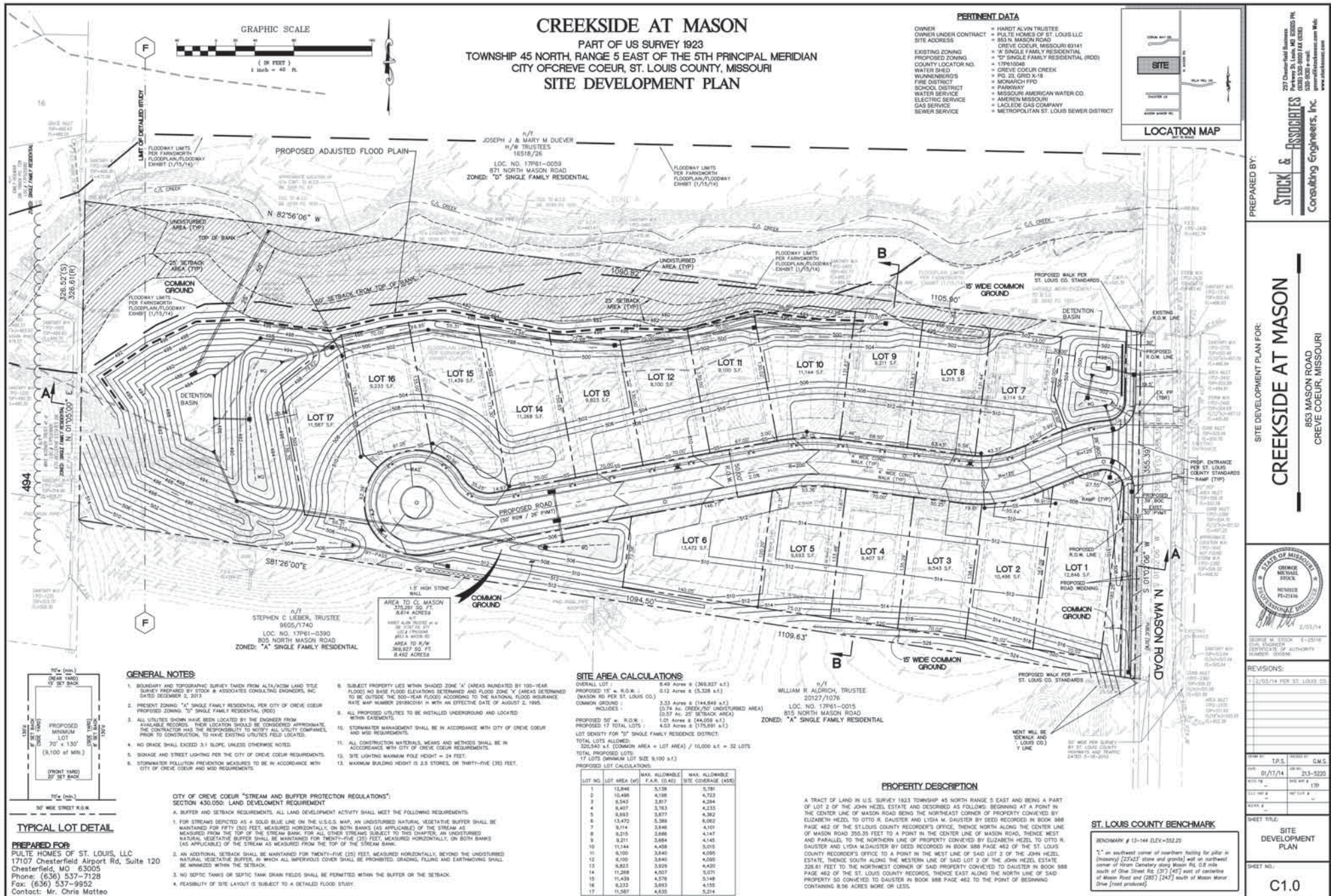
loomisAssociates

landscape architecture
2015 Mason Drive, Suite 200
Creve Coeur, Missouri 63141
Phone: 636.586.1000
www.loomisassociates.com

Sheet Title: Landscape Plan

Sheet No.: L-1

Date: 01/17/2014
Job #: 935.005

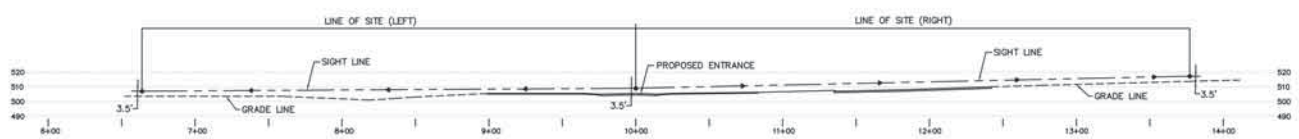




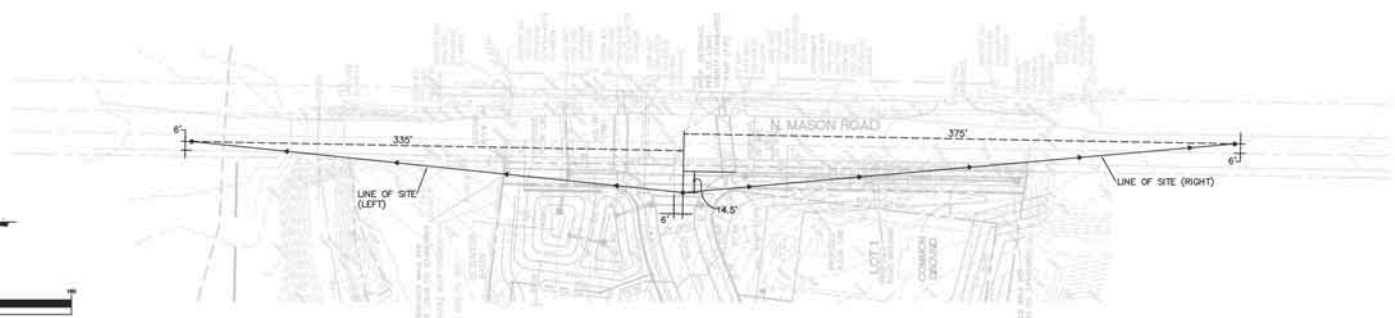
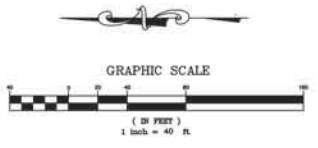
SITE SECTION A-A
SCALE 1"=40'



SITE SECTION B-B
SCALE 1"=40'



SITE DISTANCE PROFILE
SCALE 1"=40'



SITE DISTANCE PLAN
SCALE 1"=40'

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
207 Countryfield Boulevard
Buckner, MO 63009
(314) 265-1000
www.stockandassociates.com

SITE DEVELOPMENT PLAN FOR:

CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI



GEORGE M. STOOK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

REVISIONS:

1. 2/02/14 PER ST. LOUIS CO.

T.P.S.	S.M.S.
01/17/14	213-3220
-	17P
-	-
-	-

SHEET TITLE:

SITE SECTIONS
SITE DISTANCE PLAN
AND PROFILE

SHEET NO:
C2.0



C2.0

CREEKSIDE AT MASON

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
SITE DEVELOPMENT PLAN

PERMIT DATA

OWNER: HARRY ALVIN TRUSTEE
OWNER ORDER CONTRACT: 10/14/10
SITE ADDRESS: 803 N. MASON ROAD
CREVE COEUR, MISSOURI 63005
COUNTY: ST. LOUIS COUNTY
PROPOSED ZONING: "A" SINGLE FAMILY RESIDENTIAL
WATER SERVICE: ST. LOUIS COUNTY
SEWER SERVICE: ST. LOUIS COUNTY
FIRE PROTECTION: ST. LOUIS COUNTY
POLICE PROTECTION: ST. LOUIS COUNTY
SCHOOL DISTRICT: ST. LOUIS COUNTY
ELECTRIC SERVICE: ST. LOUIS COUNTY
GAS SERVICE: ST. LOUIS COUNTY
TELEPHONE SERVICE: ST. LOUIS COUNTY

LOCATION MAP

ST. LOUIS COUNTY

PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
202 Chestnut Street Parkway
St. Louis, MO 63102
Phone: (314) 537-7128
Fax: (314) 537-7129
www.stockandassociates.com

SITE DEVELOPMENT PLAN FOR
CREEKSIDE AT MASON
803 N. MASON ROAD
CREVE COEUR, MISSOURI



DATE: 10/14/10
BY: DMS
CHECKED BY: JMS
DATE: 10/14/10

REVISIONS:

NO. 1

DATE: 10/14/10

BY: DMS

NO. 2

DATE: 10/14/10

BY: DMS

NO. 3

DATE: 10/14/10

BY: DMS

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BY: DMS

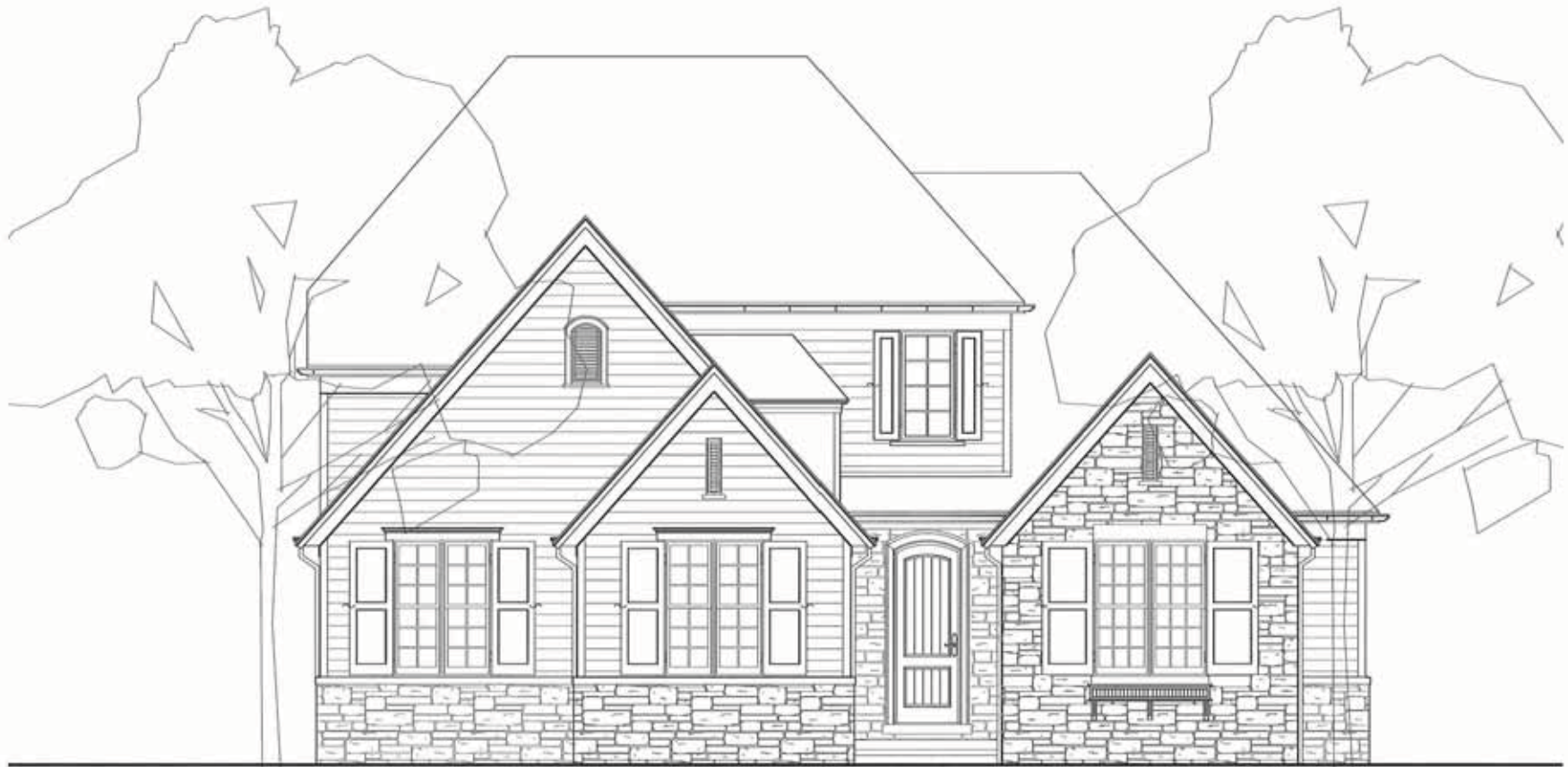
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DATE: 10/14/10

BY: DMS

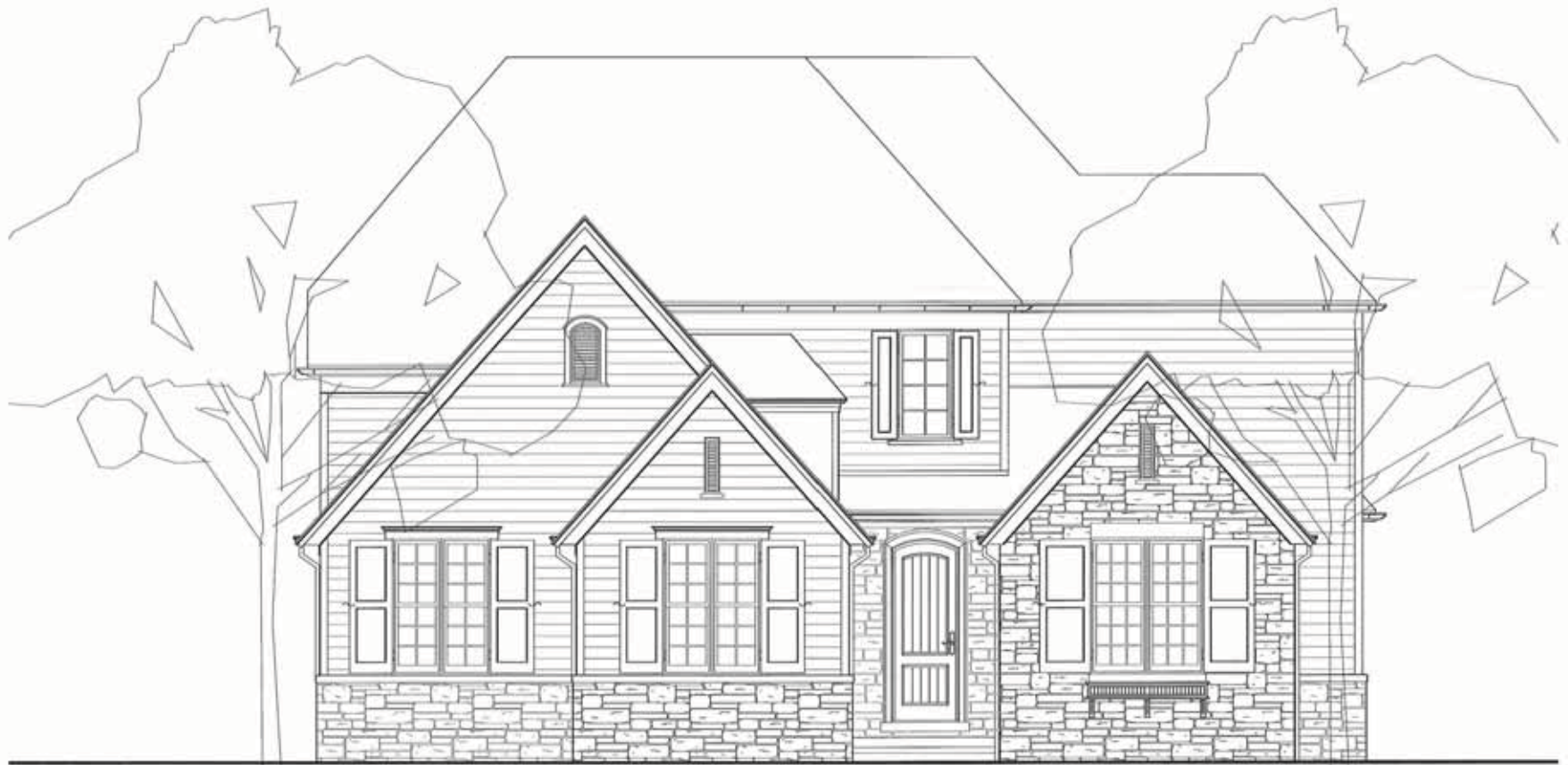
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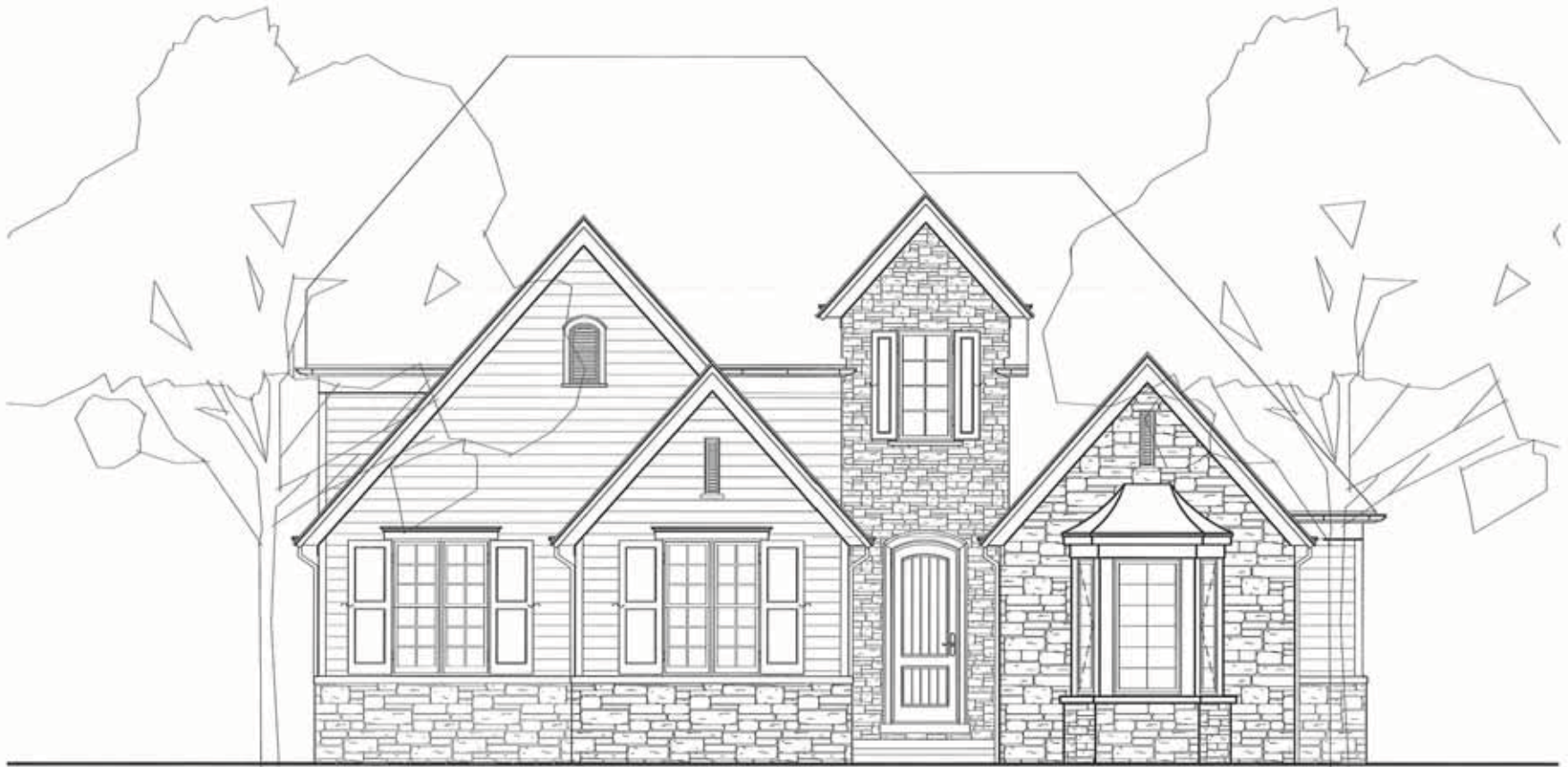
FRONT ELEVATION - OPTION 1 - NAPLES

SCALE: 1/8" = 1'-0"



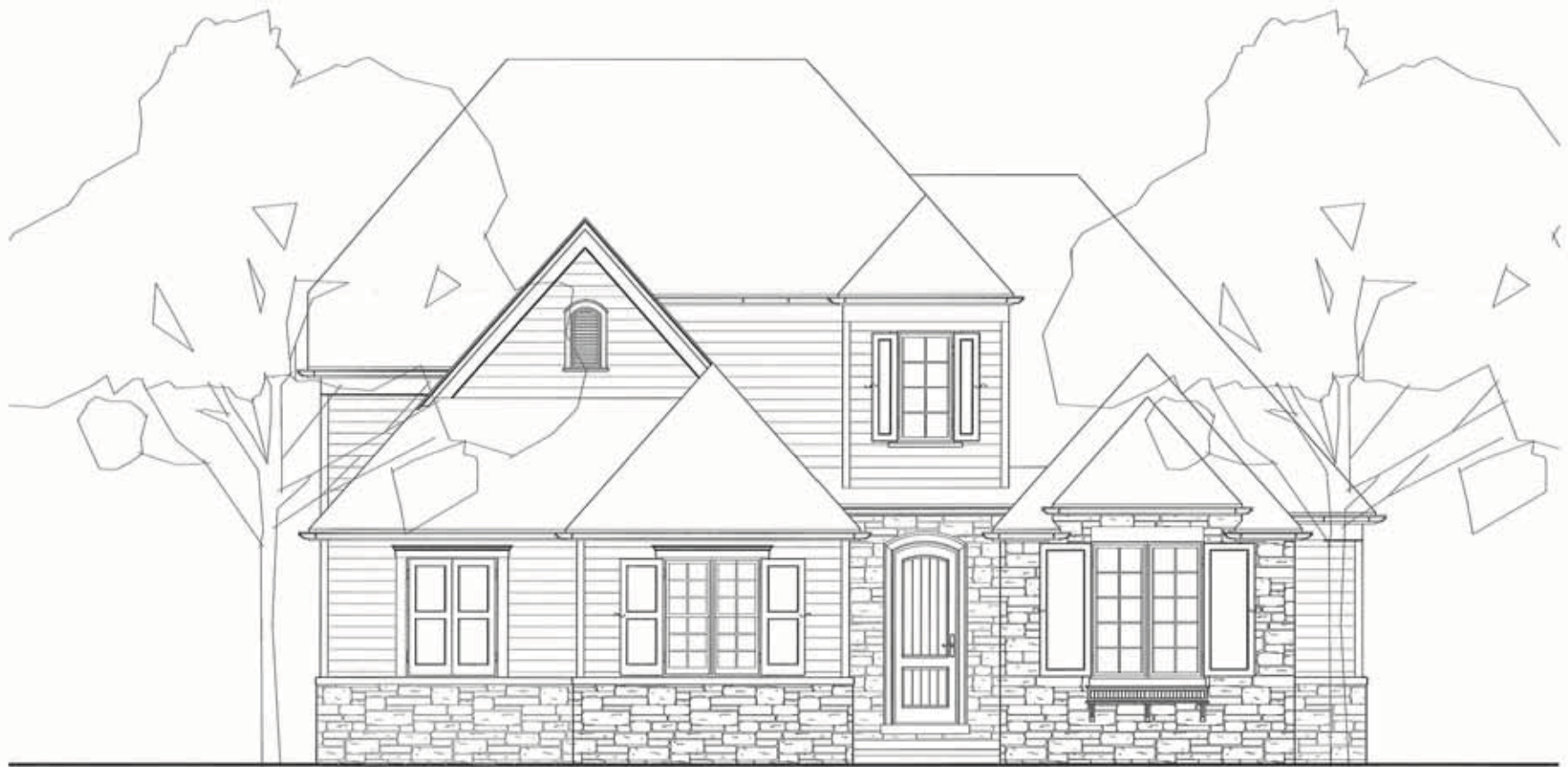
FRONT ELEVATION - OPTION 2 - NAPLES

SCALE 1/8" = 1'-0"



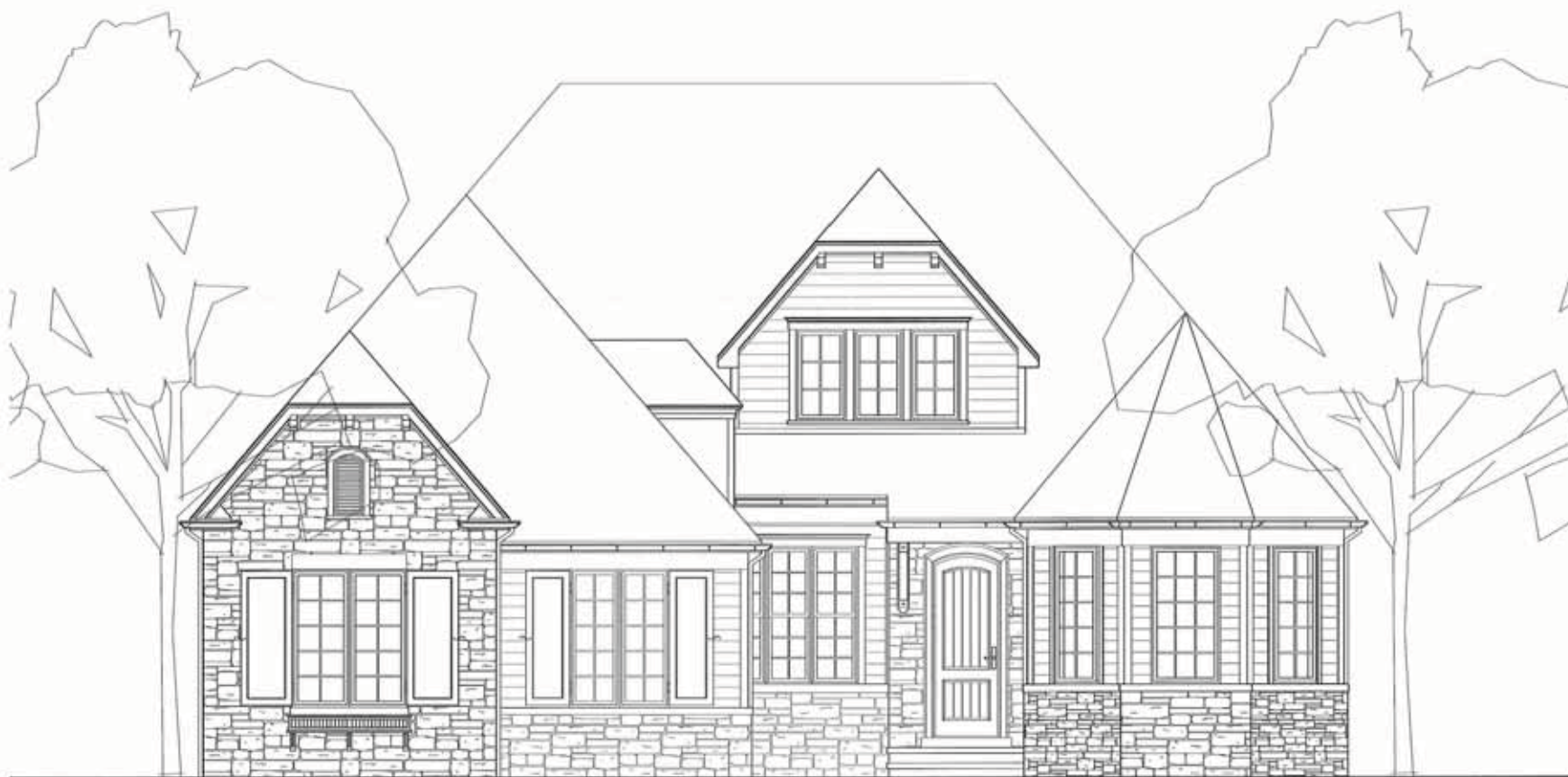
FRONT ELEVATION - OPTION 3 - NAPLES

SCALE 1/4" = 1'-0"



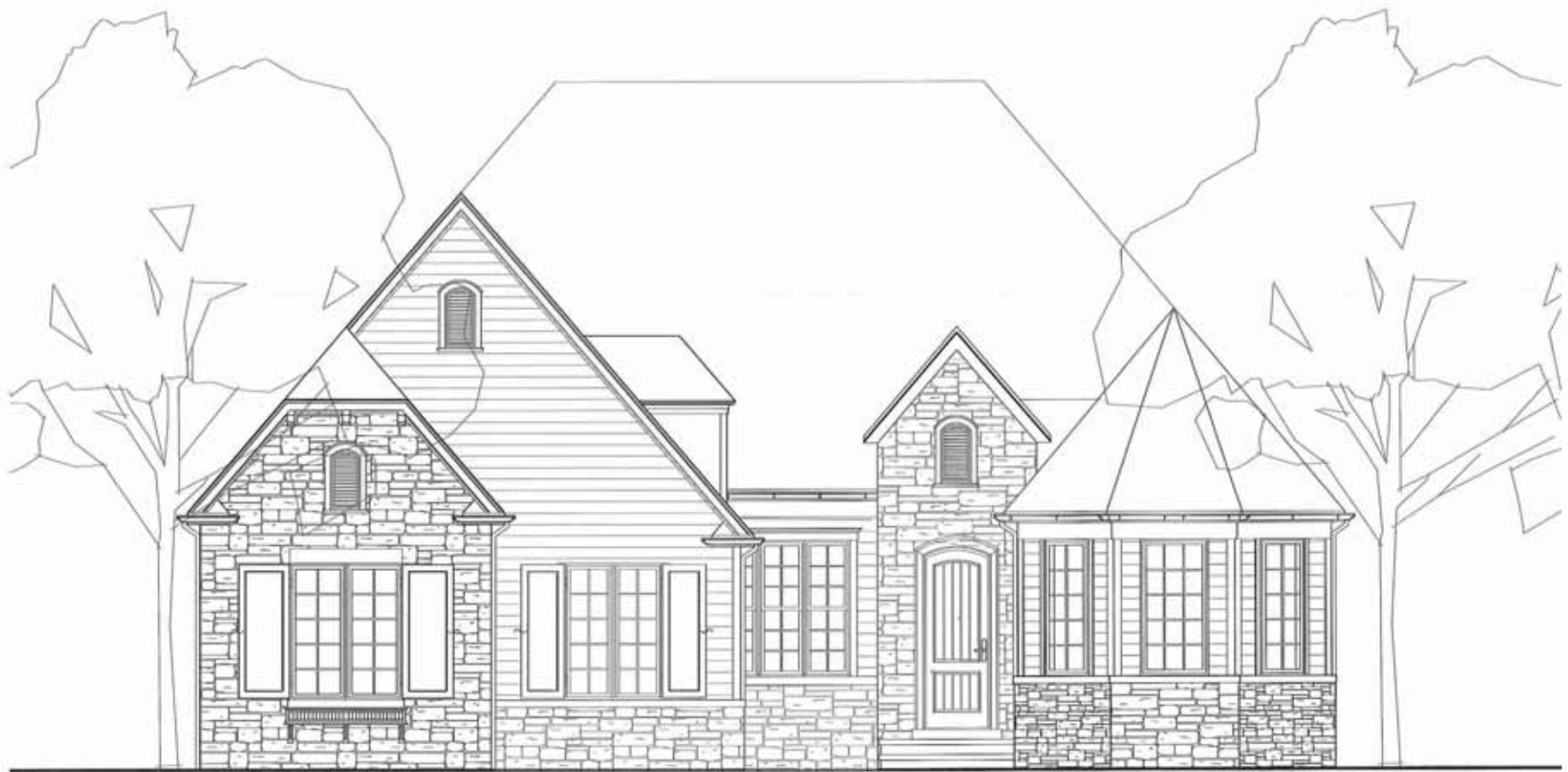
FRONT ELEVATION - OPTION 4 - NAPLES

SCALE 1/8" = 1'-0"



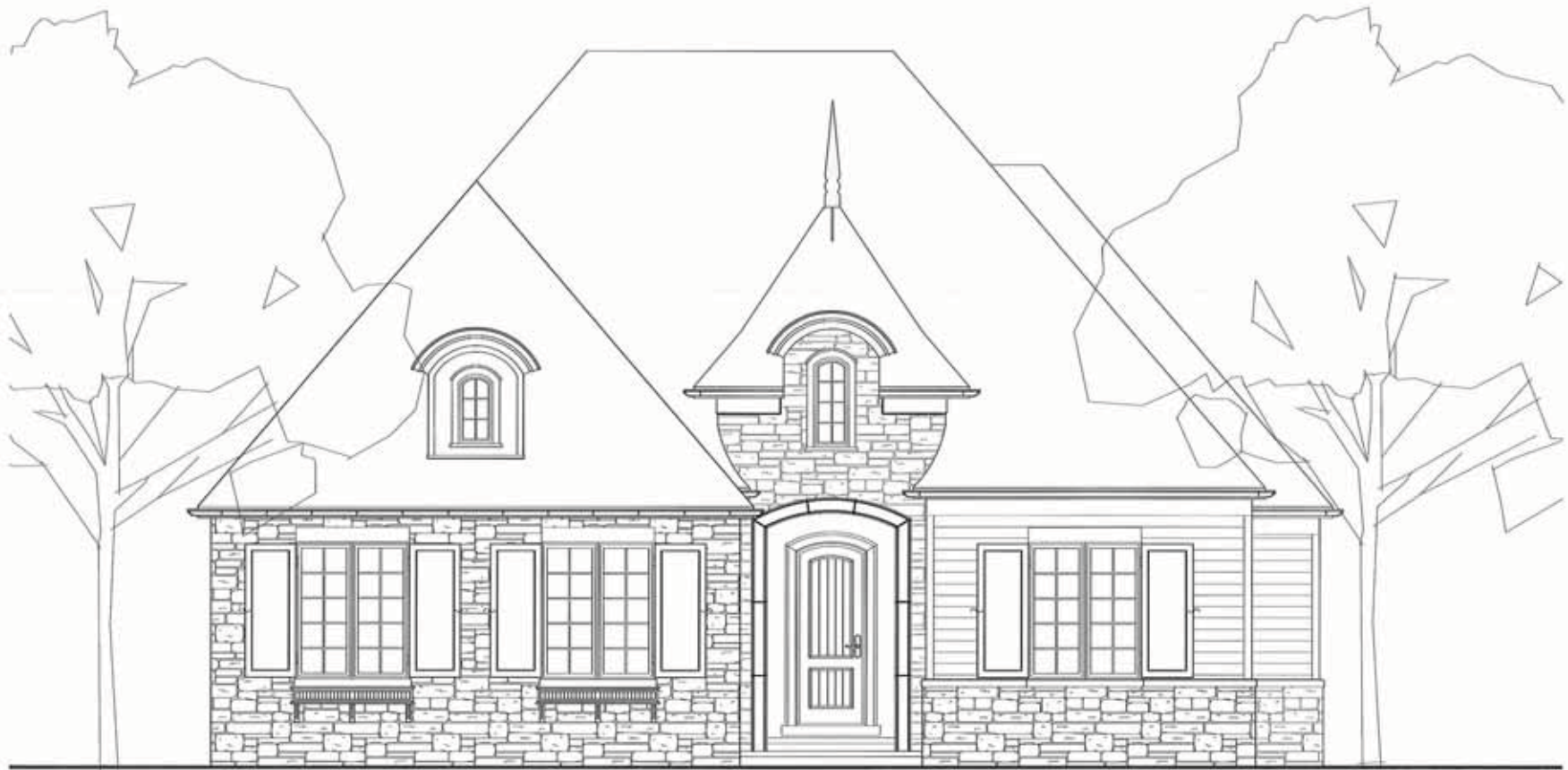
FRONT ELEVATION - OPTION 1 - GENEVA

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - GENEVA

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - MONACO

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - MONACO

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - TURIN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - TURIN

SCALE 1/4" = 1'-0"



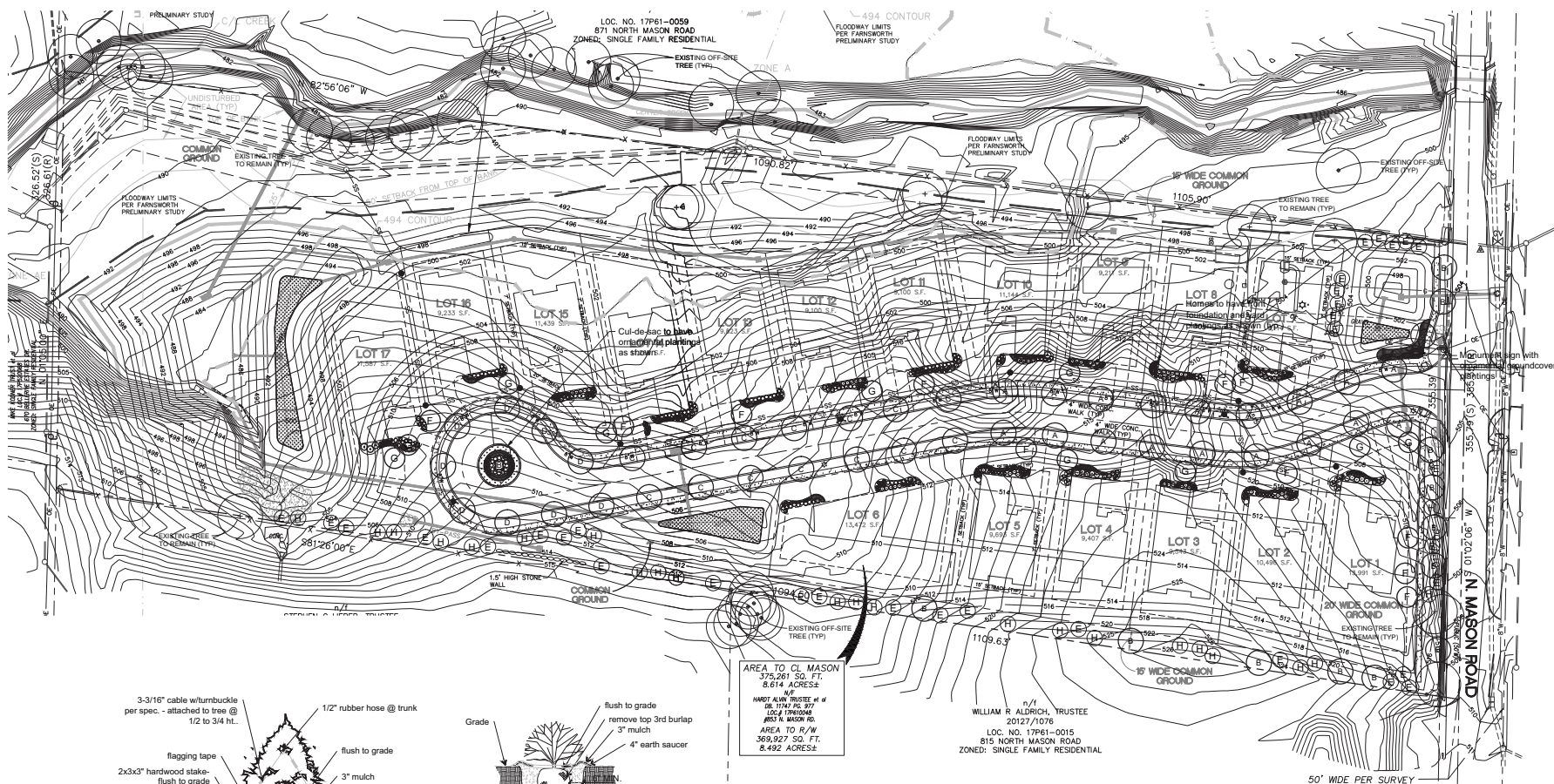
FRONT ELEVATION - OPTION 1 - VIENNA

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - VIENNA

SCALE: 1/4" = 1'-0"



AREA TO CL MASON
375,261 SQ. FT.
8.614 ACRES±
N/E
HARD ALUM. TRUSTEE at d
DE 11/14/10 871
LOC 17P61-0059
871 N. MASON RD.
AREA TO R/W
369,927 SQ. FT.
8.492 ACRES±

WILLIAM R ALDRICH, TRUSTEE
20127/1076
LOC. NO. 17P61-0015
815 NORTH MASON ROAD
ZONED: SINGLE FAMILY RESIDENTIAL

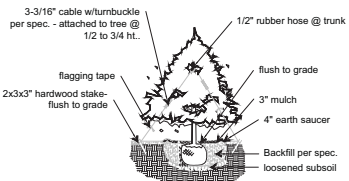


LANDSCAPE PLAN

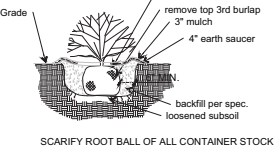
SCALE 1"=40'

PLANTING SCHEDULE

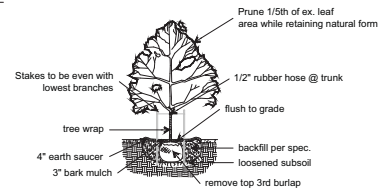
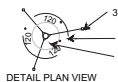
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
A	18	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3" cal.	Deciduous
B	14	<i>Quercus rubra</i>	Red Oak	3" cal.	Deciduous
C	14	<i>Tilia cordata</i>	Littleleaf Linden	3" cal.	Deciduous
D	9	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3" cal.	Deciduous
E	33	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	Evergreen
F	11	<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	2" cal.	Deciduous
G	10	<i>Cercis canadensis</i>	Eastern Redbud	2" cal.	Deciduous
H	23	<i>Picea abies</i>	Norway Spruce	8' ht.	Evergreen



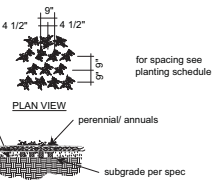
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Creekside at Mason

Creve Coeur, Missouri

Revisions:

Date	Description	No.

Drawn:

LH

Checked:

RS

loomisAssociates

landscape architects/planners
1001 W. Main Street, Suite 200
Creve Coeur, MO 63141
Phone: 636.586.1000
Fax: 636.586.1001
www.loomisassociates.com
Missouri State Certificate of Authority # LAC 00000103

Sheet

Title: Landscape Plan

Sheet

No:

L-1

Date:

01/17/2014

Job #:

935.005

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

BENCHMARK # 13-144 ELEV.=552.29

7. on southwest corner of northern footing for pillar in (masonry) [23'x23' stone and granite] wall on northwest corner of Hiram Cemetery along Mason Rd, 0.8 mile south of Olive Street Rd [31'] [45'] east of centerline of Mason Road and [285'] [243'] south of Mason Manor Drive (road produced)

(IN FEET)
1 inch = 40 ft.

LOCATION MAP

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/ACSM LAND TITLE SURVEY

HARDT TRACT

853 S. MASON RD.



GABO, ERHMAN P.L.S.
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LO-222-0

REVISIONS:	
1	1/17/14 REUSE FLOODPLAIN

Case	Age	Sex	Duration	Location	Findings
1	10	F	10 days	Left eye	Small, dark, pigmented lesion
2	12	M	15 days	Right eye	Small, dark, pigmented lesion
3	15	F	20 days	Left eye	Small, dark, pigmented lesion
4	18	M	25 days	Right eye	Small, dark, pigmented lesion
5	20	F	30 days	Left eye	Small, dark, pigmented lesion
6	22	M	35 days	Right eye	Small, dark, pigmented lesion
7	25	F	40 days	Left eye	Small, dark, pigmented lesion
8	28	M	45 days	Right eye	Small, dark, pigmented lesion
9	30	F	50 days	Left eye	Small, dark, pigmented lesion
10	32	M	55 days	Right eye	Small, dark, pigmented lesion
11	35	F	60 days	Left eye	Small, dark, pigmented lesion
12	38	M	65 days	Right eye	Small, dark, pigmented lesion
13	40	F	70 days	Left eye	Small, dark, pigmented lesion
14	42	M	75 days	Right eye	Small, dark, pigmented lesion
15	45	F	80 days	Left eye	Small, dark, pigmented lesion
16	48	M	85 days	Right eye	Small, dark, pigmented lesion
17	50	F	90 days	Left eye	Small, dark, pigmented lesion
18	52	M	95 days	Right eye	Small, dark, pigmented lesion
19	55	F	100 days	Left eye	Small, dark, pigmented lesion
20	58	M	105 days	Right eye	Small, dark, pigmented lesion
21	60	F	110 days	Left eye	Small, dark, pigmented lesion
22	62	M	115 days	Right eye	Small, dark, pigmented lesion
23	65	F	120 days	Left eye	Small, dark, pigmented lesion
24	68	M	125 days	Right eye	Small, dark, pigmented lesion
25	70	F	130 days	Left eye	Small, dark, pigmented lesion
26	72	M	135 days	Right eye	Small, dark, pigmented lesion
27	75	F	140 days	Left eye	Small, dark, pigmented lesion
28	78	M	145 days	Right eye	Small, dark, pigmented lesion
29	80	F	150 days	Left eye	Small, dark, pigmented lesion
30	82	M	155 days	Right eye	Small, dark, pigmented lesion
31	85	F	160 days	Left eye	Small, dark, pigmented lesion
32	88	M	165 days	Right eye	Small, dark, pigmented lesion
33	90	F	170 days	Left eye	Small, dark, pigmented lesion
34	92	M	175 days	Right eye	Small, dark, pigmented lesion
35	95	F	180 days	Left eye	Small, dark, pigmented lesion
36	98	M	185 days	Right eye	Small, dark, pigmented lesion
37	100	F	190 days	Left eye	Small, dark, pigmented lesion
38	102	M	195 days	Right eye	Small, dark, pigmented lesion
39	105	F	200 days	Left eye	Small, dark, pigmented lesion
40	108	M	205 days	Right eye	Small, dark, pigmented lesion
41	110	F	210 days	Left eye	Small, dark, pigmented lesion
42	112	M	215 days	Right eye	Small, dark, pigmented lesion
43	115	F	220 days	Left eye	Small, dark, pigmented lesion
44	118	M	225 days	Right eye	Small, dark, pigmented lesion
45	120	F	230 days	Left eye	Small, dark, pigmented lesion
46	122	M	235 days	Right eye	Small, dark, pigmented lesion
47	125	F	240 days	Left eye	Small, dark, pigmented lesion
48	128	M	245 days	Right eye	Small, dark, pigmented lesion
49	130	F	250 days	Left eye	Small, dark, pigmented lesion
50	132	M	255 days	Right eye	Small, dark, pigmented lesion
51	135	F	260 days	Left eye	Small, dark, pigmented lesion
52	138	M	265 days	Right eye	Small, dark, pigmented lesion
53	140	F	270 days	Left eye	Small, dark, pigmented lesion
54	142	M	275 days	Right eye	Small, dark, pigmented lesion
55	145	F	280 days	Left eye	Small, dark, pigmented lesion
56	148	M	285 days	Right eye	Small, dark, pigmented lesion
57	150	F	290 days	Left eye	Small, dark, pigmented lesion
58	152	M	295 days	Right eye	Small, dark, pigmented lesion
59	155	F	300 days	Left eye	Small, dark, pigmented lesion
60	158	M	305 days	Right eye	Small, dark, pigmented lesion
61	160	F	310 days	Left eye	Small, dark, pigmented lesion
62	162	M	315 days	Right eye	Small, dark, pigmented lesion
63	165	F	320 days	Left eye	Small, dark, pigmented lesion
64	168	M	325 days	Right eye	Small, dark, pigmented lesion
65	170	F	330 days	Left eye	Small, dark, pigmented lesion
66	172	M	335 days	Right eye	Small, dark, pigmented lesion
67	175	F	340 days	Left eye	Small, dark, pigmented lesion
6					

10

1

NAME OF J.E.	ADDRESS OF D.M.E.

DATE 12/2/13	48 NO 213-5220
W.L.P.# P-XXXXX-XX	BACK WAF.# XXX

S.L.C. NET # XXXX	NET SLP. # XX-XXX-XX
WDAR # 140-XXXXXX	

ALTA/ACSM LAND

SHEET NO.:
SHEET 1

SHEET 1

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

Notes

(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. MO-048936, with an effective date of September 11, 2013 of 12:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a the effective

Alvin L. Hardt and Catherine E. Hardt, Co-Trustees of an Indenture of Trust dated the 29th day of March, 1991, as to an undivided one-half interest; and Alvin L. Hardt, Virginia Dittmor and Richard A. Hardt, Co-Trustees of the Residual Trust pursuant to the Indenture of Trust of Alvin L. Hardt and Catherine E. Hardt dated March 29, 1991, as to an undivided one-half interest.

(3) Title Commitment No. MO-048936 with Schedule B-Section 2 exceptions

(a) Item No. 8, Easement to Fee Fee Truck Sewer, Inc., as set forth in instrument recorded in Book 2958, Page 63. Approximate Location "SHOWN"

(b) Item No. 9, Sanitary Sewer Maintenance Agreement as set forth in instrument recorded in Book 8491, Page 580. "NOT SHOWN" Not survey related.

(c) Item No. 10. Easement granted to The Metropolitan St. Louis Sewer District by instrument recorded in Book 8840, Page 1661. "SHOWN"

(d) Item No. 11, Easement granted to Metropolitan St. Louis District by instrument recorded in Book 18189, Page 1650. "SHOWN"

GENERAL NOTES:

1) Subject property lies within Shaded Zone A (areas inundated by 100-year flood) no base flood elevations determined and Flood Zone X (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 29189C0161 H with an effective date of August 2, 1995.

Note: the Floodplain and Floodway limits shown on this survey are as per a flood study performed by Farnsworth Group dated January 15, 2014.

2.) Subject property is Zoned "Single Family Residential"

3.) Basis of Bearings adopted from Deed Book 9605, Page 1740.

PROPERTY DESCRIPTION

A tract of land in the Survey 1523 Township 45 North Range 5 east and being a part of lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by David H. Dauser to the St. Louis County Recorder's Office, Book 388 Page 462; thence north 45° 46' 00" west along the center line of said Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hezel to Otto R. Dauser, Book 388 Page 462; thence south 45° 46' 00" west along the center line of said St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.00 feet to the center line of said Mason Road, thence east along the north line of said property conveyed to Dauser in Book 388 Page 462 to the point of beginning

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Adolph Trustee in Deed Book 16518, Page 26, the line of said Adolph tract runs North 15° 30' East 1/4 mile to the Northern line of said Adolph tract and the Northern line of a tract of land described in a deed to Stephen Leiber Trustee as recorded in Deed Book 9605, Page 1740 of said Deed Book 9605, then the line of said Adolph tract runs North 15° 30' East 1/4 mile to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line of said Hezel Estate North 15° 30' East 1/4 mile to the intersection of the line of said Hezel Estate and an Auley marking the Southwest corner of a tract of land described in a deed to John and Mary Dwyer Trustee as recorded in Deed Book 16518, Page 26 of the aforesaid Deed Book 16518; then the line of said Adolph tract runs North 15° 30' East 1/4 mile for 10 minutes 06 seconds East, a distance of 1080.82 feet to the aforesaid Western line of said Hezel Estate; then the line of said Adolph tract runs North 15° 30' East, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8,492 acres more less as per a survey by Smith & Associates Consulting Engineers, Inc. 10/15/13.

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952

Surveyors' Certification

This is to certify to:

Pulte Homes of St. Louis, LLC

That this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 7(b), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed during December, 2013.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

LC 222-D
By: [Signature] 1/13/14
Daniel R. Mann, Missouri P. S. No. 2215

ALTA/ACSM I AND TITLE SURVEY

PULTE HOMES

353 S. MASON RD.



DANIEL FREEMAN P.L.S.
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LC-222-0

REVISIONS:

1	1/17/14 REVISE FLOODPLAIN LIMITS

DRAMA BY J.R.	CHECKED BY D.M.E.
DATE 12/2/13	JOB NO. 213-52
S.L.C. P # P-XXXXX-XX	SATC MAP # XXX
S.L.C. HBT # XXXX	HBT S.L.P. # XX-XXXX-

100-100
100-100

ALTA/ACSM LAND
TITLE SURVEY

SHEET NO:
SHEET 2

257 Chestnutfield Business Parkway
St. Louis, MO 63005 PH: (636)
533-9100 FAX: (636) 533-9130
e-mail: general@stockhouse.com

PREPARED BY:

STOCK & ASSOCIATES

Consulting Engineers Inc.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE 8.49 ACRES OF LAND FROM “A” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “D” SINGLE-FAMILY RESIDENTIAL DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED CREEKSIDE ON MASON SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 853 NORTH MASON ROAD.

WHEREAS, Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted an application for the rezoning of the 8.49 acres located at 853 N. Mason Road, from “A” Single Family Residential to “D” Single Family Residential with “RDD” Residential Design Development designation; and

WHEREAS, in accordance with Sections 405.280, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan (hereafter referred to as the “subdivision improvement plan”) and Preliminary Plat to the Department of Planning for the Creekside at Mason subdivision, including 17 lots on the 8.49 acres, with residential designed development (RDD); and

WHEREAS, On February 18, 2014, the Planning and Zoning Commission conducted a public hearing on the rezoning and RDD request and accompanying Preliminary Plat and by a _____ vote, recommended approval of the development on the condition that the property be developed in accordance with the subdivision improvement plan and Preliminary Plat, received February 6, 2014, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions; and

WHEREAS, notice of said public hearing had been previously 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 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 this Bill having been 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 rezoning the property 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 and in good zoning practice; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on January 17, 2014 and when subject to certain conditions set forth herein, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

BILL NO. _____

ORDINANCE NO. _____

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 853 North Mason Road from A Single-family Residential to D Single-family Residential zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Lieber Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Axle marking the Southwest corner of a tract of land described in a deed to John and Mary Duever Trustees as recorded in Deed book 16518, Page 26 of the aforesaid records; thence along the Southern line of said Duever tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 02 minutes 06 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

SECTION 2: A residential designed development (RDD) permit is hereby granted for the Creekside at Mason Subdivision, to be located on the land described in Section 1 of this ordinance, subject to the conditions contained herein.

SECTION 3: The Creekside at Mason RDD shall conform to the site improvement plan, the Preliminary Plat and the Landscape Plan, received February 6, 2014, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

BILL NO. _____

ORDINANCE NO. _____

1. House exterior shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source. The Zoning Administrator shall verify conformance of all exterior materials with this condition prior to the issuance a building permit for any residence.
2. Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
3. The subdivision improvement plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
4. All street lighting shall meet with 405.680; Lighting, of the Zoning Ordinance.
5. The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
6. The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.
7. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area , as approved by the City Attorney.

SECTION 4: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 5: 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

BILL NO. _____

ORDINANCE NO. _____

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



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 #14-015 FOR APPROVAL OF THE FINAL PLAT FOR THE MINOR SUBDIVISION OF THE 4.87 ACRES AT 815 NORTH MASON ROAD INTO TWO LOTS

FOR THE MEETING OF: Monday, April 21, 2014

LOCATION: 815 N. Mason Road, west of N. Mason Road and north of Mason Manor Road and Villa Hill Lane. The property is zoned "A" Single Family District.

REQUEST: An application has been submitted for the approval of a final plat for the minor subdivision of the 4.87 acres into two lots (2.034 acres and 2.235 acres), referred to as Difani Estates.

ADDITIONAL INFORMATION: Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it must be approved by the Planning Commission and City Council. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

Key Issues:

- Does the lot substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

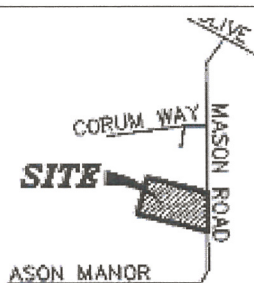
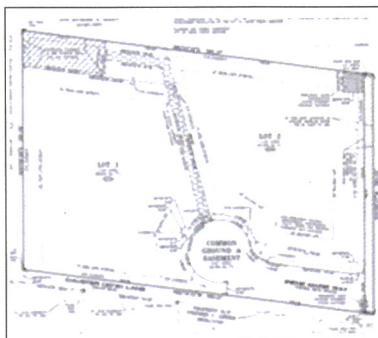
- Chapter 410: Subdivision and Development of Land

Zoning Code References

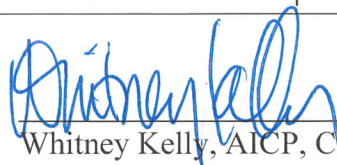
- Section 405.250: "A" Single Family Residential District

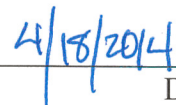
APPLICANT: Dale Bax
Bax Engineering Company
221 Point West Boulevard
St. Charles, MO 63301

PROPERTY OWNER: William A. Aldrich Trust
Lee Difani
815 North Mason Road
Creve Coeur, MO 63141



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


Date

ATTACHMENTS: Applicant's Final Plat submitted on March 6, 2014

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 residence	"A" Single-family Residential	N/A
South	Single-family residences (some not yet built)	"A" Single-family Residential	Dauster Lane
East	St. Timothy's Church	"C" Single-family Residential	Mason Road
West	Single-family residence	"A" Single-family Residential	N/A

ANALYSIS

The Planning and Zoning Commission initially reviewed the preliminary subdivision plat on September 3, 2013. The preliminary plat approved by Council indicated that Lot 1 will be 2.344 acres and Lot 2 will be 1.925 acres, and the right-of-way and common ground will be 20,357.65 square feet. The final plat shows Lot 1 to be 2.034 acres (representing a decrease of 0.31 acres) and Lot 2 to be 2.235 acres (representing an increase of 0.31 acres), and the common ground and easement to be 20,358 square feet. MSD required that the bio retention area must be within one lot instead of over a lot line, thus Lot 2 was adjusted to include this area and the property owner will be responsible for the maintenance. Both lots conform to the minimum requirements of the A Single-Family Residential zoning district. Thus, the Final Plat is substantially the same as the preliminary plat and, since final plat review is largely a ministerial act, it should be approved by the Planning Commission and City Council. The City Attorney has already reviewed and approved the indentures for the maintenance of the common ground.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Review of preliminary plats is a ministerial act that should be approved if the proposed plat conforms to all land development standards of this Chapter and those of any other applicable City regulations. This application does meet all applicable codes for the "A" Single Family Residential District. Should the Planning and Zoning Commission recommend approval of the proposed final plat, staff recommend the following condition be added:

1. The recorded plat will need to be revised to include the appropriate City signatures for the Planning and Zoning Commission Chair.
2. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, approval with additional conditions, to meet all technical requirements. The following are examples of motions for this application:

"I move to recommend approval of the final subdivision plat for Difani Estates with the conditions outlined in the staff report for the meeting of April 21, 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.

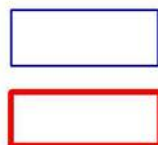
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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)**

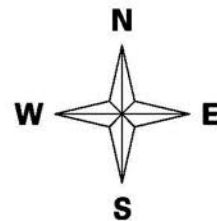
Included and attached by reference. See body of report for specific excerpts.

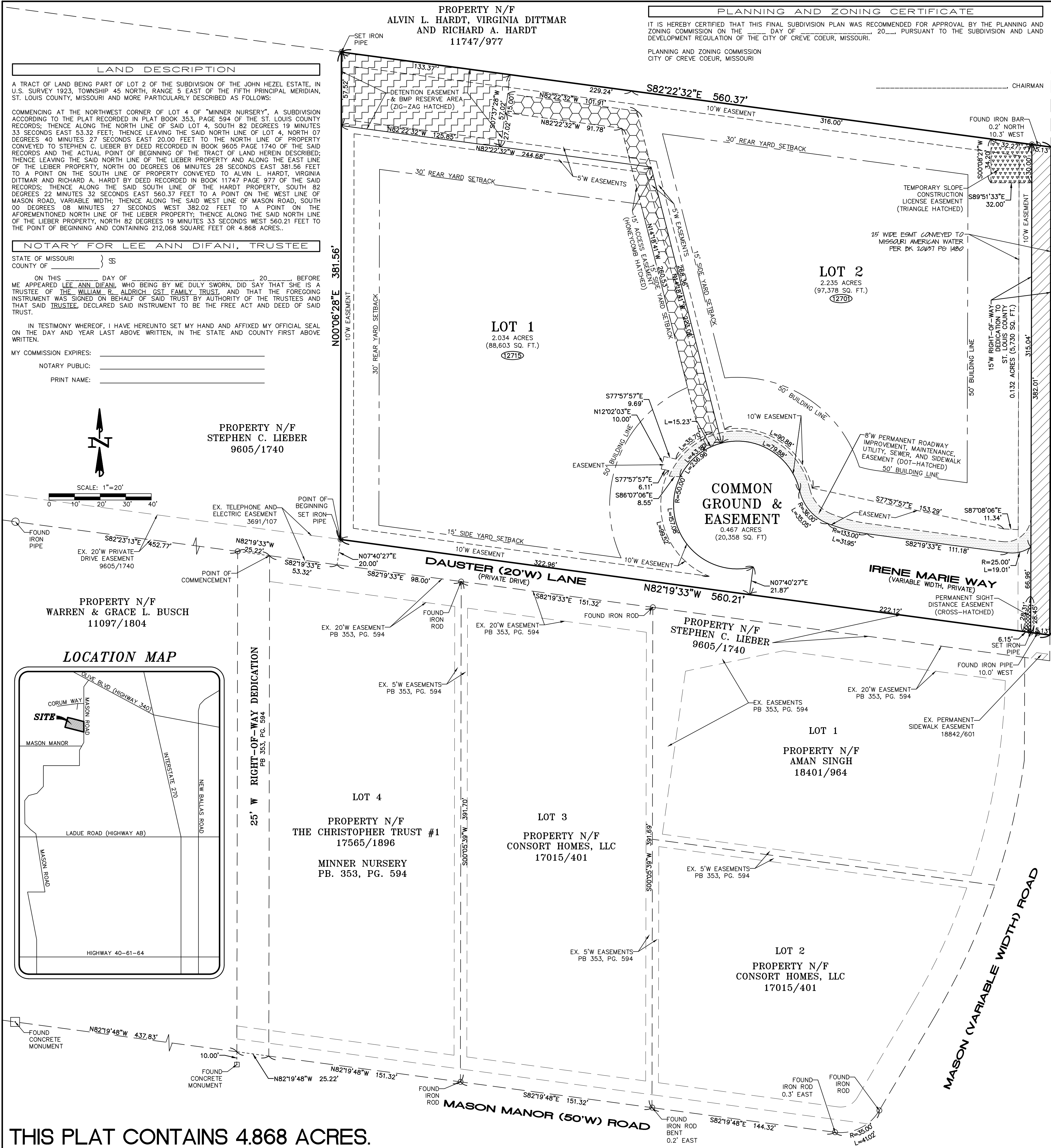
APPENDIX 4: AERIAL MAP



Property lines

815 N. Mason Road





LOT 1
BARNES-JEWISH
WEST COUNTY
HOSPITAL
PB. 347, PG. 751

LOT 1
TIMOTHY'S PROTESTANT EPISCOPAL
CHURCH OF ST. LOUIS COUNTY
6353/354

MASON (VARIABLE WIDTH) ROAD

MASON (VARIABLE WIDTH) ROAD

VILLA HILL
(VARIABLE WIDTH) LANE

RIDGEMOOR FOREST
PLAT 1
PB. 119, PG. 80

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LEGEND:			
	EX. CURB/AREA INLET		POWER POLE
	EX. DOUBLE CURB/AREA INLET		GUY WIRE
	EX. STORM SEWER MANHOLE		LIGHT STANDARD
	EX. SANITARY SEWER MANHOLE		SEPTIC TANK
	EX. PIPELINE MARKER		AC UNIT
	EX. FIBER OPTIC MARKER		CABLE TV BOX
	EX. GAS VALVE		ELECTRIC BOX
	EX. WATER VALVE		ELECTRIC TRANSFORMER
	EX. FIRE HYDRANT		TELEPHONE CABLE PEDESTAL
	FLARED END SECTION		TELEPHONE BOX
	CURB/AREA INLET		TREE
	SEWER MANHOLE		CURB INLET
	SIGN		MANHOLE
	SWALE ARROW		FLARED END SECTION
			END PIPE
			TO BE REMOVED
			TO BE REMOVED & REPLACED
			USE IN PLACE

GRADING NOTES:

1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.

2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

3. The Contractor shall notify the Soils Engineer, City of Creve Coeur, and MSD at least 48 hours in advance of the start of the grading operation.

4. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

5. A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

6. Any existing trash and debris currently on this property must be removed and disposed of off-site.

7. Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed roadways or building locations or on storm and sanitary sewer locations.

8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly doped prior to the placement of any fill. The Soils Engineer shall approve the dicing operation.

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

11. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

12. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

13. The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture content.

14. The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

15. All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.

16. No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.

17. Fill and back fill shall be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION %
Fill in building areas below footings	95 %
Fill under slabs, walks, and pavement	95 %
Fill other than building areas	90 %
Natural sub grade	90 %
Pavement sub grade	90 %
Pavement base course	90 %

Measured as a percent of the maximum dry density as determined by Standard Proctor Test (ASTM-D-698). Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

18. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

19. Limits of Disturbance: The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

CONTRACTOR'S INSURANCE (OFFSITE):

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES, FEBRUARY 2006, SECTION 10.090.

GENERAL NOTES:

1. Above ground utilities which have been located are shown on this plat. Underground water and lines have been shown based on a combination of above ground evidence in the field and approved construction plans. All other utilities are shown based on a combination of combination above ground evidence and of marks made in the field by the respective utility company or their subcontractor. Underground storm and sanitary sewer lines are shown by connecting above ground storm structures. these utilities should be verified before design or construction begins on this project.

2. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including building laterals.

3. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre construction conditions.

4. All fill, including places under proposed storm and sanitary sewer lines and paved areas within and off the road right-of-way shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test (ASTM-D-698). All tests shall be verified by a Soils Engineer concurrent with grading and back filling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction. All trench backfills in paved areas shall be granular fill.

5. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.

6. All construction and materials shall conform to the current construction standards and ordinances of City of Creve Coeur and MSD. All construction practices shall also conform to applicable OSHA Standards.

7. City of Creve Coeur, St. Louis County, and MSD shall be notified at least 48 hours prior to start of construction for coordination and inspection.

8. All sanitary sewer building connections have been designed so that the minimum vertical distances from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus the vertical distance of 2-1/2 feet. (unless otherwise noted)

9. All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8.120(7)(E).

10. All PVC sanitary sewer pipe is to be SDR-35 or equal with crushed limestone and screenings (MSD #1)stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate back fill over pipe shall consist of same size stone from springline of pipe to 6 inches above the top pipe.

11. All sanitary and storm sewer trench backfills shall be water jetted. Granular back fill will be used under pavement areas.

12. All pipes shall have positive drainage through manholes. No flat base structures are allowed.

13. Brick shall not be used on sanitary sewer manholes.

14. All PVC sanitary sewer pipe shall meet the following standards. A.S.T.M. D-3034 SDR-35 with wall thickness compression joint A.S.T.M. D-3212. An appropriate rubber seal waterstop as approved by MSD shall be installed between P.V.C. pipe and masonry structures.

15. All storm and sanitary sewer structures and appurtenances to be dedicated to MSD, or to be Private Under MSD Inspection, shall conform to the Metropolitan St. Louis Sewer District, Standard Construction Specifications for Sewers and Drainage Facilities, 2009. That will include Standard Details shown therein, and shall include all subsequent changes made thereto. Some recent changes concern Pipe Field Testing and performance, and include the following:

Part 4- Pipe Sewer Construction

Section B, Pipe Field Tests, Paragraph 2, Reach Integrity Testing - delete the first sentence and the following replacement applies:

All sanitary and combined sewers shall sustain a maximum leakage limit of 100 gallons/inch of pipe diameter/mile of line/day, as required by the Missouri Department of Natural Resources Specifications.

Section B, Pipe Field Tests, Paragraph 2, Reach Integrity Testing, Subparagraph c, Infiltration/Exfiltration Testing - delete the sixth sentence, concerning leakage limits, and the following replacement applies:

The measurement of leakage shall not exceed 100 gallons/inch of pipe diameter/mile of line/day, as required by the Missouri Department of Natural Resources Specifications.

Section B, Pipe Field Tests, Paragraph 4, Manhole Testing, Subparagraph a, Vacuum Testing - after the first sentence, the following addition applies:

The vacuum test must be performed prior to backfilling around the manhole unless the contractor provides documentation from the precast manhole manufacturer stating that the manhole may be vacuum tested after backfilling has taken place. The contractor must submit this documentation prior to backfilling around any manhole.

Section B, Pipe Field Tests, Paragraph 4, Manhole Testing, Subparagraph b, Exfiltration Testing - delete the second sentence, concerning leakage limits, and the following addition applies:

For exfiltration testing, the allowable leakage limit is 100 gallons/inch of pipe diameter/mile of line/day when the average head on the test section is three feet (3') or less.

16. All sanitary sewer laterals shall be PVC and a minimum of 6 inches in diameter with a 2% minimum slope.

17. All new utilities on the site must be located underground unless otherwise allowed by St. Louis County.

18. The contractor shall prevent all storm surface water, mud and construction debris from entering the existing sanitary sewer and storm sewer systems at all times.

19. All work within St. Louis County right-of-way shall be to County standards.

20. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage Construction, if propose, shall be reviewed by the Department of Highways and Traffic for sight distance considerations and approved prior to installation or construction.

21. The developer or municipality is advised that utility companies may require compensation for relocation of their facilities within the public road right-of-way. St. Louis County shall bear no responsibility for utility relocation or adjustment costs or associated delays.

22. Provide adequate off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked into the pavement causing hazardous roadway and driveway conditions.

23. All storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.

24. The developer is required to provide adequate storm water systems in accordance with City of Creve Coeur, St. Louis County, and M.S.D. standards.

25. No slope shall exceed 3:1 maximum.

26. Additional siltation control shall be installed as required by City of Creve Coeur & St. Louis County Department of Highways & Traffic.

27. All offsite property owners shall be given notice 48 hours in advance of any work.

28. Any disturbed off site property (i.e. bushes, mailboxes, etc.) shall be replaced, in kind, at the developer's expense.

29. Right-of-way dedication shall be completed prior to the issuance of a Special Use Permit. Road improvements shall be completed prior to the issuance of an occupancy permit. The delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

30. All sediment shall be washed from all vehicles at Wash Down Station prior to leaving the site so that no sediment is tracked onto County roads.

31. Interim storm water drainage control in the form of siltation control measures shall be provided.

32. All construction shall be per most current details located in the St. Louis County Design Criteria Manual and/or the Sediment and Erosion Control Manual.

33. All Hydrants, Power Poles or other obstructions within Saint Louis County Road Right-of-Way shall have a minimum two foot setback from face of curb or edge of shoulder of the ultimate pavement section as directed by Saint Louis County Department of Highways and Traffic.

A SET OF IMPROVEMENT PLANS FOR DIFANI ESTATES A TRACT OF LAND BEING PART OF THE SUBDIVISION OF THE JOHN HEZEL ESTATE IN U.S. SURVEY 1923 TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI 63141

SHEET INDEX

1	COVER SHEET
2	DEMOLITION PLAN & EX. DRAINAGE AREA MAP
3	SITE PLAN
4	GRADING PLAN
5	DRAINAGE AREA MAP
6-7	HOUSE DOWNSPOUT DRAINAGE MAP
8	WATER QUALITY DRAINAGE MAP/DETAILS
9	PROFILES & DETAILS
10-10A	DETAILS
11-13	SWPP PLAN
14	SIGHT DISTANCE PLAN
15	ROAD PROFILE TO HOUSE

(SHEETS 6, 7, & 8 ARE NOT INCLUDED IN THE ST. LOUIS COUNTY APPROVAL.)

PRINCIPLES & STANDARDS:

1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 %). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 14 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.

7. All areas shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A	
Seeding Rates:	
Permanent:	
Tall Fescue	- 30 lbs./ac.
Smooth Brome	- 20 lbs./ac.
Combined Fescue	- 15 lbs./ac. and Brome - 10 lbs./ac.
Temporary:	
Wheat or Rye	- 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats	- 120 lbs./ac. (2.75 lbs. per 1,000 square foot)
Seeding Periods:	
Fescue or Brome	- March 1 to June 1
	August 1 to October 1
Wheat or Rye	- March 15 to November 1
Oats	- March 15 to September 15
Mulch Rates:	
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)	
Fertilizer Rates:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

BENCHMARK:

REFERENCE BENCHMARK: BENCHMARK 13-128 OF THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC DEPARTMENT (U.S.G.S.) ELEVATION 501.96' - "STANDARD TABLE" STAMPED 32-74 S.L.C. ALONG MASON ROAD AT BRIDGE OVER TRIBUTARY TO SMITH CREEK, 0.5 MILE SOUTH OF OLIVE STREET ROAD IN SOUTHWEST BRIDGE ABUTMENT; 15' WEST AND 2' LOWER THAN CENTERLINE OF BRIDGE.

SITE BENCHMARK: ELEV = 517.42' - TOP FOUND IRON BAR 10' WEST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY ON WESTERN RIGHT-OF-WAY LINE OF MASON ROAD.

GRADING QUANTITIES:

4,663 C.Y. CUT
4,663 C.Y. FILL (INCLUDES 8% SHRINKAGE)
BALANCED

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY, NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

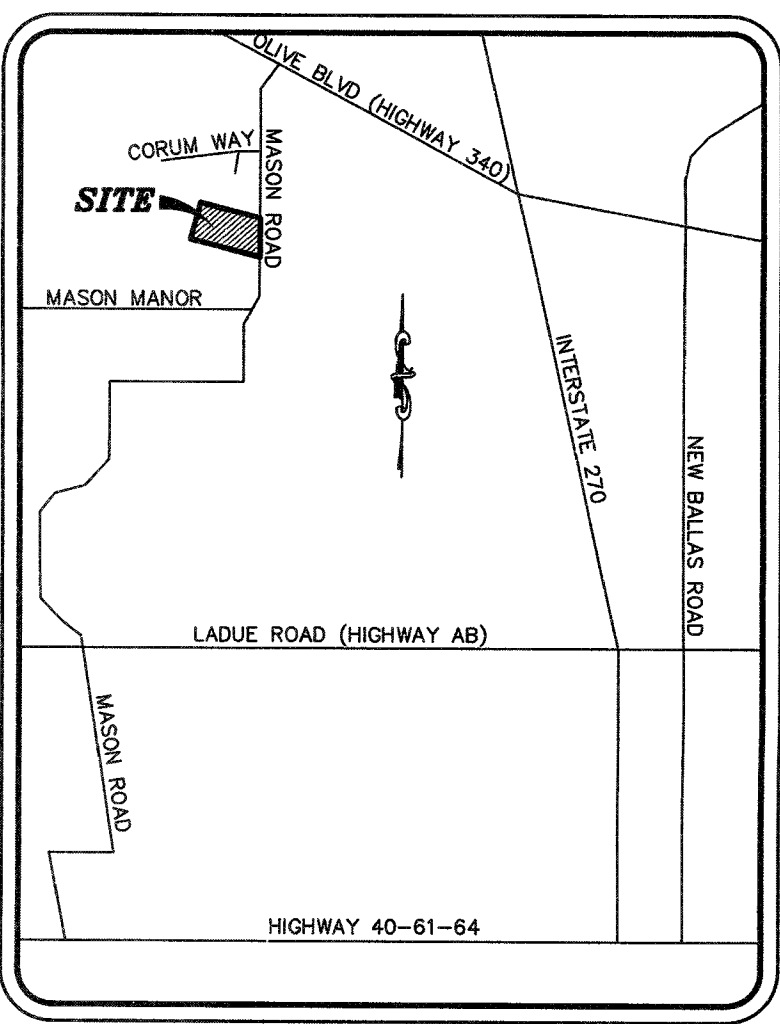
IT IS THE INTENTION OF THE ENGINEERING FOR THE EARTHWORK TO BALANCE ON-SITE. THE ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE BALANCE.

NOTE: TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.

RUNOFF CALCULATIONS:

EXISTING UNDISTURBED SITE
EXISTING PERVIOUS AREA - 4.76 ACRES
EXISTING IMPERVIOUS AREA - 0.06 ACRES
EXISTING GRAVEL AREA - 0.05 ACRES
EXISTING RUNOFF:
PERVIOUS 4.76 x 1.70 = 8.09 C.F.S.
IMPERVIOUS 0.06 x 3.54 = 0.21 C.F.S.
GRAVEL 0.05 x 3.24 = 0.16 C.F.S.
TOTAL = 8.47 C.F.S.

PROPOSED DEVELOPED SITE
PROPOSED PERVIOUS AREA - 4.11 ACRES
PROPOSED IMPERVIOUS AREA - 0.76 ACRES
PROPOSED RUNOFF:
PERVIOUS 4.11 x 1.70 = 6.99 C.F.S.
IMPERVIOUS 0.76 x 3.54 = 2.69 C.F.S.
TOTAL = 9.68 C.F.S.
DIFFERENTIAL RUNOFF: 9.68 - 8.47 = 1.21 C.F.S.



LOCATION MAP

DEVELOPMENT NOTES

- AREA OF TRACT: 4.868 ACRES
- DISTURBED AREA: 3.50 ACRES
- EXISTING ZONING: "A" SINGLE FAMILY RESIDENTIAL (CITY OF CREVE COEUR)
- PROPERTY OWNER: WILLIAM R. ALDRICH TRUST 815 NORTH MASON ROAD CREVE COEUR, MISSOURI 63141
24-HOUR CONTACT: PHIL DIFANI (314) 569-3118
- PROPOSED USE: RESIDENTIAL
- THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT YARD: 50 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 30 FEET
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES.
AMEREN USE ELECTRIC COMPANY (314) 641-2406
AT&T DISTRIBUTION (314) 939-1312
LACLEDE GAS COMPANY (314) 342-0709
METROPOLITAN ST. LOUIS SEWER DISTRICT (314) 768-6200
MISSOURI AMERICAN WATER DISTRICT #2 (314) 991-3404
CHARTER COMMUNICATIONS (877) 259-1622
MONARCH FIRE PROTECTION DISTRICT (314) 514-0900
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS, MISSOURI, CITY OF CREVE COEUR (COMMUNITY - PANEL NUMBER 29189C000H, DATED AUGUST 2, 1995), THIS TRACT LIES WITHIN ZONE X - ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CREVE COEUR, MSD, AND ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO CITY OF CREVE COEUR, MSD, AND ST. LOUIS COUNTY STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
- SEPTIC TANKS SHALL BE ABANDONED IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009.
- ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-29408-00).

ST. LOUIS COUNTY NOTES:

- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- PRIOR TO A SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- IMPROVE MASON ROAD TO ONE-HALF OF A SIXTY (60) FOOT RIGHT-OF-WAY.
- PROVIDE A SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS ADJACENT TO MASON ROAD.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENTS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- PROVIDE SIDEWALK TERMINATIONS ON COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS.
- A SEPARATE SPECIAL USE PERMIT IS REQUIRED FOR ALL UTILITY RELATED WORK. CONTACT JAMES HAYES AT 314-615-8515.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY SHALL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

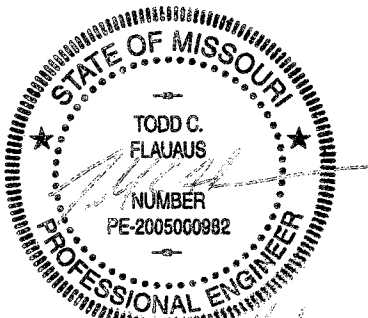
ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

A SET OF IMPROVEMENT PLANS FOR
DIFANI ESTATES

PREPARED FOR:

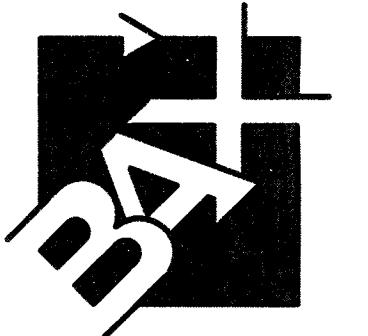
IRENE M. ALDRICH
815 NORTH MASON ROAD
CREVE COEUR, MISSOURI 63141

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, 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 or survey other than those authenticated by my seal.



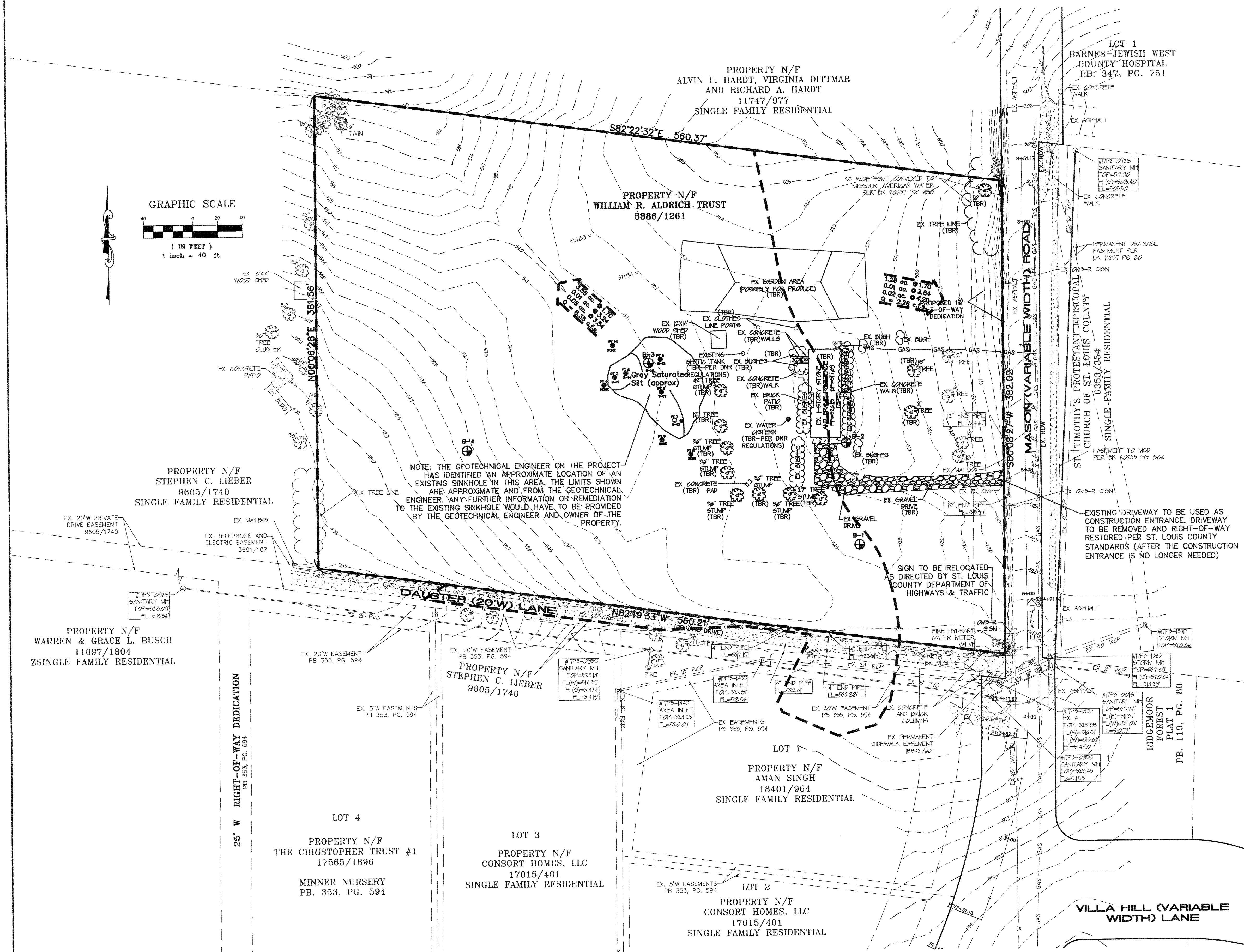
Todd C. Flatau
CIVIL ENGINEER
2005000082
Box Engineering Company, Inc.
Authority No. 000655
All Rights Reserved

REVISIONS	
06/01/12	MSD COMMENTS
08/14/12	MSD COMMENTS
02/05/13	CLIENT COMMENTS
04/05/13	CLIENT COMMENTS
08/14/13	CLIENT COMMENTS
10/17/13	COMMENTS
11/27/13	COMMENTS
01/10/14	MSD COMMENTS



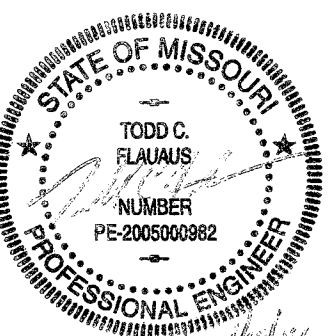
ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 6330



NATURAL RESOURCES

NATURAL RESOURCE	DETAILS
WETLANDS	THERE ARE NO KNOWN AREAS CONTAINING WETLANDS WITHIN THE LIMITS OF THE SITE.
STREAMS AND FLOODPLAINS	THERE ARE NO STREAMS OR FLOOD PLAIN WITHIN THE LIMITS OF THE SITE.
KARST TOPOGRAPHY	THE SITE CONTAINS A KNOWN SINK HOLES
EXISTING TOPOGRAPHY	THE EXISTING TOPOGRAPHY IS SHOWN ON THE ADJACENT MAP. THERE IS A SMALL SECTION OF THE DITCH ALONG MASON ROAD IN THE NORTHEAST AREA OF THE SITE WHICH HAS SLOPES STEEPER THAN 20%. THE MAJORITY OF THE STORMWATER TRAVELS OVERLAND TO THE NORTHWEST. THE REMAINING AREA DISCHARGE IN THE DITCH OFFSITE ALONG MASON ROAD.
PONDS	THERE ARE NO PONDS WITHIN THE LIMITS OF THE SITE.
VEGETATED COVER	THE MAJORITY OF THE NON-DEVELOPED SITE IS GRASS COVERED WITH A FEW TREES LOCATED ON THE ADJACENT MAP.
EXISTING PROPERTY USE	THE EXISTING SITE USE IS RESIDENTIAL.
SURROUNDING PROPERTY USE	THE ADJACENT PROPERTIES ARE RESIDENTIAL WITH THE EXCEPTION OF THE PROPERTY TO THE EAST ACROSS MASON ROAD WHICH IS A CHURCH.
SOIL TYPE	THE SITE IS COMPRISED OF HYDROLOGIC SOIL TYPE C.



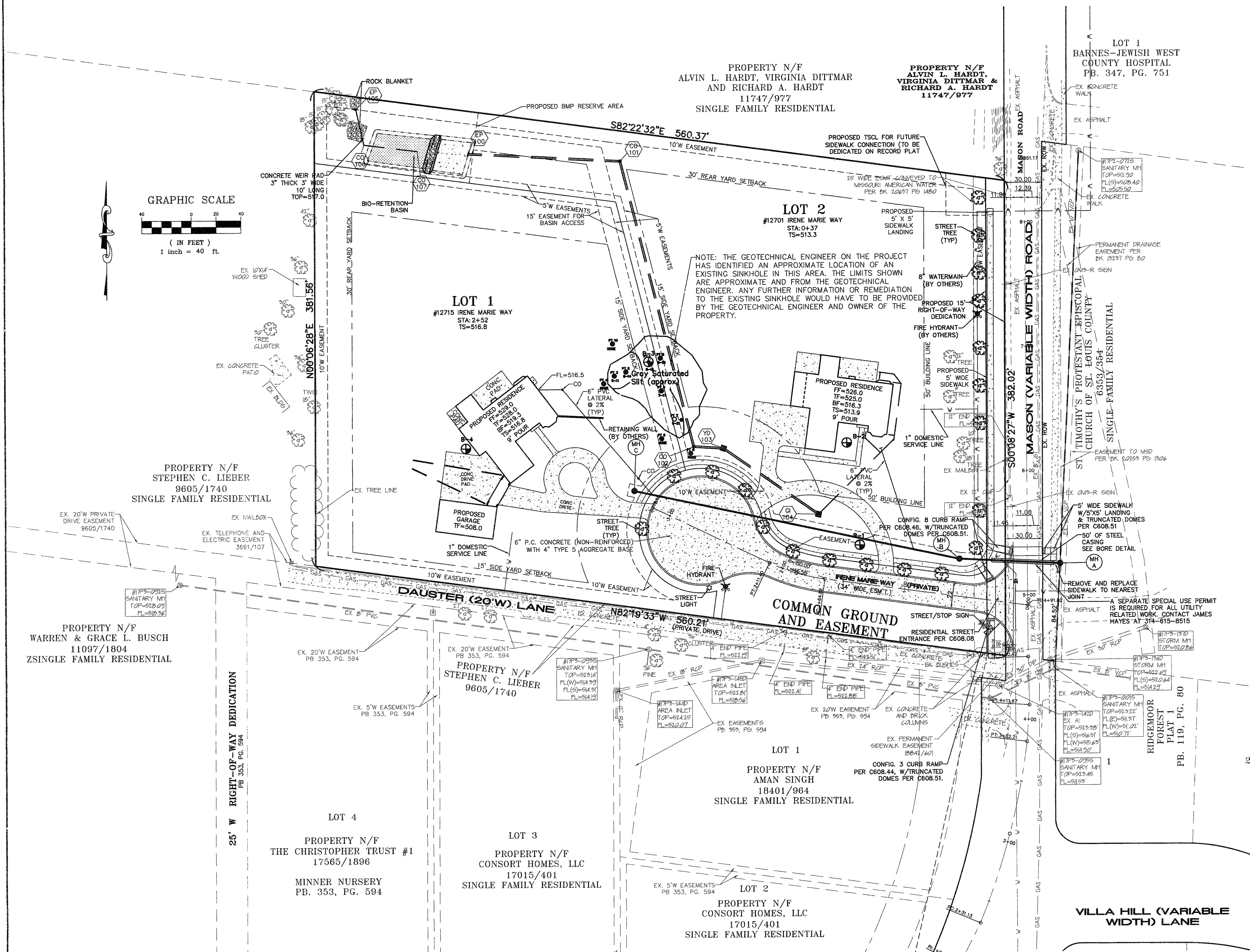
Todd C. Flaurus
CIVIL ENGINEER
200500982
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ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

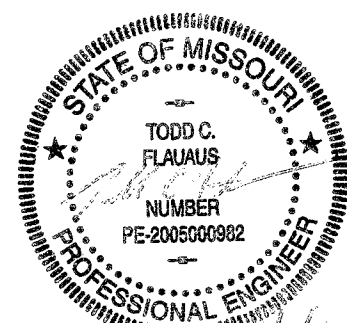
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

SITE PLAN
DIFANI ESTATES
11-15374 02-06-2012



**BACKFLOW PREVENTION
REQUIRED FOR THE
SANITARY LATERAL ON
EACH LOT**



**ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3**

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

GRADING PLAN

DIFANI ESTATES

11-15374

02-06-2012

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PROPERTY N/F
ALVIN L. HARDT, VIRGINIA DITTMAR
AND RICHARD A. HARDT
11747/977
SINGLE FAMILY RESIDENTIAL

PROPERTY N/F
ALVIN L. HARDT, VIRGINIA DITTMAR &
RICHARD A. HARDT
11747/977

LOT 1
BARNES-JEWISH WEST
COUNTY HOSPITAL
PB. 347, PG. 751

LOT 2
#12701 IRENE MARIE WAY
STA: 04.37
TS=913.3

NOTE: THE GEOTECHNICAL ENGINEER ON THE PROJECT
HAS IDENTIFIED AN APPROXIMATE LOCATION OF AN
EXISTING SINKHOLE IN THIS AREA. THE LIMITS SHOWN
ARE APPROXIMATE AND FROM THE GEOTECHNICAL
ENGINEER. ANY FURTHER INFORMATION OR REMEDIATION
TO THE EXISTING SINKHOLE WOULD HAVE TO BE PROVIDED
BY THE GEOTECHNICAL ENGINEER AND OWNER OF THE
PROPERTY

PROPERTY N/F
STEPHEN C. LIEBER
9605/1740
SINGLE FAMILY RESIDENTIAL

PROPERTY N/F
WARREN & GRACE L. BUSCH
11097/1804
SINGLE FAMILY RESIDENTIAL

PROPERTY N/F
STEPHEN C. LIEBER
9605/1740

LOT 1
PROPERTY N/F
AMAN SINGH
18401/964
SINGLE FAMILY RESIDENTIAL

LOT 4
PROPERTY N/F
THE CHRISTOPHER TRUST #1
17565/1896

MINNER NURSERY
PB. 353, PG. 594

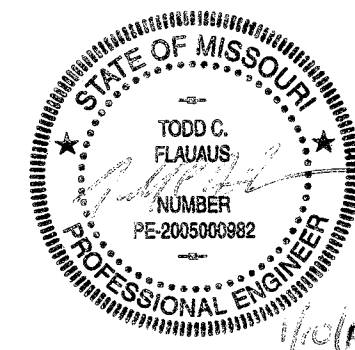
LOT 3
PROPERTY N/F
CONSORT HOMES, LLC
17015/401
SINGLE FAMILY RESIDENTIAL

LOT 2
PROPERTY N/F
CONSORT HOMES, LLC
17015/401
SINGLE FAMILY RESIDENTIAL

SIDEWALK TYPICAL SECTION DETAIL
ALONG MASON ROAD
NOT TO SCALE

THE 100 YEAR 20 MINUTE OVERLAND FLOW PATH HIGH WATER WAS
CALCULATED ASSUMING THE STORM SEWER WAS 100% BLOCKED. THE
MOST RESTRICTIVE AREA OF THE FLOW PATH IS SHOWN AT STATION
A-A.

100 YR HIGH WATER = 521.79
LOT 1 LOW SILL = 526.0
LOT 2 LOW SILL = 523.0



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MSD P#29408-00
BASEMAP #17P2 & 17P3

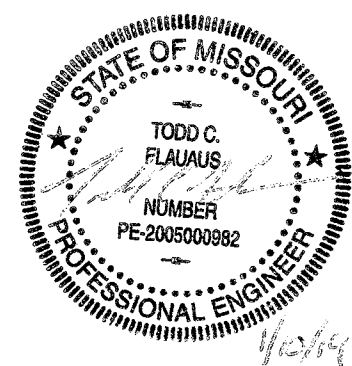
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED
APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE
PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF
THE IMPROVEMENTS.

4

15

06/01/12	MSD COMMENTS
08/14/12	MSD COMMENTS
02/05/13	CLIENT COMMENTS
04/05/13	CLIENT COMMENTS
08/14/13	CLIENT COMMENTS
10/17/13	COMMENTS
11/27/13	COMMENTS
01/10/14	MSD COMMENTS

02-06-2012



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06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

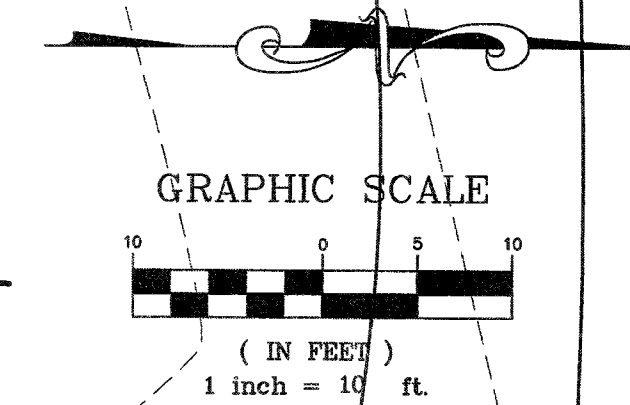
WATER QUALITY DRAINAGE MAP - HOUSE LOT 1

DIFANI ESTATES

11-15374

02-06-2012

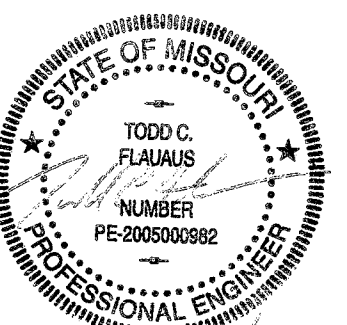
30' REAR YARD



**TOTAL NUMBER OF
DOWNSPOUTS = 22**

FLOW PATH FOR ROOF DRAINS.
ALL DRAINAGE PATHS ARE 75'
THROUGH THE GRASS AREAS
(TYP)

RETAINING WALL



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6
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06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

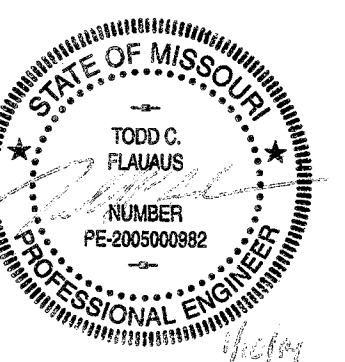
WATER QUALITY DRAINAGE MAP - HOUSE LOT 2
DIFANI ESTATES
11-15374 02-06-2012



GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

TOTAL NUMBER OF
DOWNSPOUTS = 15

25' WIDE ESMT
MISSOURI AVE
PER BK 2

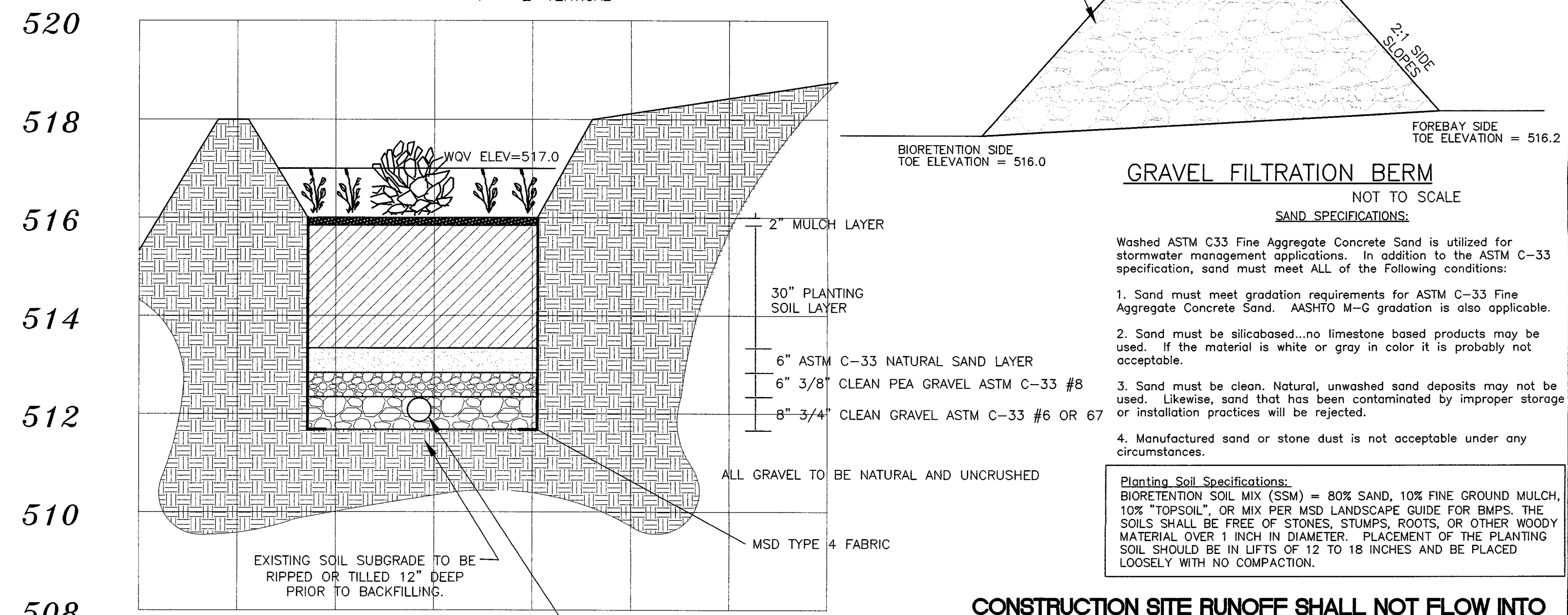
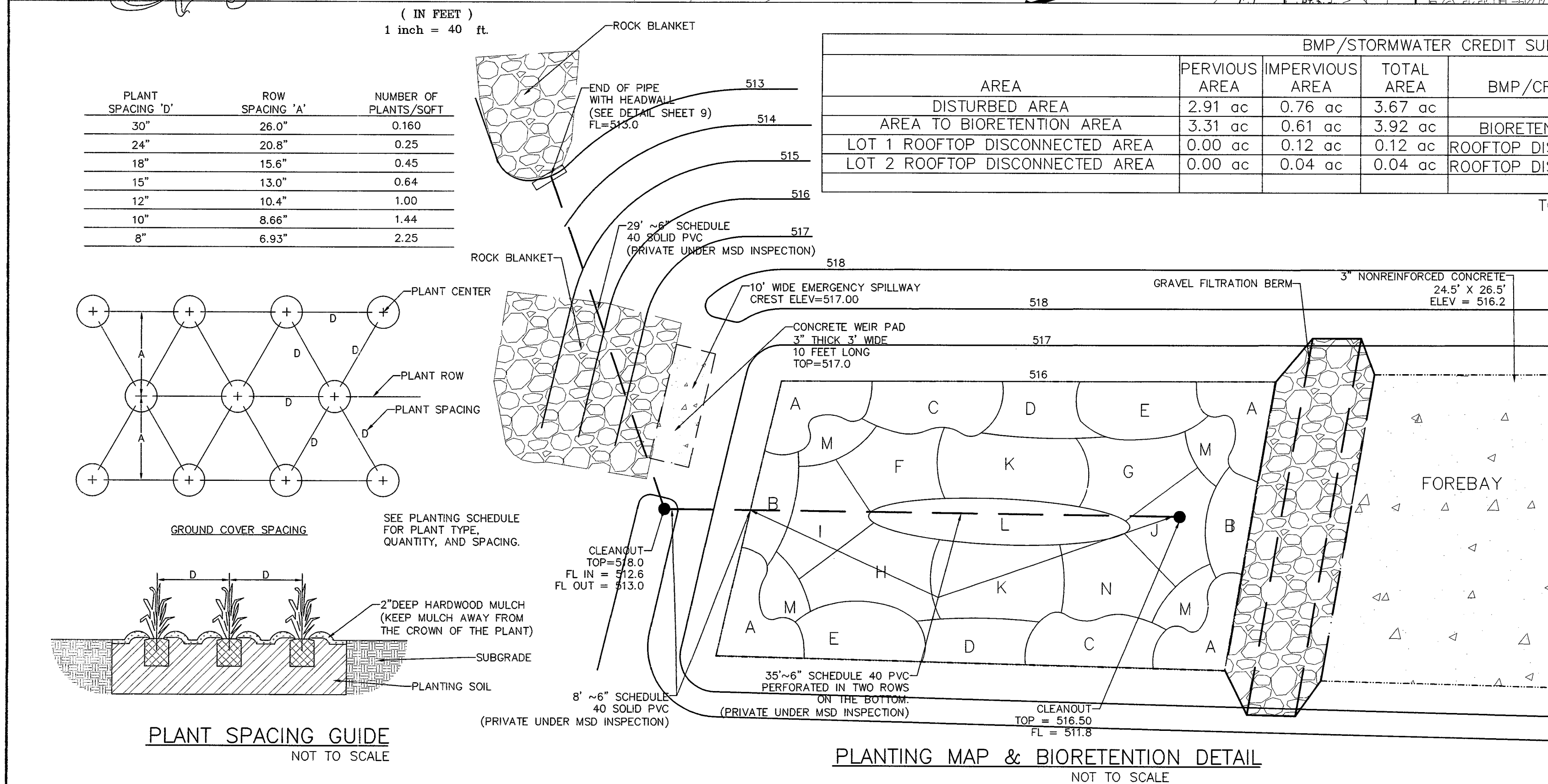


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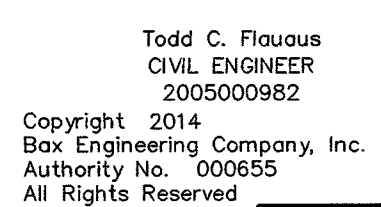
7
15



CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BIORETENTION AREAS. ALL STORMWATER FLOW TO SAND FILTERS AND BIORETENTION AREAS SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD DEDICATION INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.

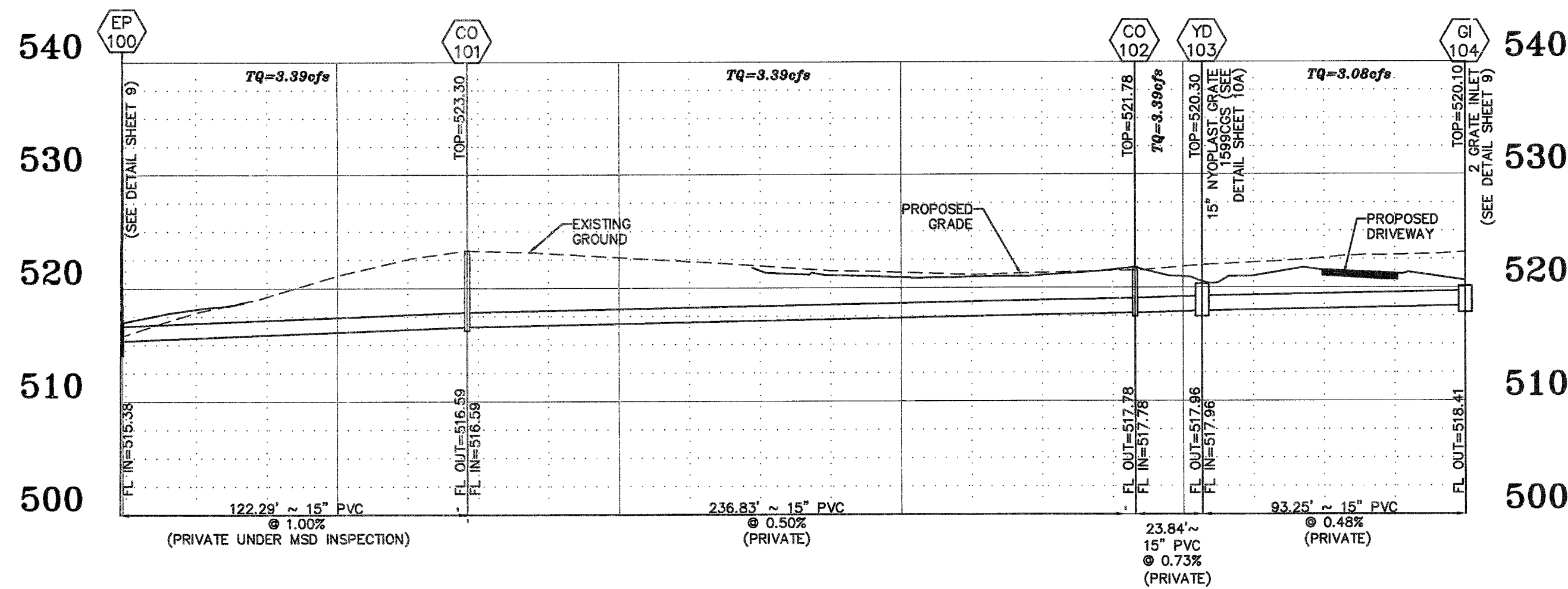
ENGINEER APPROVED SHOP DRAWINGS MUST BE
SUBMITTED TO MSD FOR THE BIORETENTION SOIL
AND MATERIALS FOR REVIEW AND APPROVAL PRIOR
TO THE CONSTRUCTION OF THE BMP STRUCTURES.
MSD CONTACT: BRIAN DUNN (314) 335-2072

SEE PLANTING, WATER AND MULCH REQUIREMENTS FOR
STORMWATER BMPs ON SHEET 10A.



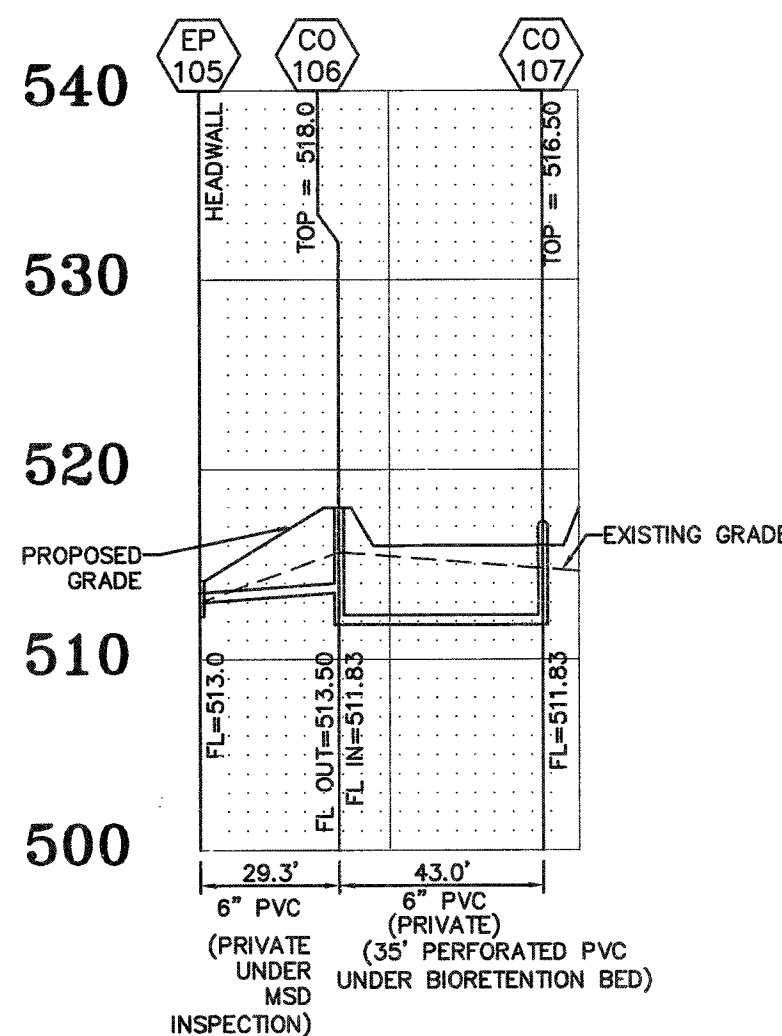
ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
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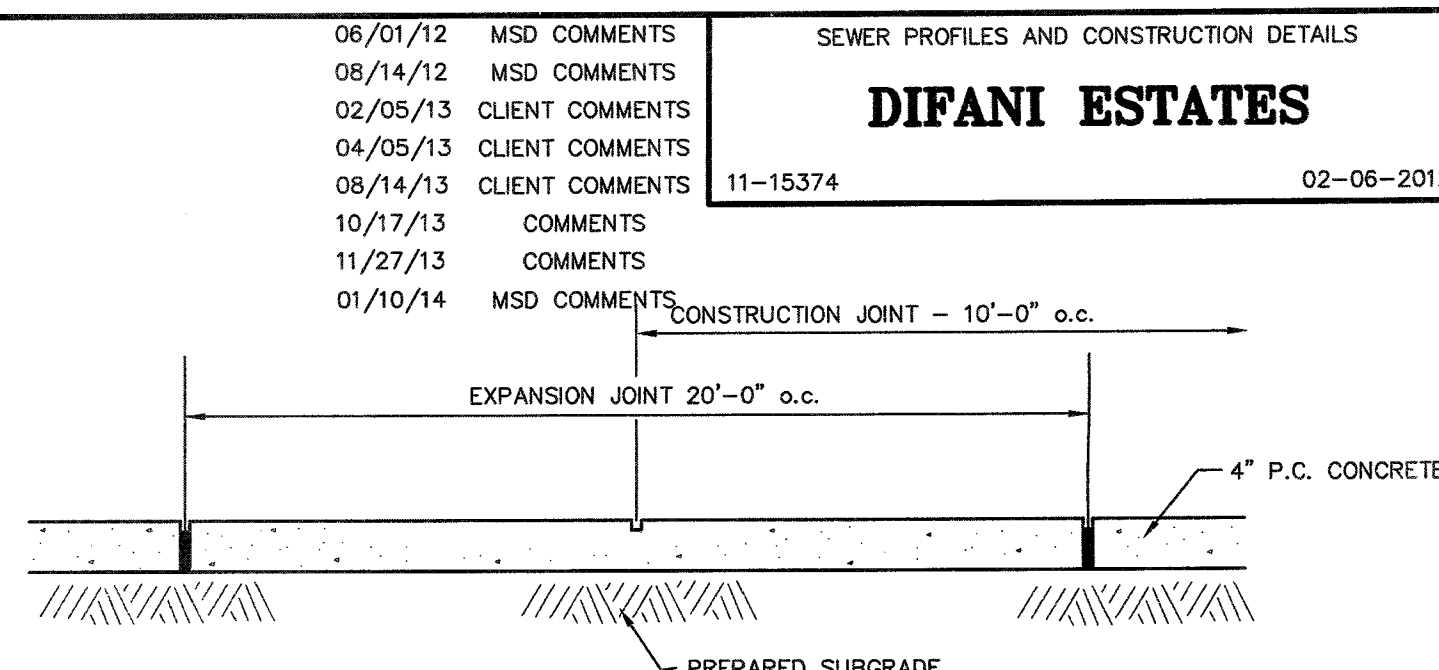


STORM SEWER PROFILE

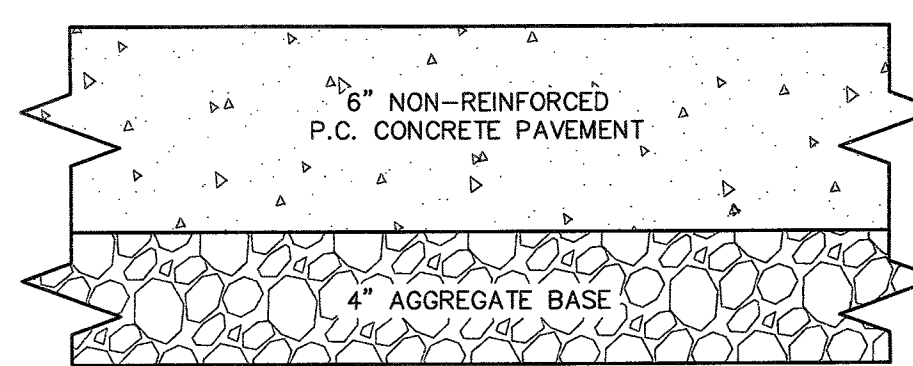
SCALES:
HORIZ. 1"=40'
VERT. 1"=10'



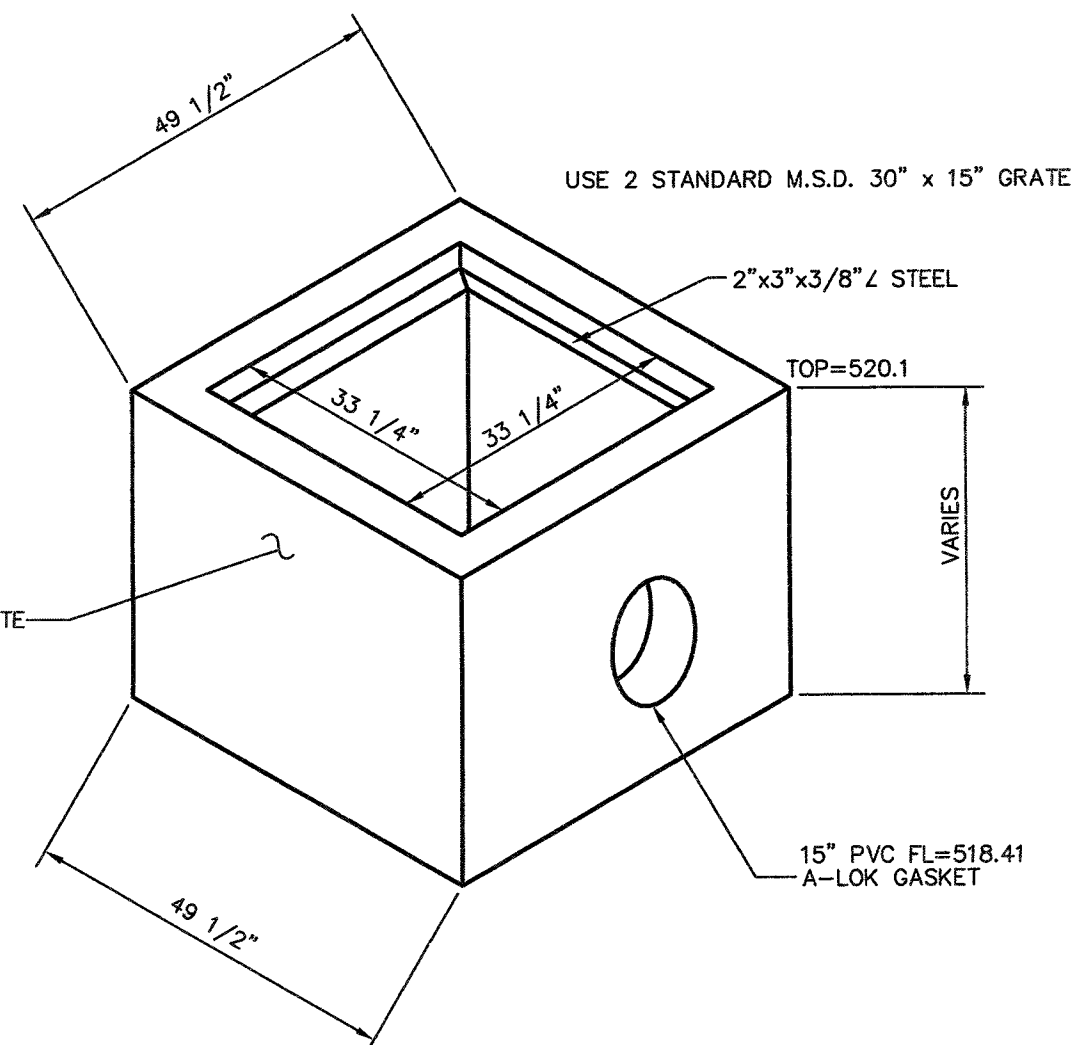
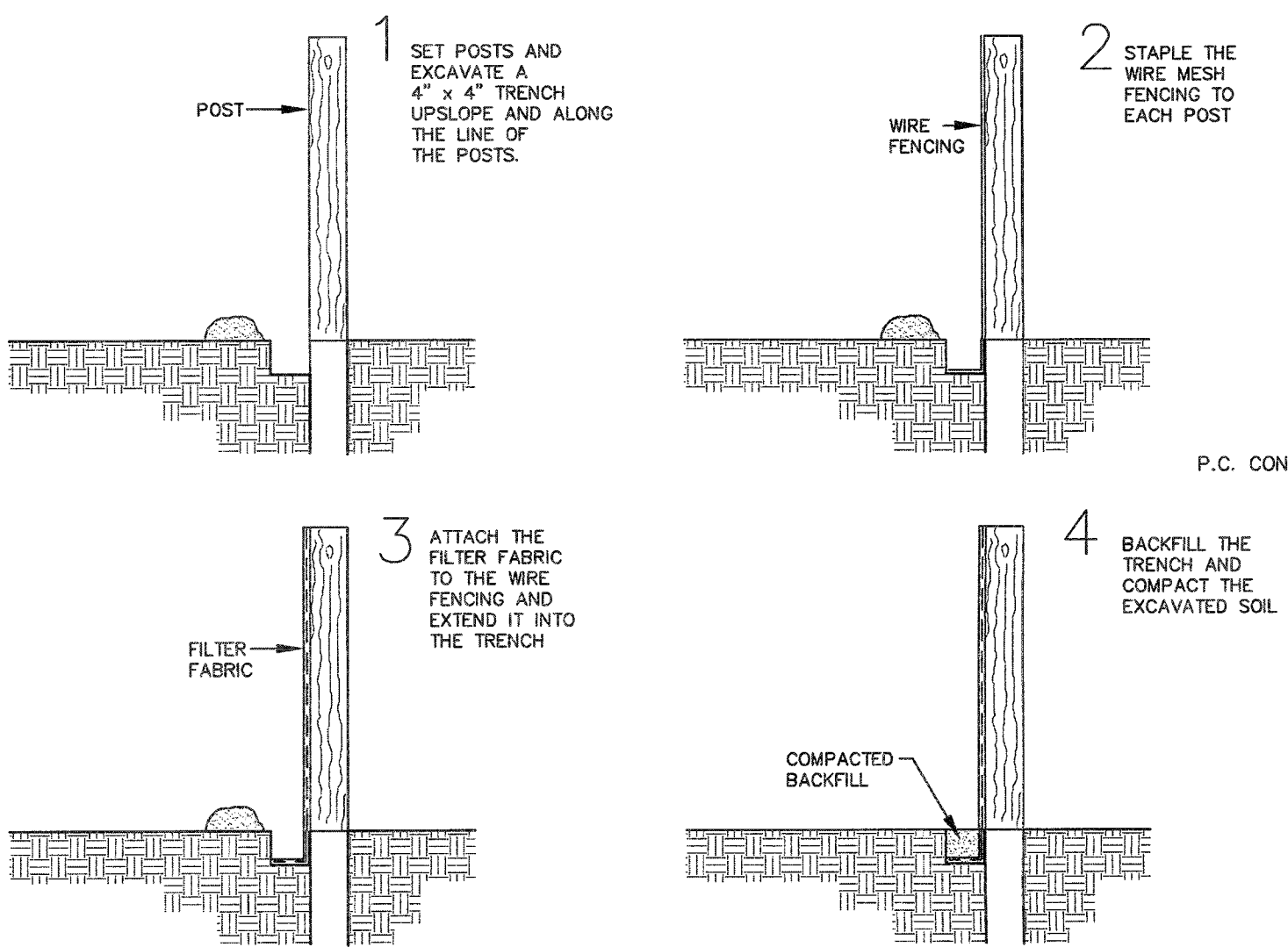
HEADWALL/TOEWALL DETAIL
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE
(NOT FOR USE IN ST. LOUIS COUNTY R/W)

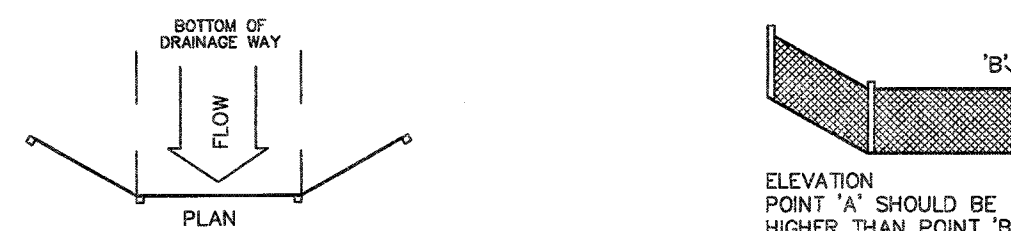


CONCRETE PAVEMENT DETAIL
NOT TO SCALE
(NOT FOR USE IN ST. LOUIS COUNTY R/W)



GI 104 DETAIL
NOT TO SCALE

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.



SILTATION FENCE DETAIL
(NOT FOR USE IN ST. LOUIS COUNTY R/W)

R/W PROJECT NAME : DIFANI ESTATES
R/W PROJECT NO. : 11-15374
DESIGN DATE : 10/17/2013

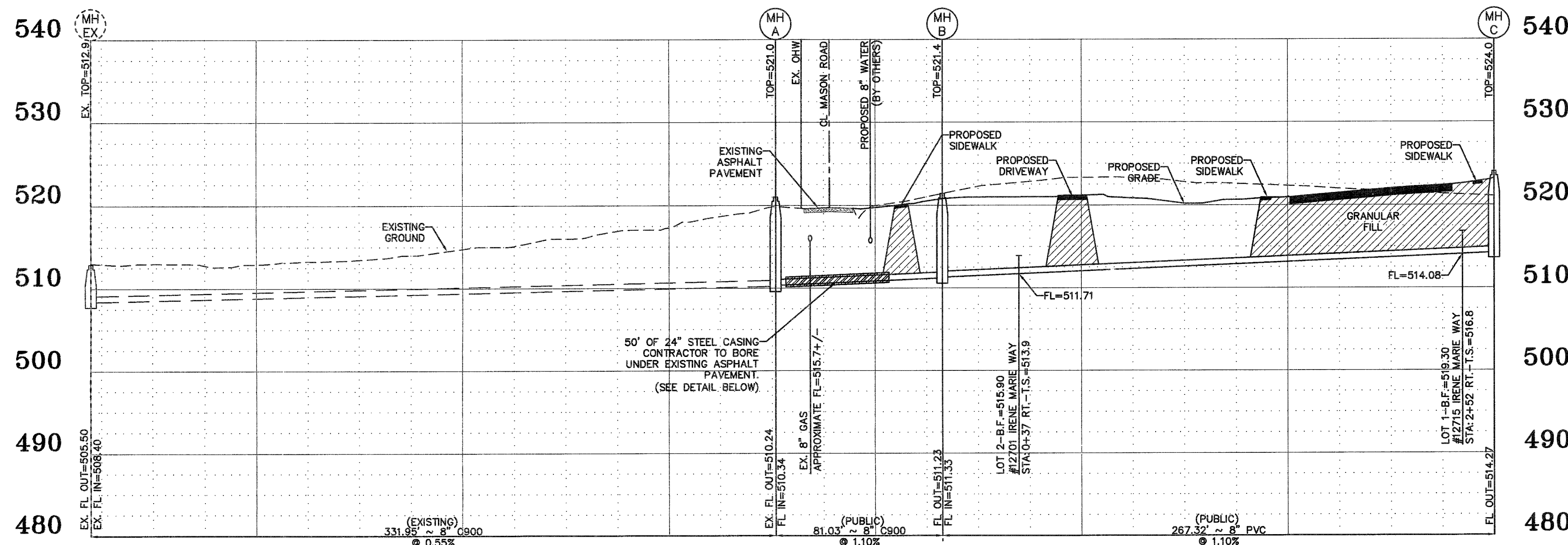
STORM 15 YEAR HYDRAULICS

FREEBOARD

FILENAME: 15374

UPP STR	LOW STR	L DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYD GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR LOSS	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	LINE NUMBER	REMARKS
YD104	YD103	89	15	518.41	517.96	0.51	520.10	0.59	519.51	519.21	0.0230	0.20	2.51	0.10	0.10	0.00	0.00	0.00	1.27	2.62	3.08	3.08	4.60	1	
YD103	CO102	35	15	517.96	517.78	0.52	520.30	1.14	519.16	519.03	0.0280	0.10	2.76	0.12	0.03	0.00	0.00	0.00	0.15	2.60	0.31	3.39	4.66	2	
CO102	CO101	239	15	517.78	516.59	0.50	522.25	3.67	518.58*	517.84	0.0280	0.66	2.76	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.39	4.56	3	
CO101	EP100	115	15	516.59	516.20	0.34	522.98	5.21	517.77	517.45	0.0280	0.32	2.76	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.39	3.77	4	HW=517.45

* INDICATES CRITICAL DEPTH



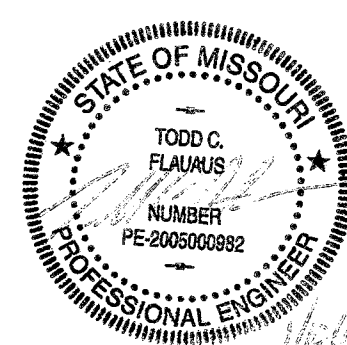
SANITARY SEWER PROFILE

SCALES:
HORIZ. 1"=40'
VERT. 1"=10'

(NOT INCLUDED IN ST. LOUIS COUNTY APPROVAL)

ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

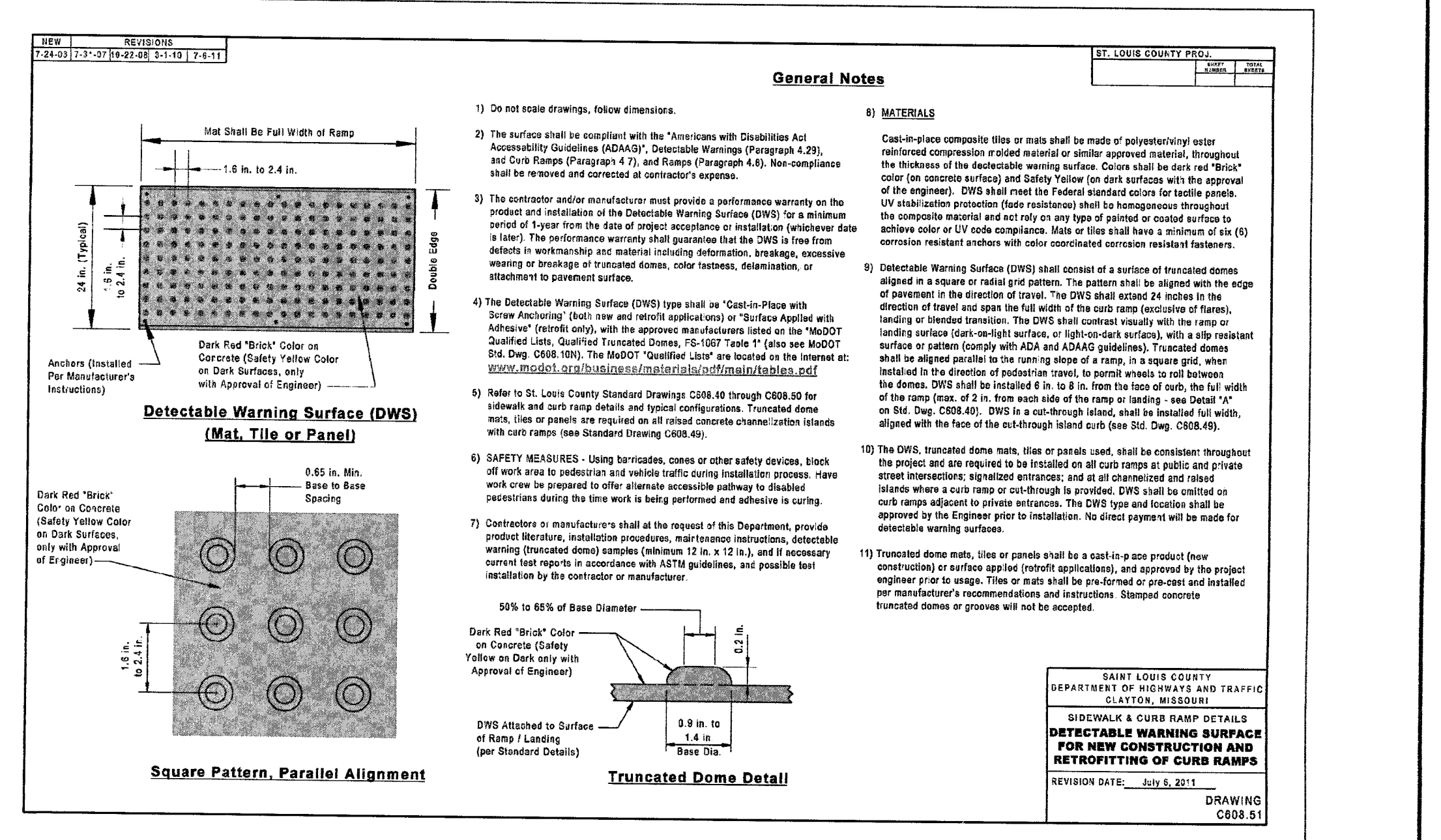
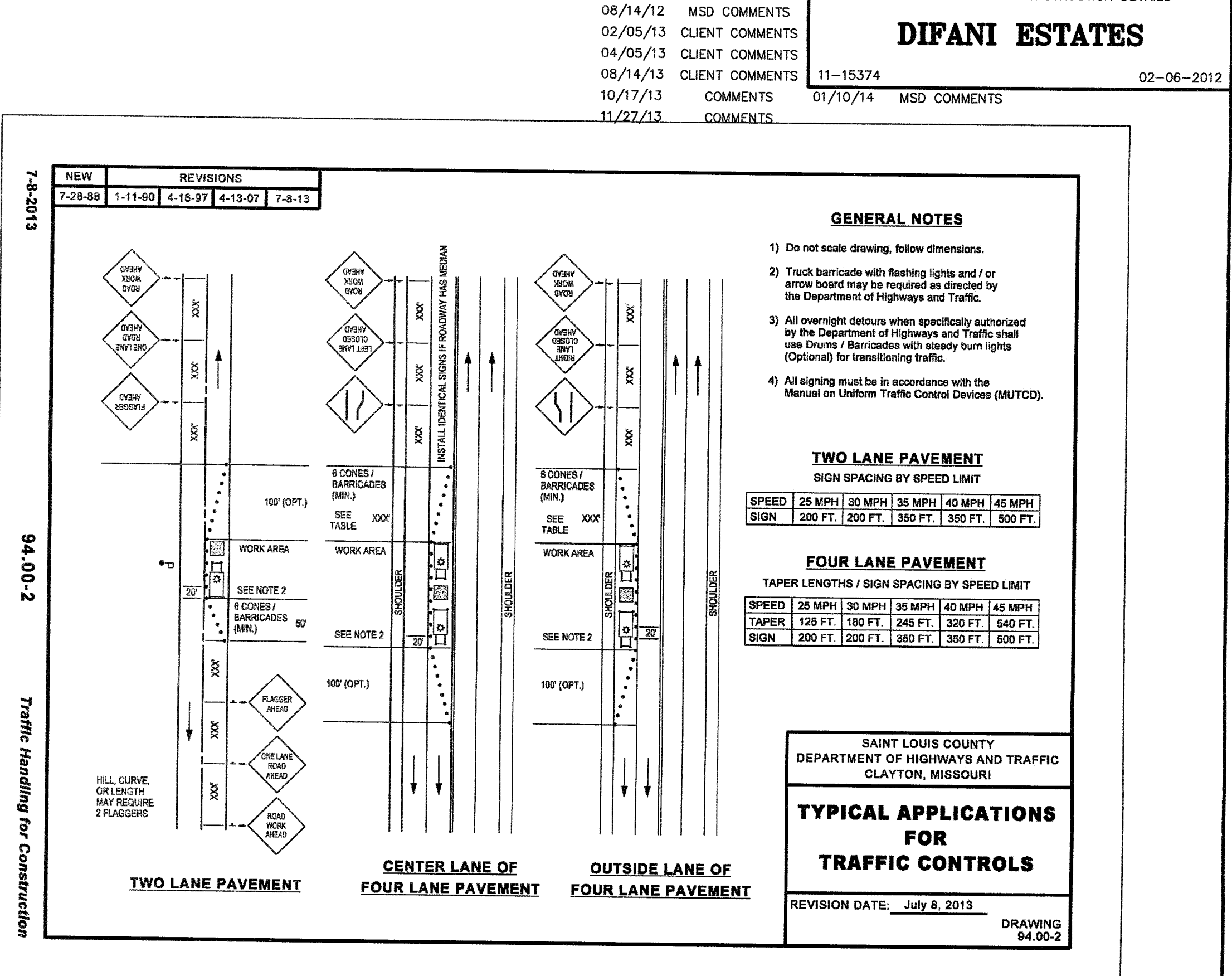
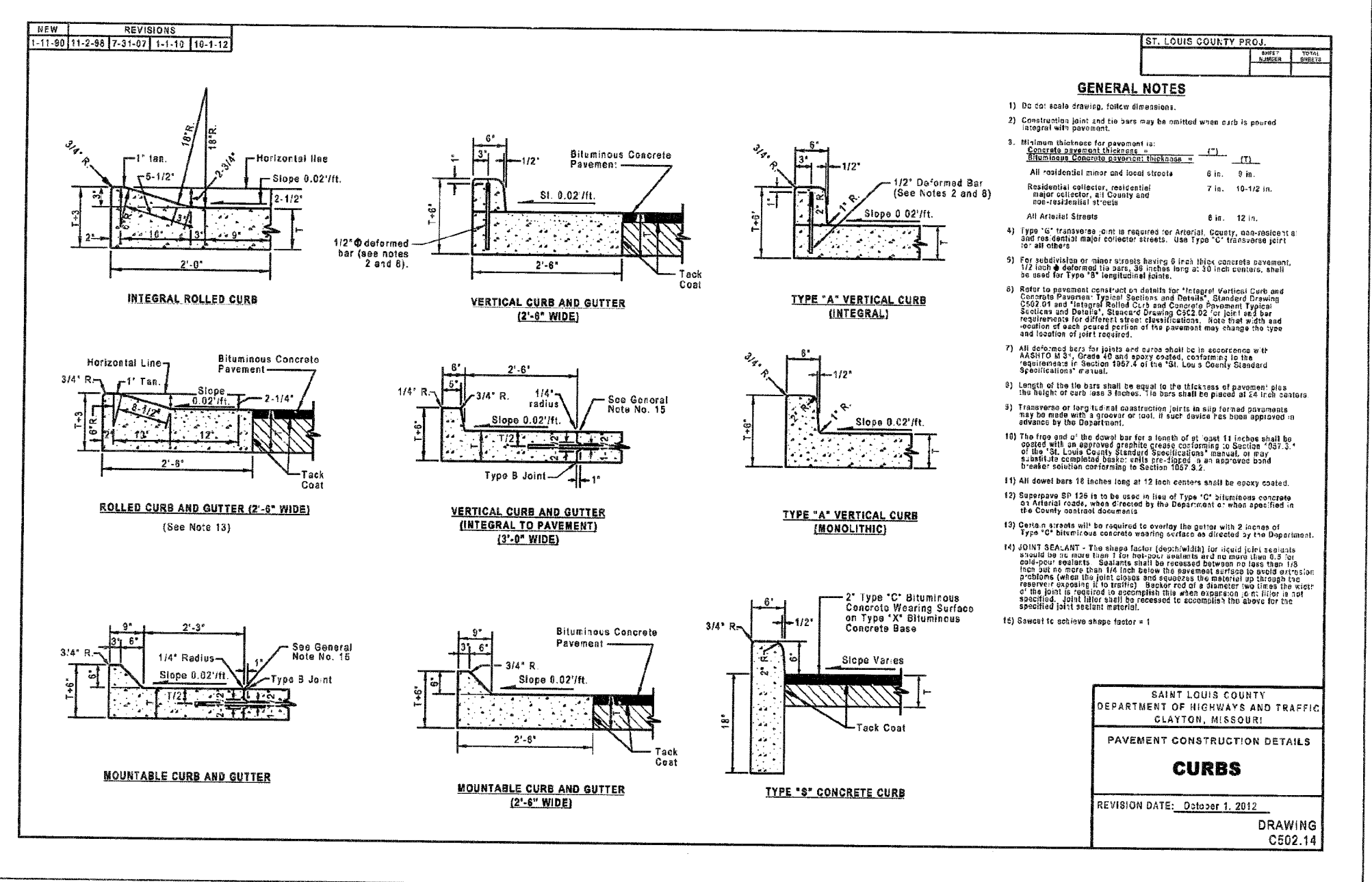
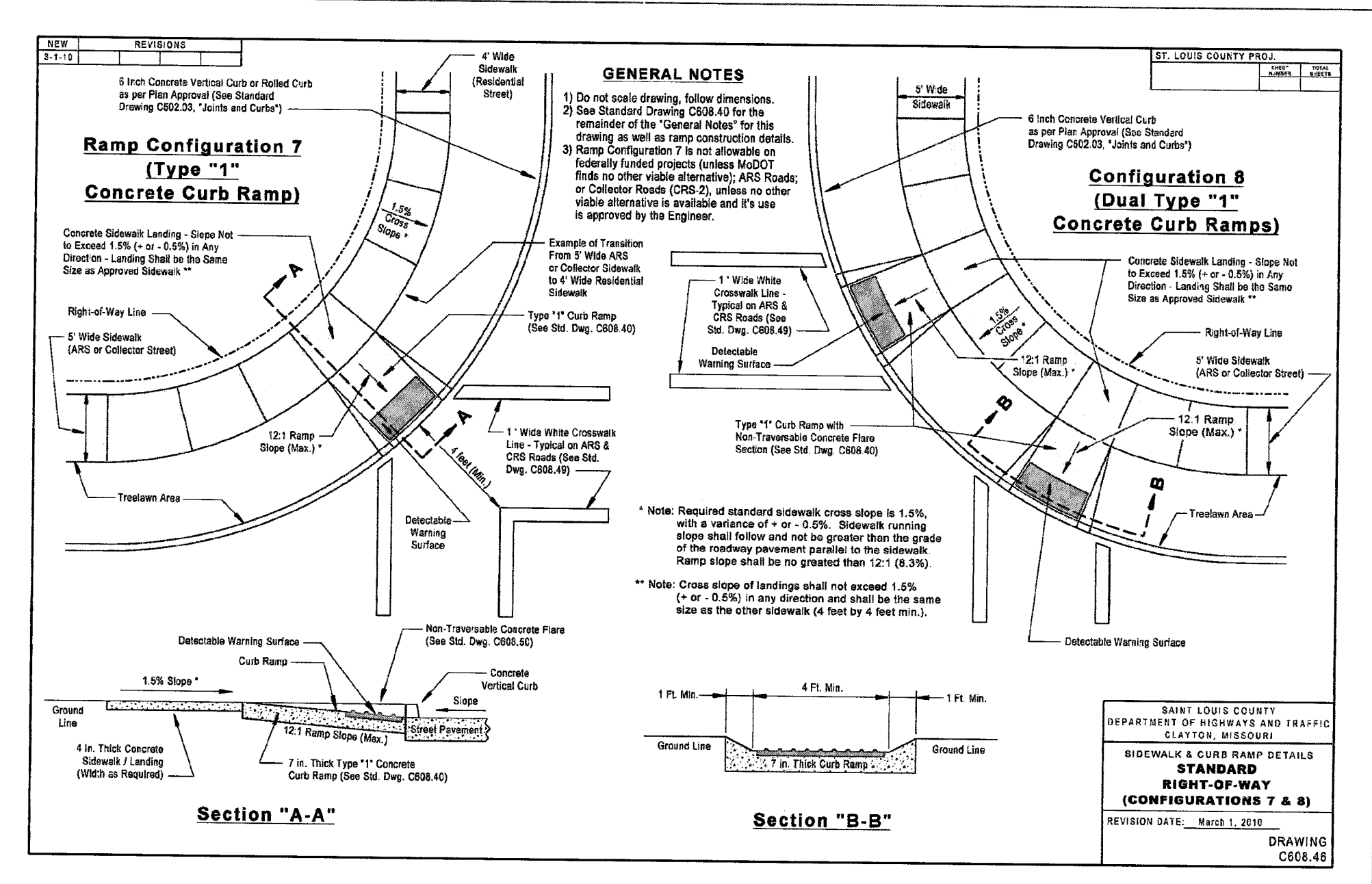
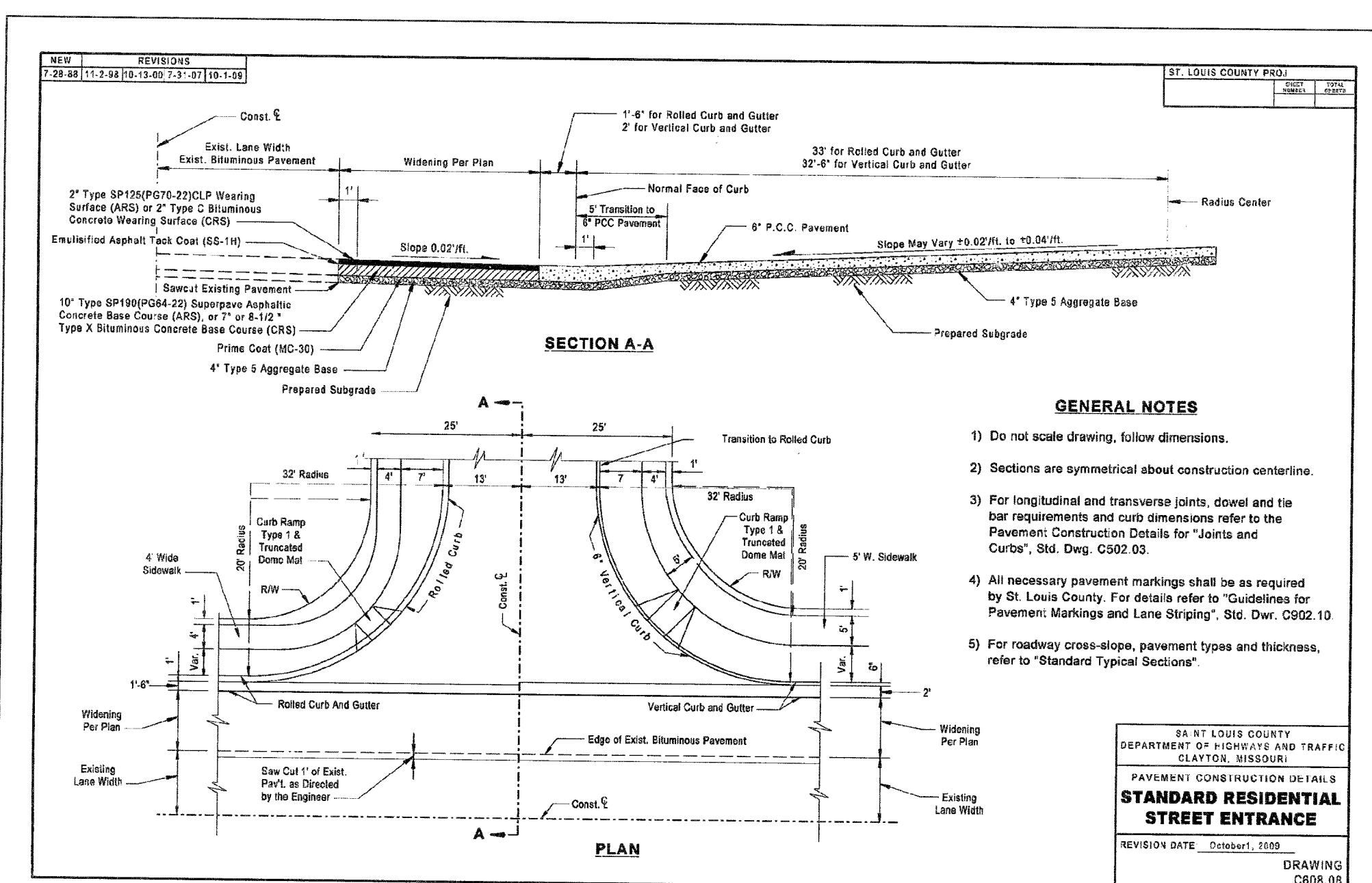
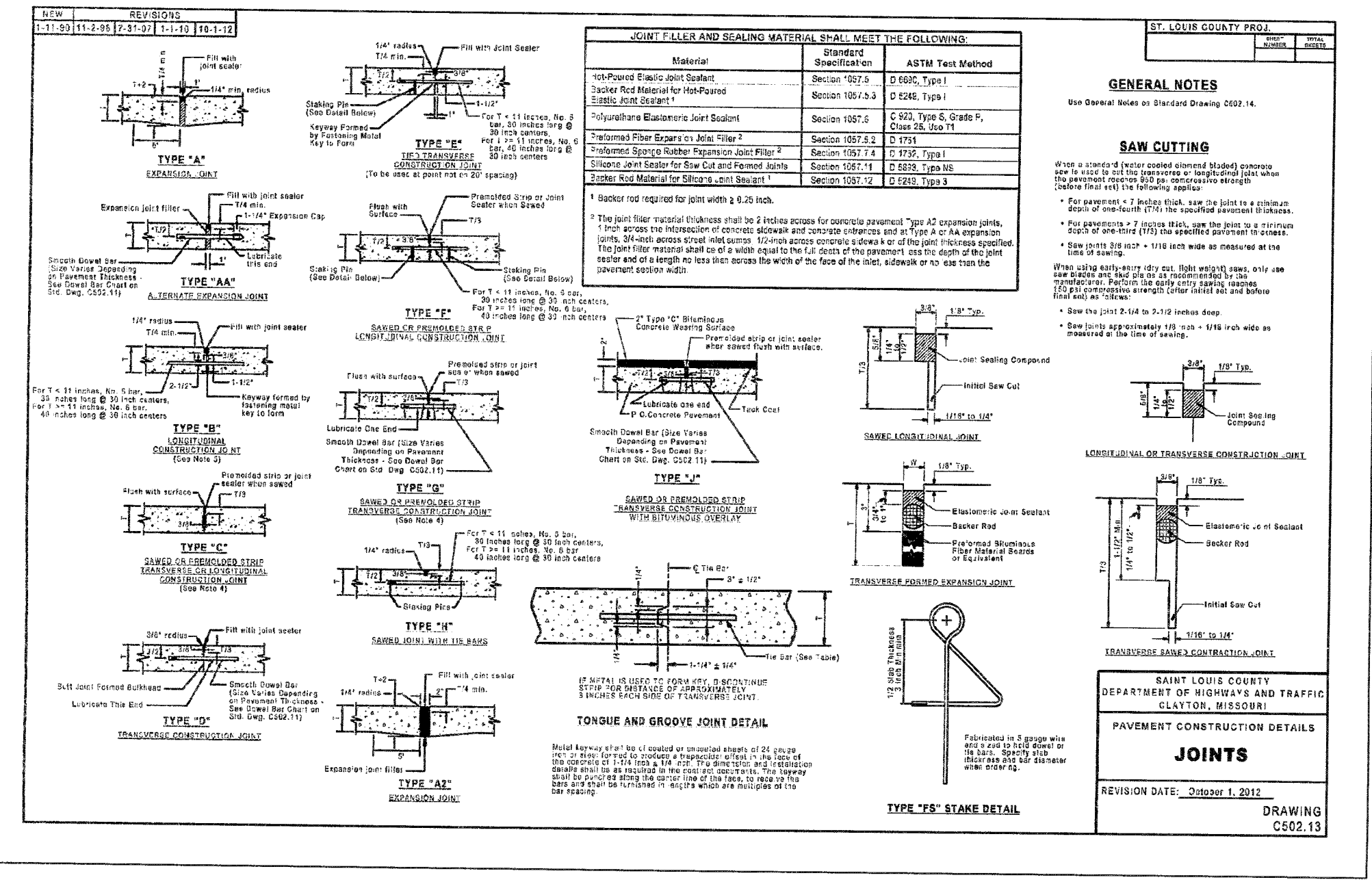
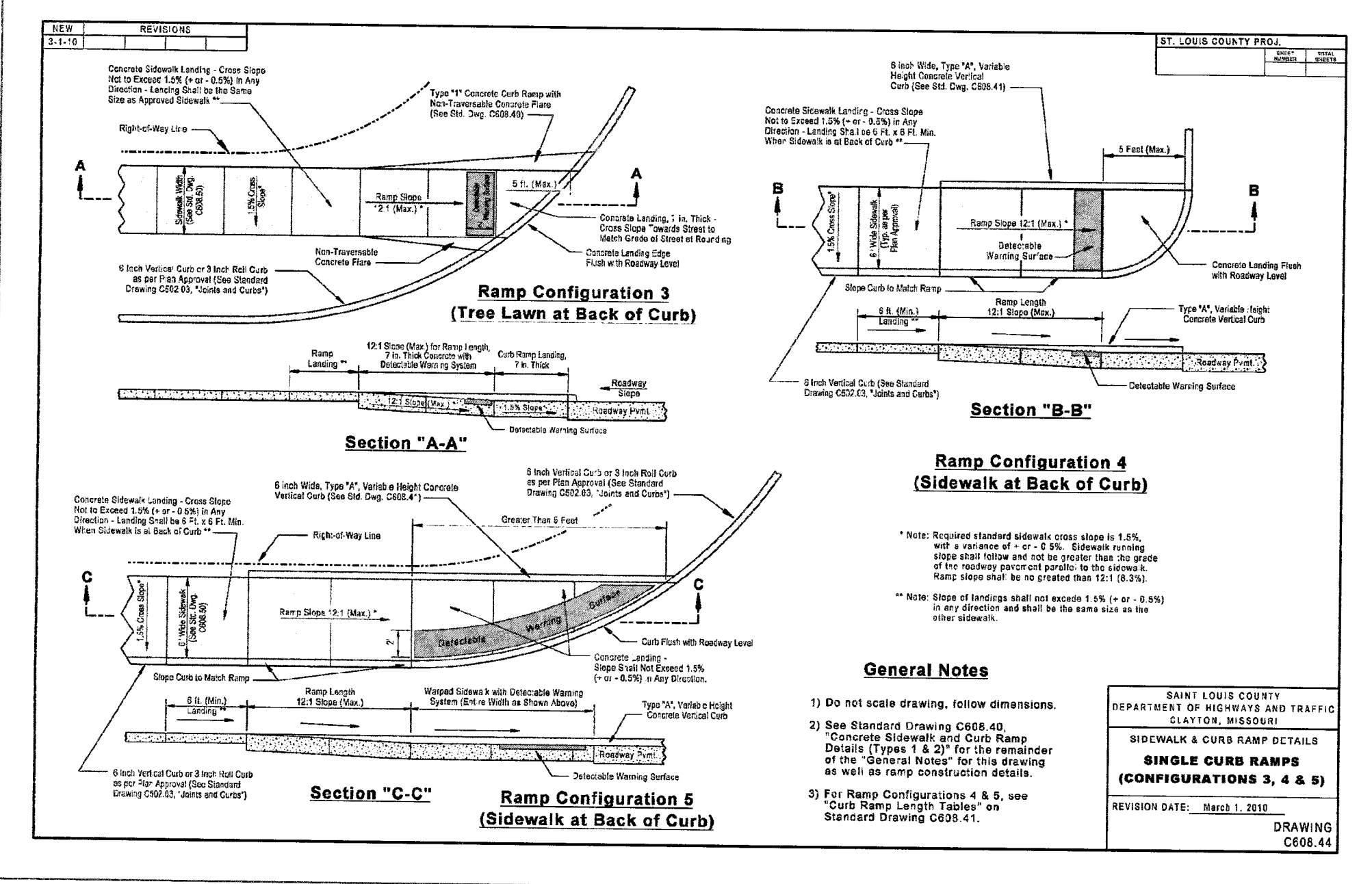
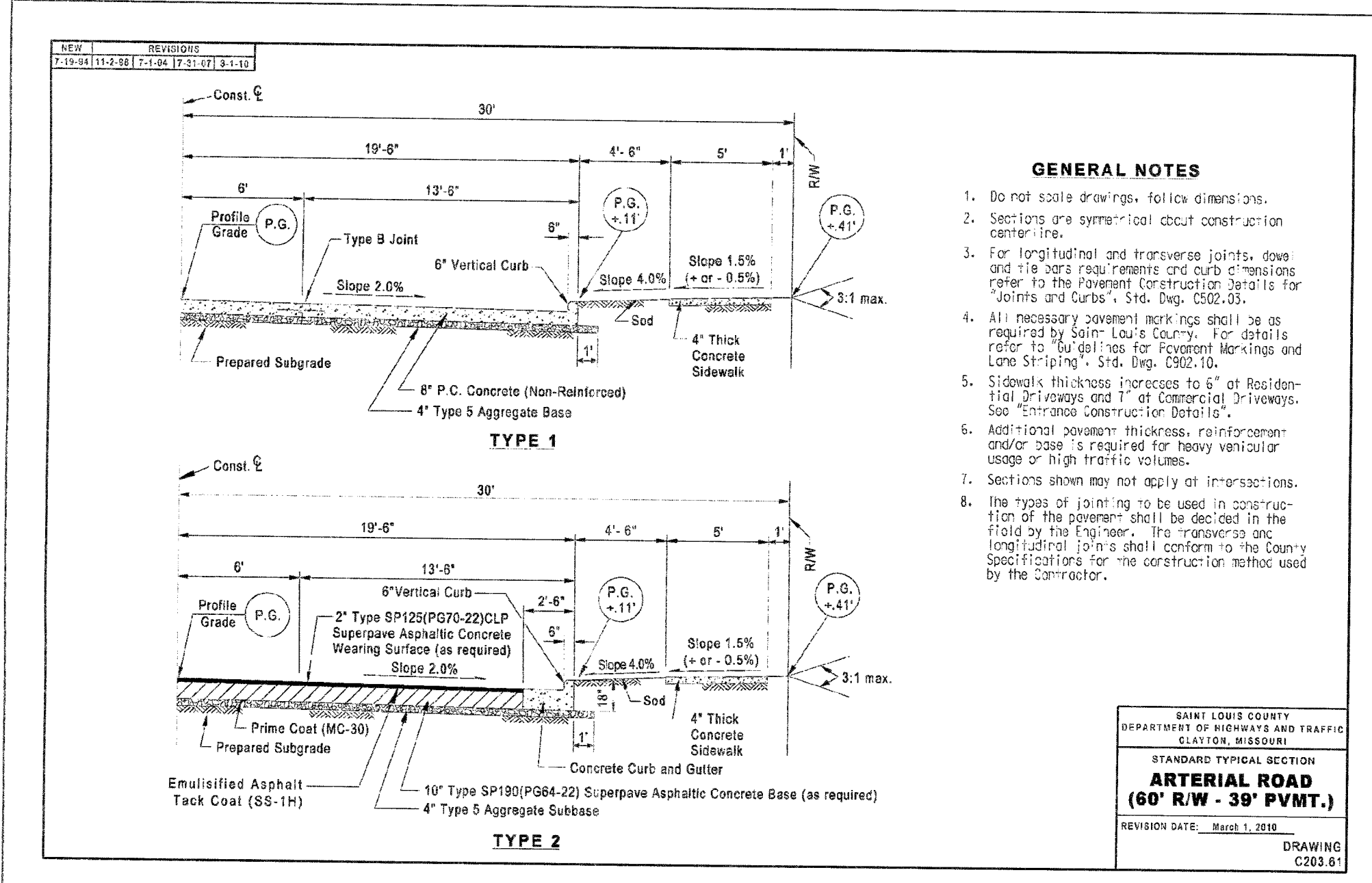
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9

15



ENGINEERS SEAL DOES NOT APPLY TO DETAILS ON THIS SHEET

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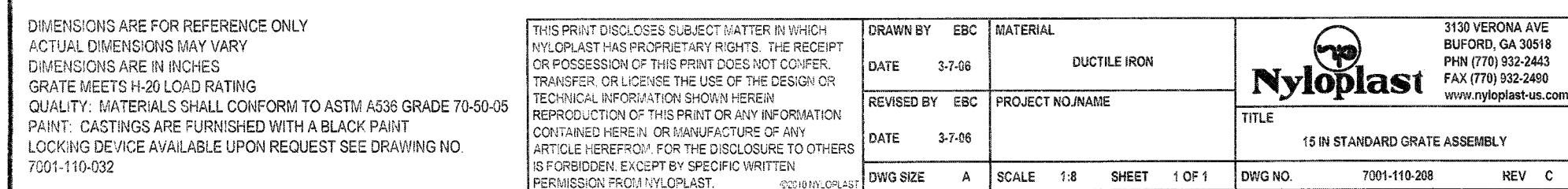
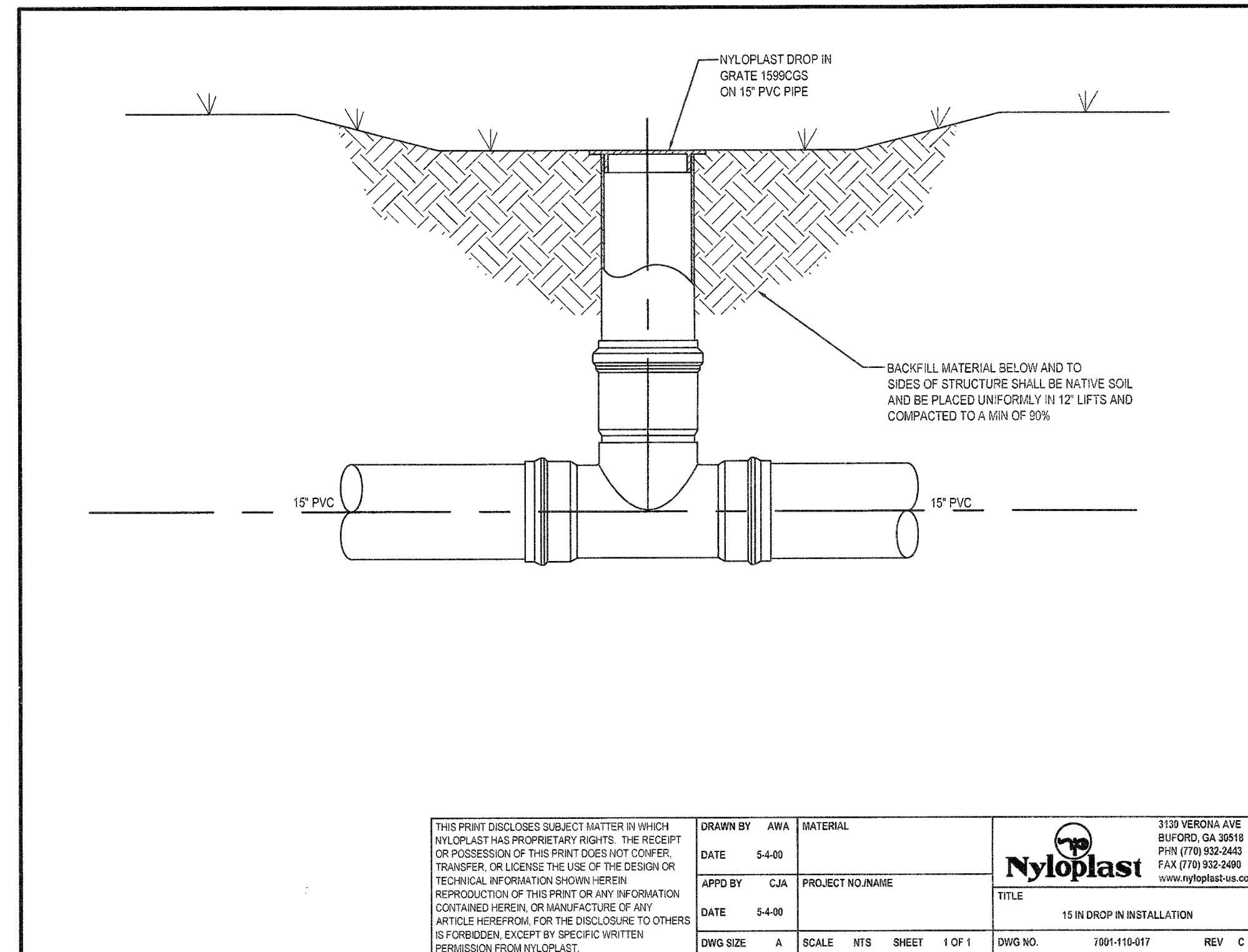


Table 3: Planting, Water and Mulch Requirements

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth***
No ability to water after	Late Feb. – April only	2.25" x 3.75" or larger	Water each plug immediately		1.5 for plugs
Manual watering with standard sprinkler	Manual Feb. – Early June Sept – October	4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established***	1.5* for plugs 2.5* for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. – Early Oct.	2.25" x 3.75" (plug) or larger in spring 4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer	1" (60 min) every 7 days until plants established**	1.5* for plugs 2.5* for quarts

***This water amount includes natural rainfall. If you get 0 1/8 inch of natural rain then you will need to add a 1/8 inch of water to meet the 1 inch requirement.

***Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.

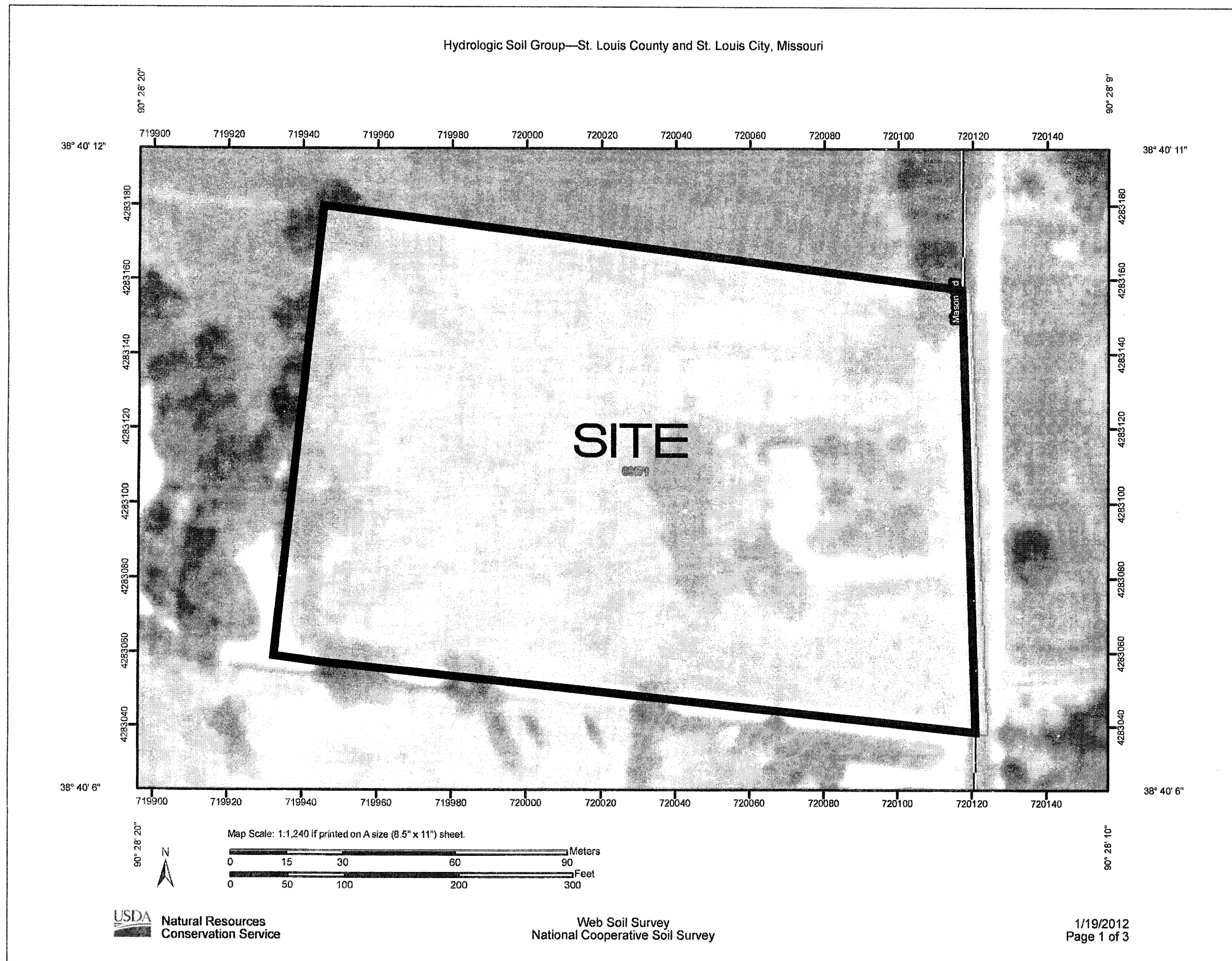
***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.

****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at depth of 3 inches.

ENGINEERS SEAL DOES NOT APPLY
TO DETAILS ON THIS SHEET

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Hydrologic Soil Group—St. Louis County and St. Louis City, Missouri

Hydrologic Soil Group

Hydrologic Soil Group—Summary by Map Unit — St. Louis County and St. Louis City, Missouri (MO189)				
Map unit symbol	Map unit name	Rating	Acre in AOI	Percent of AOI
60171	Mentro silt loam, karst, 2 to 14 percent slopes	C	5.4	100.0%
Totals for Area of Interest			5.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

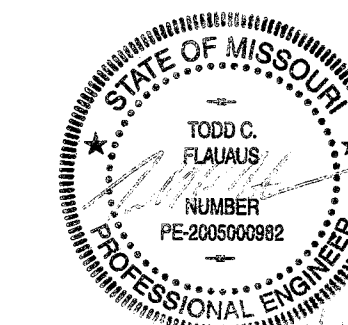
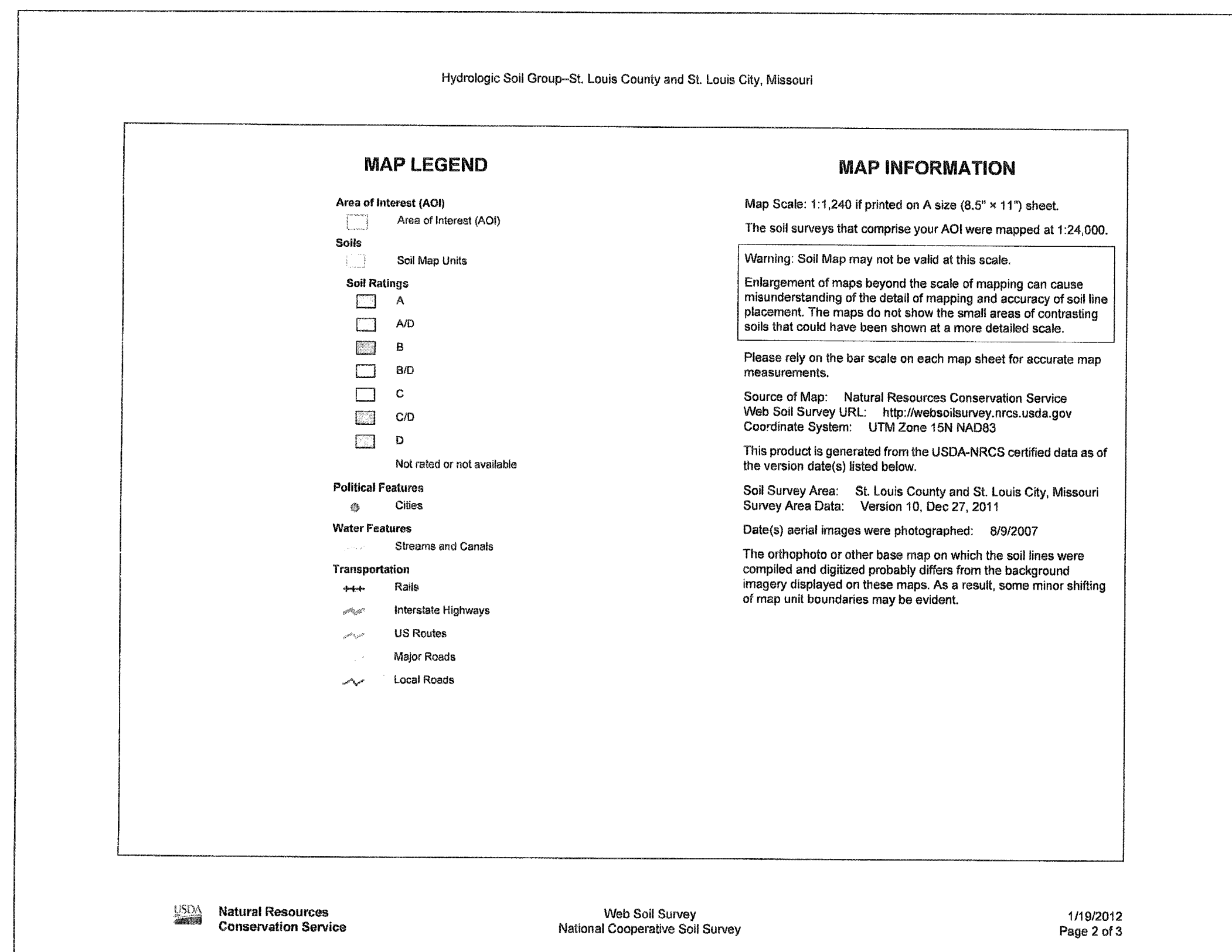
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/19/2012
Page 3 of 3



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MSD P#29408-00
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11
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SWPPP NOTE:
ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE SWPPP, AND ANY PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE ST. LOUIS COUNTY LAND DISTURBANCE CODE AND THE APPROVED SWPPP AT THE SITE OF THE PERMITTED ACTIVITY.

STORM WATER POLLUTION PREVENTION PLAN

- A. PURPOSE:
The purpose of the Storm Water Pollution Prevention Plan (SWPPP) shall meet the following objectives:
- Prevent erosion where construction activities shall occur.
 - Prevent pollutants from mixing with storm water.

- B. PROJECT DESCRIPTION:
The project is located in the Missouri River watershed in St. Louis County, Missouri. The project is approximately 4.87 acres with 2.15 acres being disturbed.

The project activities consist of clearing and excavating the site and constructing a Sanitary Sewer line. The site will be protected with the various erosion protection measures listed below:

1. Silt Fences: All storm water inlet structures shall be protected with silt fences. These fences will be constructed using straw bales in a circular pattern around any inlet device.
The entire perimeter of the project that allows storm water to exit will also have silt fences installed. These fences shall be composed of either straw bales or a fabric material. Details of these devices are depicted on the interim grading plans prepared by Bax Engineering Company, Inc. and attached.
2. Revegetation: The site will consist of varying ground slopes upon completion of the grading activities and the slopes prone to erosion will be seeded and strawed to stabilize the slope and prevent erosion. Refer to the specifications for proper seeding rates and type of seeding.

- C. MAINTENANCE AND INSPECTION:
Regular Maintenance: Weekly inspections of the project will include: (a) The repair of any sediment (silt) fence and/or staked straw bale barriers not well shaped or out of place; (b) The removal of any accumulated trash and/or debris; and (c) The removal of any externally deposited waste materials.

Periodic Inspections: Following each rain of more than one inch in 24 hours, the site will be inspected, and any necessary maintenance will be provided for a period of one year following the completion of the above remediation measures.

The field inspections will be conducted in a systematic manner to minimize the possibility of any significant feature being overlooked. Particular attention will be given to detecting evidence of erosion, slope instability, undue settlement, displacement, and tilting. The field inspection will include appropriate features and items, including potential hazards to human life or property.

The condition of the slopes and vegetative cover will be evaluated and examined for erosion.

Measures will be taken to promote the growth of vegetation and repair of damage caused by erosion and sedimentation. The inspection will also provide recommendations for measures that need to be undertaken immediately, based on the experience and judgment of the inspector. Necessary follow up inspections will be made as necessary to verify that any maintenance, alteration, or repair measures are accomplished by methods acceptable by standard engineering practice.

SPILL AND SITE POLLUTION:

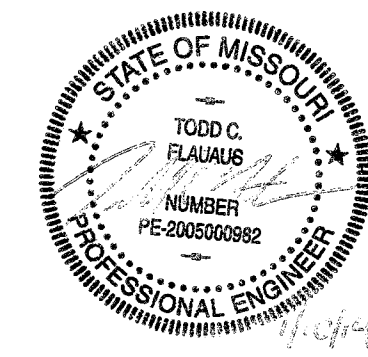
SHOULD AN ACCIDENTAL SPILL OCCUR REFER TO MATERIAL SAFETY DATA SHEETS. ANY SPILLS OF HAZARDOUS MATERIALS IN QUANTITIES IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (800-424-8802) AND MISSOURI DEPARTMENT OF NATURAL RESOURCES (573-634-2436). REPORTABLE SPILLS FOR PETROLEUM PRODUCTS IS GREATER THAN 50 GALLONS. ALL OTHER REPORTABLE HAZARDOUS MATERIALS AND THEIR QUANTITIES MAY BE FOUND NOT THE WEB SITE AT [HTTP://WWW.DNR.MO.GOV](http://www.dnr.mo.gov) OR THE LOCAL NUMBER IS 573-840-9750. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES OR THREATENS A SEWER, LAKE, CREEK, STREAM, RIVER, GROUNDWATER, WETLANDS, OR AREA LIKE A ROAD DITCH, THAT DRAINS INTO THE ABOVE.

AN EMERGENCY SPILL KIT IS REQUIRED TO BE ONSITE.

RUNOFF CALCULATIONS:

EXISTING UNDISTURBED SITE
EXISTING PERVIOUS AREA - 4.76 ACRES
EXISTING IMPERVIOUS AREA - 0.06 ACRES
EXISTING GRAVEL AREA - 0.05 ACRES
EXISTING RUNOFF:
PERVIOUS $4.76 \times 1.70 = 8.09$ C.F.S.
IMPERVIOUS $0.06 \times 3.54 = 0.21$ C.F.S.
GRAVEL $0.05 \times 3.24 = 0.16$ C.F.S.
TOTAL = 8.47 C.F.S.

PROPOSED DEVELOPED SITE
PROPOSED PERVIOUS AREA - 4.11 ACRES
PROPOSED IMPERVIOUS AREA - 0.78 ACRES
PROPOSED RUNOFF:
PERVIOUS $4.11 \times 1.70 = 6.99$ C.F.S.
IMPERVIOUS $0.78 \times 3.54 = 2.69$ C.F.S.
TOTAL = 9.68 C.F.S.
DIFFERENTIAL RUNOFF: $9.68 - 8.47 = 1.21$ C.F.S.

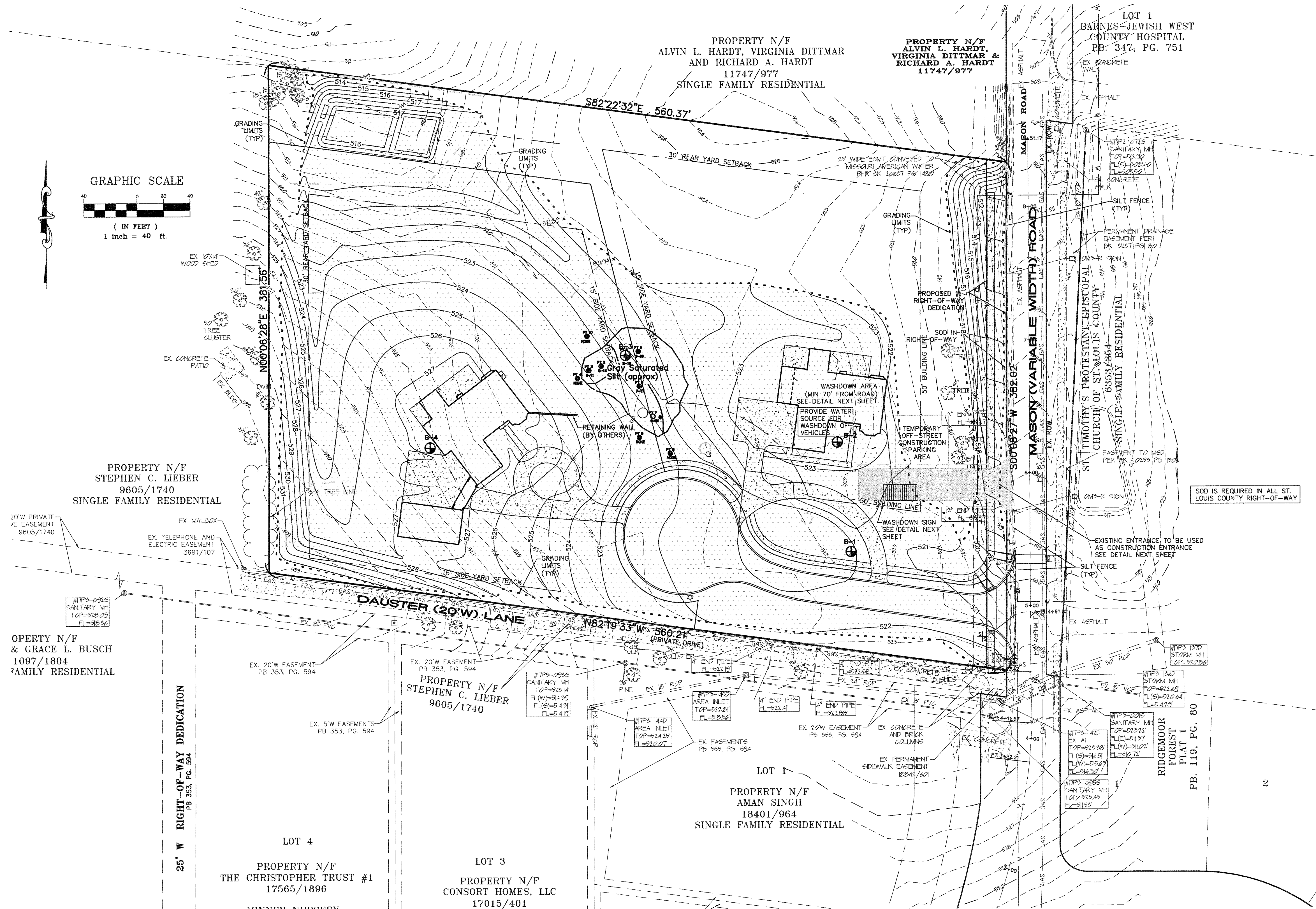


Todd C. Flausus
CIVIL ENGINEER
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ST. LOUIS COUNTY HT# 2011

MSD P#29408-00
BASEMAP #17P2 & 17P3

12
15



EPA NOTE:

THE FOLLOWING ARE NON-STORM WATER DISCHARGES THAT ARE ALLOWED BY THE EPA PROVIDED IT HAS BEEN DETERMINED BY THE PERMITTEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MS4. IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON-STORM WATER DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS.

- a) WATER LINE FLUSHING
- b) LANDSCAPE IRRIGATION
- c) DIVERTED STREAM FLOWS
- d) RISING GROUND WATERS
- e) UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20))
- f) UNCONTAMINATED PUMPED GROUND WATER
- g) DISCHARGE FROM POTABLE WATER SOURCES
- h) FOUNDATION DRAINS
- i) AIR CONDITIONING CONDENSATION
- j) IRRIGATION WATER, SPRINGS
- k) WATER FROM CRAWL SPACE PUMPS
- l) FOOTING DRAINS
- m) LAWN WATERING
- n) INDIVIDUAL RESIDENT CAR WASHING
- o) FLOWS FROM RIPARIAN HABITATS AND WETLANDS
- p) DE-CHLORINATED SWIMMING POOL DISCHARGES
- q) STREET WASH WATER
- r) RESIDENTIAL BUILDING WASH WATERS, WITHOUT DETERGENTS.

DISCHARGES OR FLOWS FROM FIRE FIGHTING ACTIVITIES OCCUR DURING EMERGENCY SITUATIONS. THE PERMITTEE IS NOT EXPECTED TO EVALUATE FIRE FIGHTING DISCHARGES WITH REGARD TO POLLUTANT CONTRIBUTIONS. THEREFORE, THESE DISCHARGES ARE AUTHORIZED AS ALLOWABLE NON-STORM WATER DISCHARGES, UNLESS IDENTIFIED, BY EPA, AS SIGNIFICANT SOURCES OF POLLUTANTS TO WATERS OF THE U.S.

SWPPP CERTIFICATION:

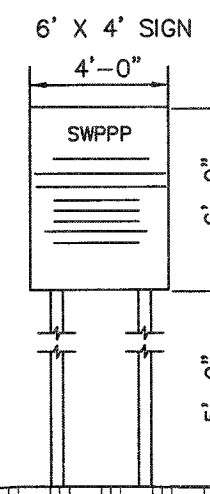
I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE APPROVAL OF THE LOCAL GOVERNING AGENCY. ADDITIONALLY, THIS PLAN HAS BEEN PREPARED TO SUBSTANTIALLY COMPLY WITH THE GENERAL PERMIT REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNATURE: _____ DATE: _____

CONSTRUCTION SCHEDULE (CONTRACTOR TO UPDATE SCHEDULE)

SEPT. 3-8, 2013	MOBILIZATION ONSITE, INSTALL SILT FENCING AND CONSTRUCTION ENTRY
SEPT. 9-13, 2013	SITE GRADING AND BIO-RETENTION GRADING
SEPT. 16-20, 2013	INSTALLATION OF UTILITIES
SEPT. 16-20, 2013	INSTALLATION OF BIO-RETENTION AREA
SEPT. 23, 2013	START CONSTRUCTION OF HOMES
SEPT. 23-27, 2013	INSTALLATION OF PAVEMENT
SEPT. 30-OCT. 4, 2013	FINAL GRADING AND FINAL SEEDING & SOODING

SWPPP
IRENE ALDRICH
815 N. MASON RD
CREVE COEUR
MO 63141
PLEASE CONTACT
PHIL DIFANI
314-569-3118
TO VIEW THE SWPPP
FOR THIS SITE



SWPPP PUBLIC NOTICE SIGNAGE

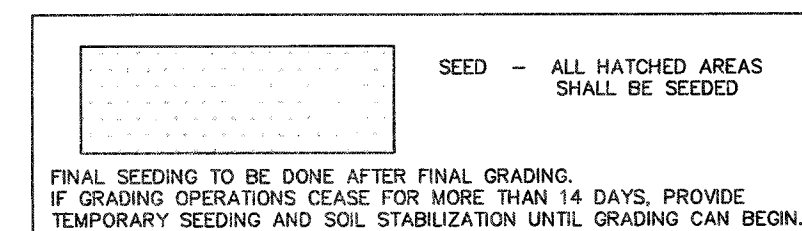
NOT TO SCALE
PROVIDE SIGN AT LOCATION AS SHOWN ON PLANS.

6' BY 4' PLYWOOD PAINTED WHITE WITH BLACK LETTERING TO INDICATE WHERE THE STORM WATER POLLUTION PREVENTION PLAN IS LOCATED.

PROVIDE THE FOLLOWING IN 4" LETTERING SWPPP

IRENE ALDRICH
815 N. MASON RD
CREVE COEUR
MO 63141

PLEASE CONTACT
PHIL DIFANI
314-569-3118
TO VIEW THE SWPPP
FOR THIS SITE



FINAL SEEDING TO BE DONE AFTER FINAL GRADING.
IF GRADING OPERATIONS CEASE FOR MORE THAN 14 DAYS, PROVIDE TEMPORARY SEEDING AND SOIL STABILIZATION UNTIL GRADING CAN BEGIN.

DIFANI ESTATES

11-15374

02-06-2012

06/01/12 MSD COMMENTS
08/14/12 MSD COMMENTS
02/05/13 CLIENT COMMENTS
04/05/13 CLIENT COMMENTS
08/14/13 CLIENT COMMENTS
10/17/13 COMMENTS
11/27/13 COMMENTS
01/10/14 MSD COMMENTS

SILT FENCE

PHYSICAL DESCRIPTION - Silf fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site to live and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silf fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 cfs. The drainage area for silf fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NABM, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow	Sheet Flow Only
Contributing Slope Length:	30 foot maximum for 3:1 slopes 50 foot maximum for slopes between 3:1 and 10:1 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silf fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.53 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be at least 5 feet long and driven or placed at a slight upstream angle into the ground to a

10/10/2011

Page 76

Sediment and Erosion Control Manual

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire 6 inches long. Excavate a trench to bury the bottom of the fabric fence in a 12" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 36 (2-inch embedment) to 42 (6-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment.

Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entranching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silf fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1986).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Sealing and design of the silf fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

10/10/2011

Page 77

Sediment and Erosion Control Manual

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than 1/2 the fence height or 12", whichever is less.
- ✓ Replace case of clogged fabric, repair loose fabric.
- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1. Temporary Silf Fence Property Requirements

Physical Property	Test Method	Units	Minimum Required Properties		
			Supported Silf Fence ¹	Woven ²	Non-Woven ²
Post Spacing (Maximum)		feet	4	—	8
Height of Wire / Polymer Fence (Minimum)		inches	30	—	—
Grab Strength (Minimum):					
Machine Direction	ASTM D 4632	pounds	90	125	125
Cross Machine Direction			90	100	100
Permeability (Minimum)	ASTM D 4491	sec ⁻¹	0.05	0.05	0.05
Aperture Opening Size (AOS)	ASTM D 4751	Screen Number	30	30	30
Ultraviolet Stability (Minimum) (estimated strength)	ASTM D 4355		70% after 500 h of exposure		

Notes:

MARV Minimum Average Roll Value

- 1 Elongation measured in accordance with ASTM D 4632

- 2 Silf Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

- 3 Maximum Average Roll Value

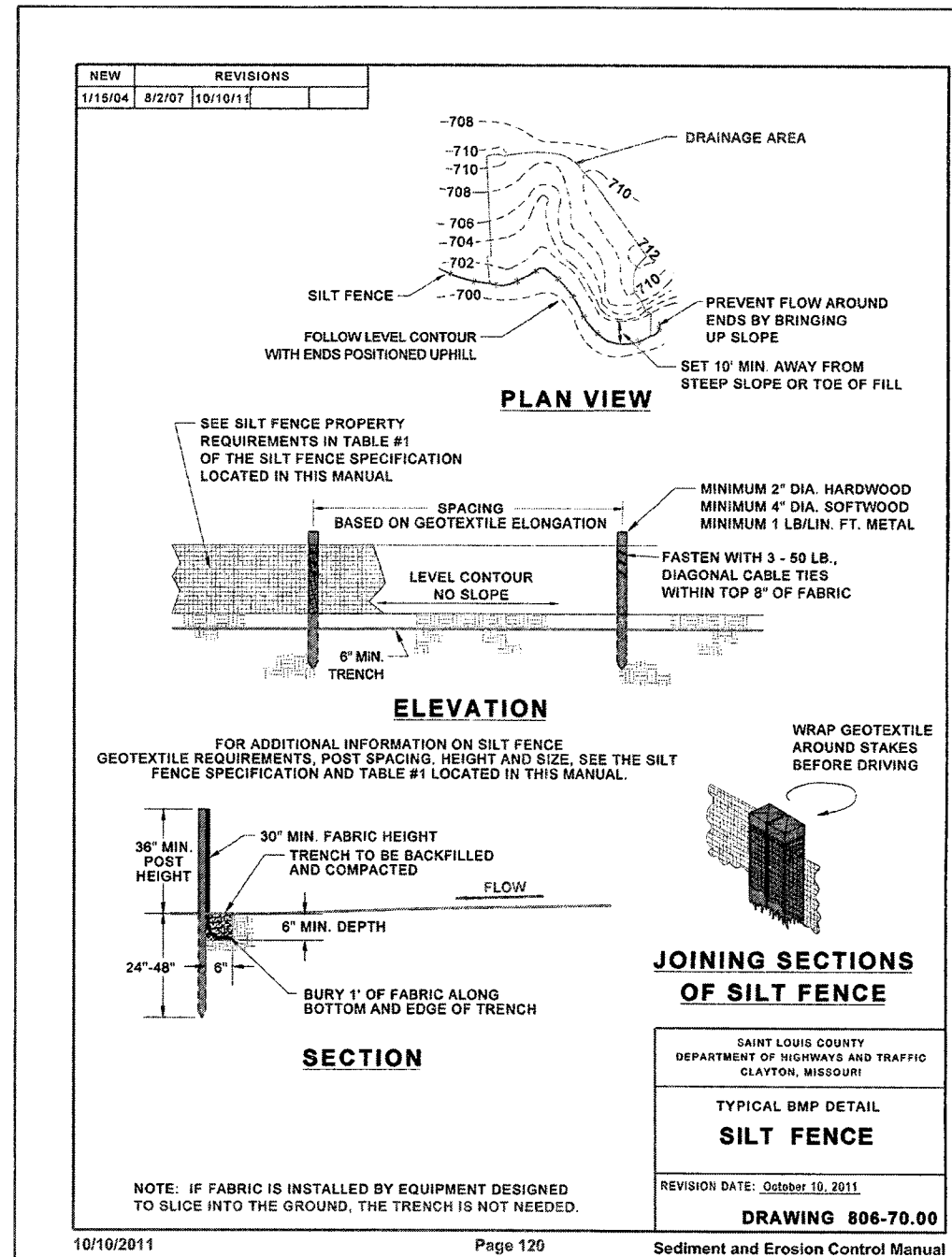
SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, regrade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

10/10/2011

Page 78

Sediment and Erosion Control Manual



10/10/2011

Page 120

Sediment and Erosion Control Manual

CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geotextile and geosynthetic material. Mud and sediment fall off tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area, thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets - preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance.

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geotextile on top of this, and cover with aggregate. Tearing geotextile at entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

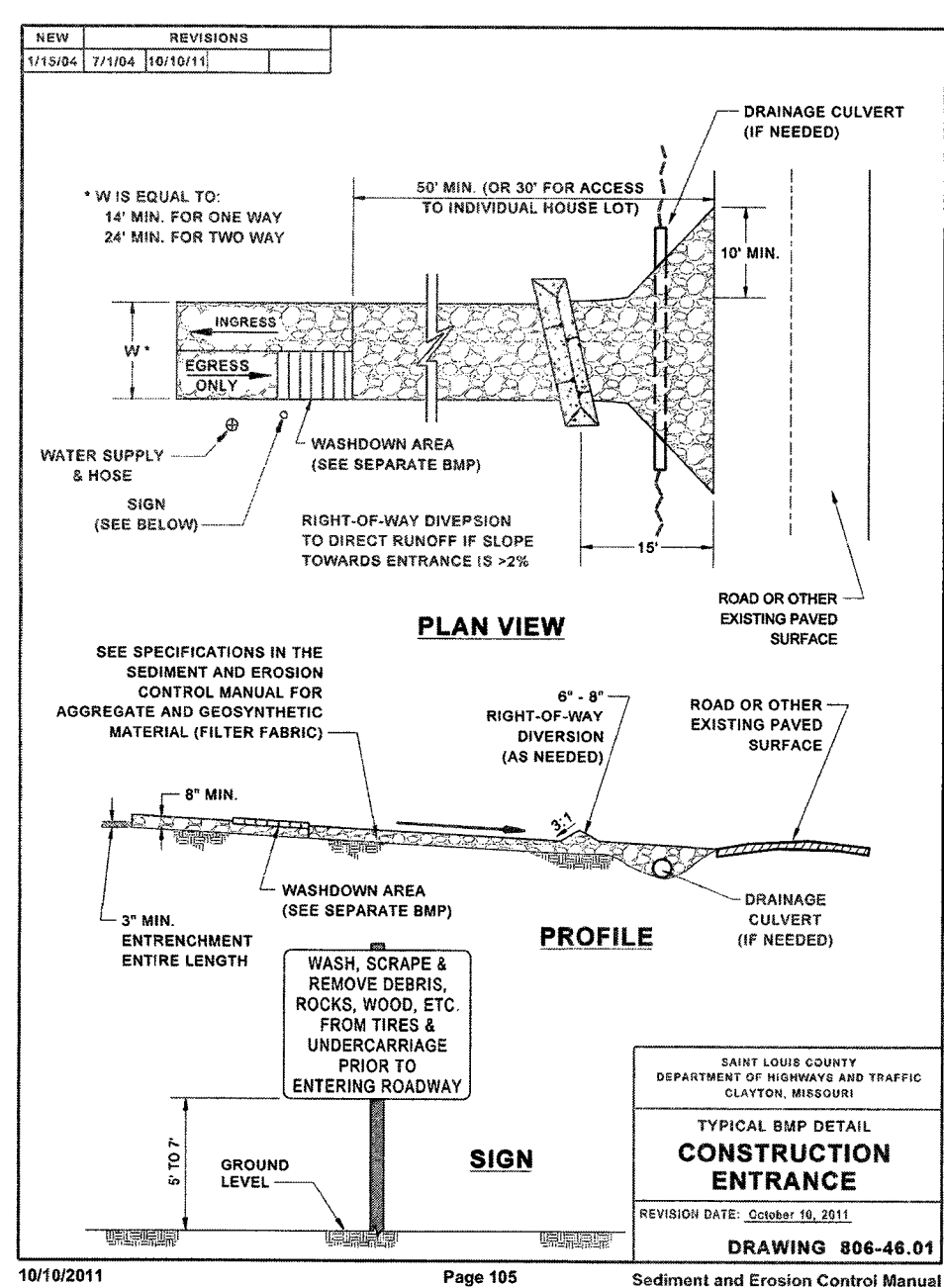
SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

10/10/2011

Page 83

Sediment and Erosion Control Manual



10/10/2011

Page 105

Sediment and Erosion Control Manual

WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Downstream BMP sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-reinforced plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMP (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

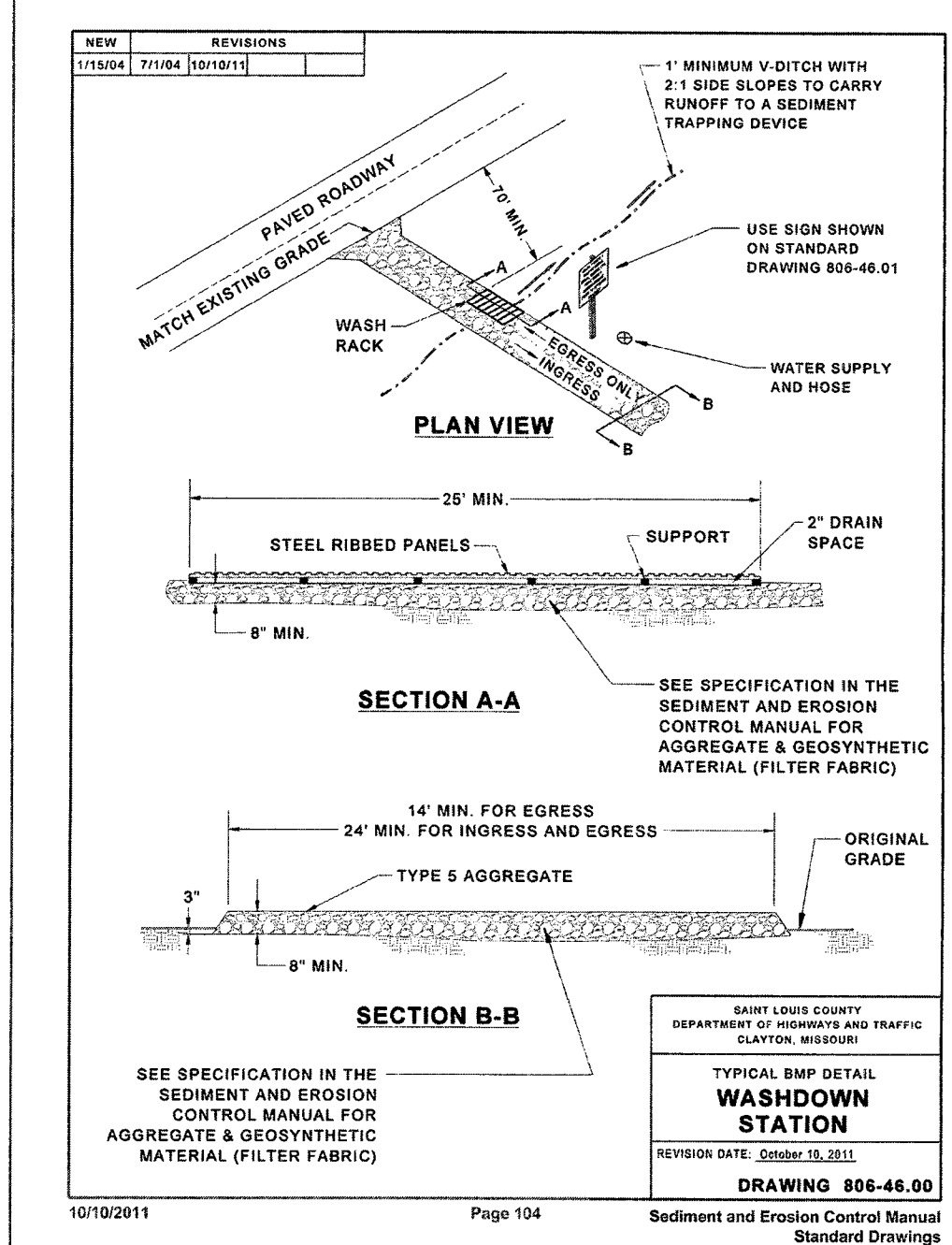
SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

10/10/2011

Page 85

Sediment and Erosion Control Manual



10/10/2011

Page 104

Sediment and Erosion Control Manual

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed (805-10.00) designed to protect eroded soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no stability will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMP

Type of Flow: Sheet Flow
Contributing Slope Length: 30 foot maximum for 3:1 slopes
50 foot maximum for slopes between 3:1 and 10:1
100 foot maximum for slopes under 10%
Minimum Rates: See attached chart(s)
Acceptable Dates: See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMP's to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed 1/2 to 1 inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contact / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Highway Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm.
- ✓ Protect area from vehicular and foot traffic.
- ✓ Re-seed areas that have not acclimated within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed.
- ✓ Do not mow until 4 inches of growth occurs.
- ✓ During the first 4 months, mow no more than 1/2 the grass height.
- ✓ Refertilize during 2nd growing season.

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area.

TYPICAL DETAILS - Minimum seeding rates and acceptable dates (if work attached).

10/10/2011

Page 50

Sediment and Erosion Control Manual

SEEDING REQUIREMENTS

Permanent Seeding	Dates for Seeding											
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Tall Fescue	O	O	O	O	O	O	O	O	O	O	O	O
Smooth Stems	O	O	O	O	O	O	O	O	O	O	O	O
Perennial Ryegrass	A	A	O	O	O	P	P	O	O	P	P	A
Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Any or None	A	A	O	O	O	O	O	O	O	O	O	A
Grass	A	A	O	O	O	O	O	O	O	O	O	A

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with maximum 2 months after - Initial use 50% of seed and 75% of fertilizer. Re-seed with additional 75% seed and remaining fertilizer.

Permanent Seeding	Minimum Fertilizer and Seeding Rates	
	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Stems	250	6.0
Perennial Ryegrass	250	6.0
Grass	250	6.0
Temporary Seeding	Minimum Fertilizer and Seeding Rates	
Any or None	Pounds per acre	Pounds Per 1000 sq. ft.
	300	7.0
Grass	250	6.0

Minimum 1" Tall Fescue @ 150 pounds per acre and Smooth @ 100 pounds per acre.
Minimum 2" Tall Fescue @ 150 pounds per acre. Perennial Ryegrass @ 100 pounds per acre.
and Perennial Ryegrass @ 100 pounds per acre.

* Seeding rate for slopes in excess of 20% (2:1) shall be 10 pounds per 1000 sq. ft.

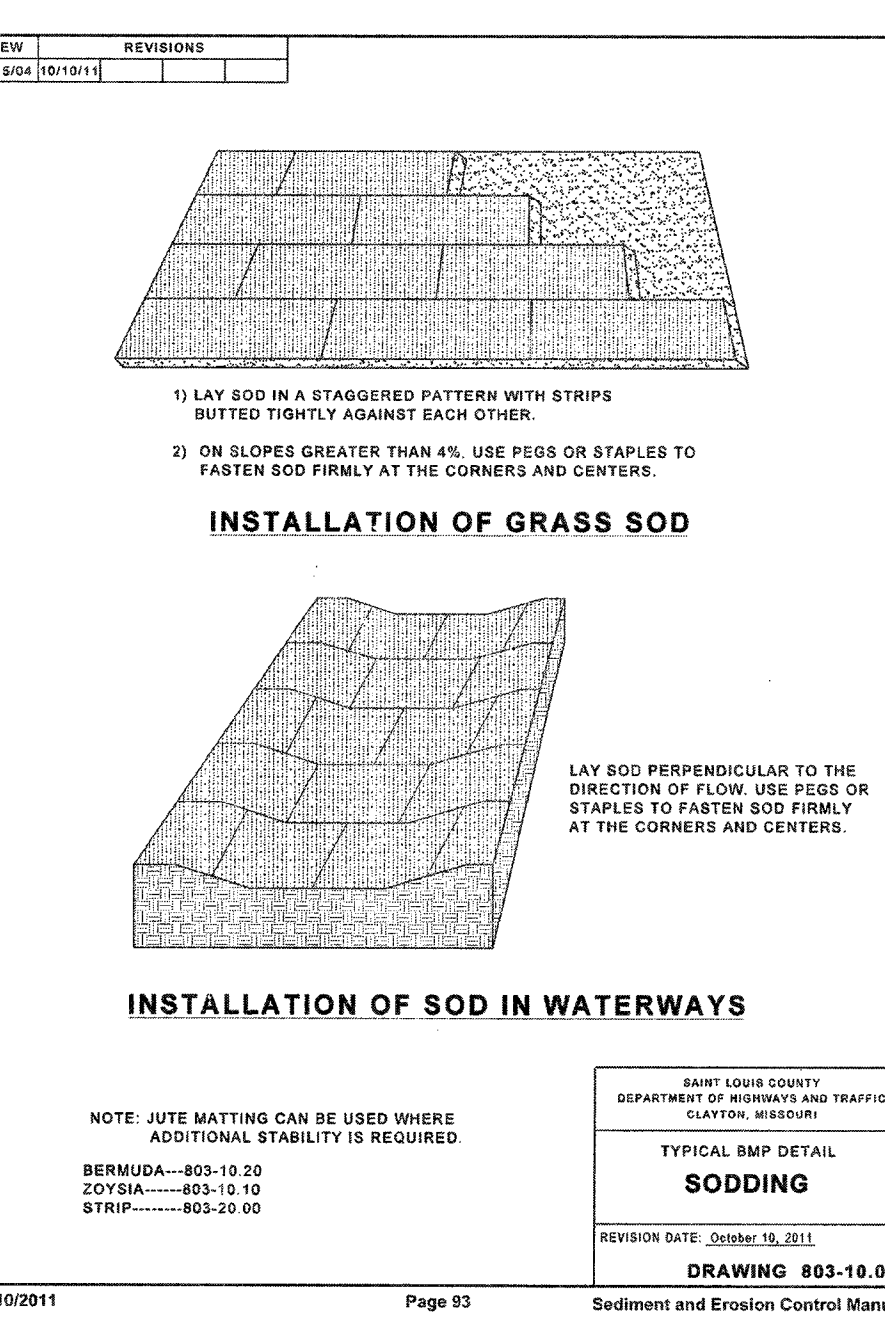
Fertilizer	Permanent Seeding	
	Pounds per acre	Pounds Per 1000 sq. ft.
Nitrogen	45	3.0
Phosphorus	30	2.0
Potassium	30	2.0
Lime - EM	600	6.0

EM = Effective nutrient material per State evaluation of nutrient costs.

10/10/2011

Page 51

Sediment and Erosion Control Manual



10/10/2011

Page 93

Sediment and Erosion Control Manual

SODDING

PHYSICAL DESCRIPTION - A 1/4-inch to 1-inch thick mat of vigorous turf, free of disease, insects and weeds. Sod prevents rindings from disrupting the soil structure and causing erosion. Sod slows water runoff and acts as a filter when sediment-laden runoff crosses over the sodded area. Sodding-803-10.00, Zoysia-803-10.10, Bermuda-803-10.20, Stip-803-20.20.

WHERE BMP IS TO BE INSTALLED - Typically installed in areas requiring immediate erosion protection, such as swales or detention ponds and as filter strips, around inlets, and adjacent to curbs. Also installed in areas requiring immediate aesthetic appearance or function such as entrances to new subdivision and off site construction areas.

CONDITIONS FOR EFFECTIVE USE OF BMP - Type of Flow: Sheet flow and low concentrated flows with velocities less than 5 fps.

WHEN BMP IS TO BE INSTALLED - Immediately after finish grading, installation of area inlets, and installation of underground services and foundations of new homes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Finish grade area and remove all debris larger than 1/2-inch in diameter and concentrated areas of smaller debris.
- ✓ Soil preparation of area to be sodded shall be determined by tests to determine time and fertilizer requirements. Soil amendments shall be mixed into top 3 to 6 inches of soil by diskless or other means.
- ✓ Level and roll soil lightly to provide an even grade and firm the surface. Soil should not be excessively wet or dry.
- ✓ Lay first row of sod perpendicular to the slope or direction of flow. Butt subsequent rows right against previous rows with strips staggered in brick-like pattern. Fill minor gaps with good soil and roll entire surface to ensure contact.
- ✓ Stakes, staple and/or net corners and centers of sod strips as required.
- ✓ Water immediately after installation enough to soak 4 inches into soil without causing runoff.
- ✓ For additional information see Section 803 of St. Louis County's Standard Specification for Highway Construction.
- ✓ Type of sod shall be as specified in the contract or on the approved plans.

O&M PROCEDURES:

- ✓ Water sod daily for 3 weeks - enough to soak 4-inches into soil without causing runoff.
- ✓ Reposition areas of sod that have moved along the slope.
- ✓ Remove sediment accumulations - replace sod if necessary.
- ✓ Repair any eroded areas, replace sod, and stabilize as needed.
- ✓ Do not mow until 3-inches of new growth occurs. During the first 4 months, mow no more than 1/2 the grass height.

SITE CONDITIONS FOR REMOVAL - Not applicable.

TYPICAL DETAIL - 803-10.00

10/10/2011

Page 52

Sediment and Erosion Control Manual

REFERENCE DETAIL SHEET. CONTRACTOR TO REFER TO CURRENT ST. LOUIS COUNTY SWPPP SPECIFICATIONS AND DETAILS.

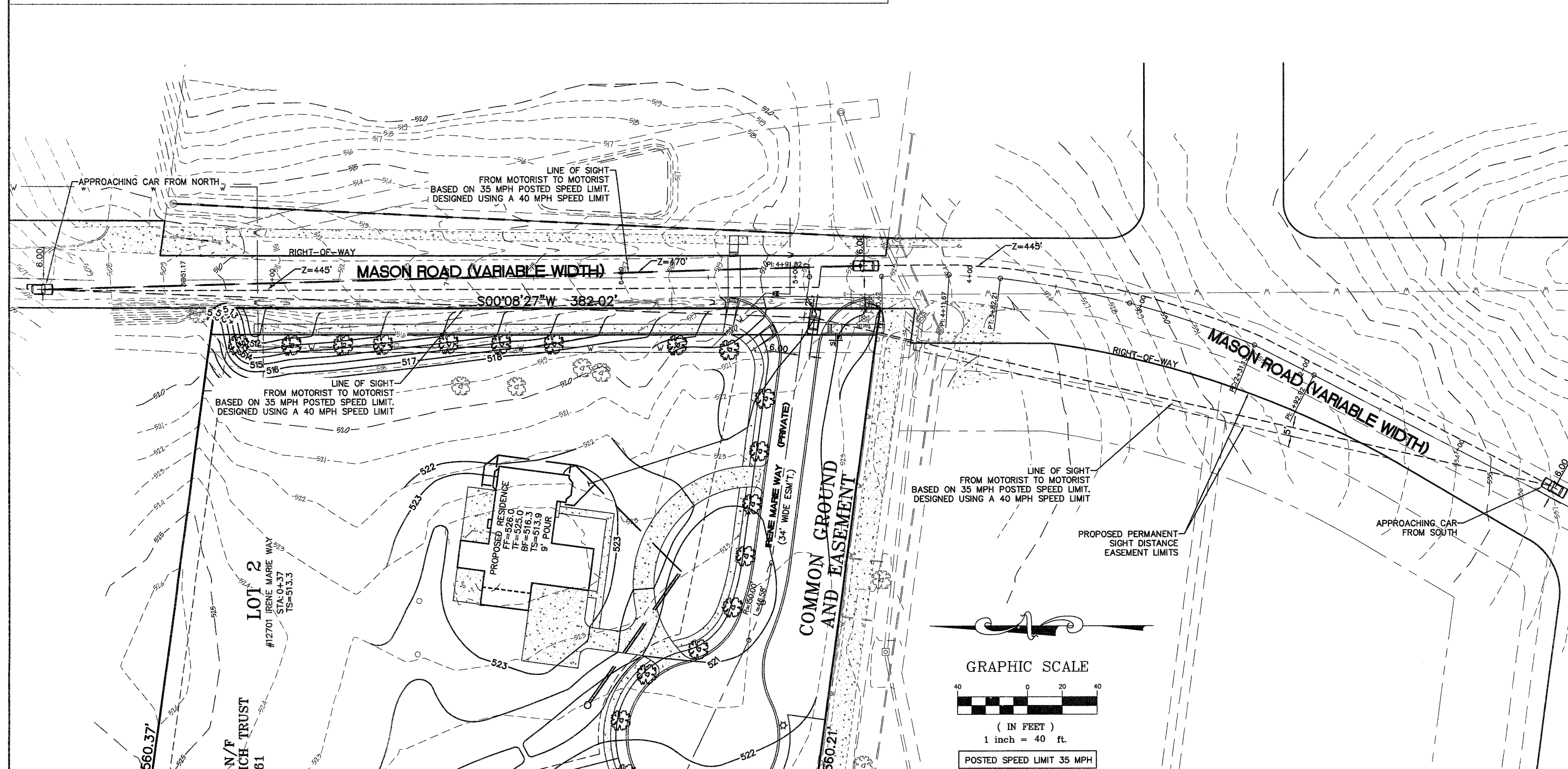
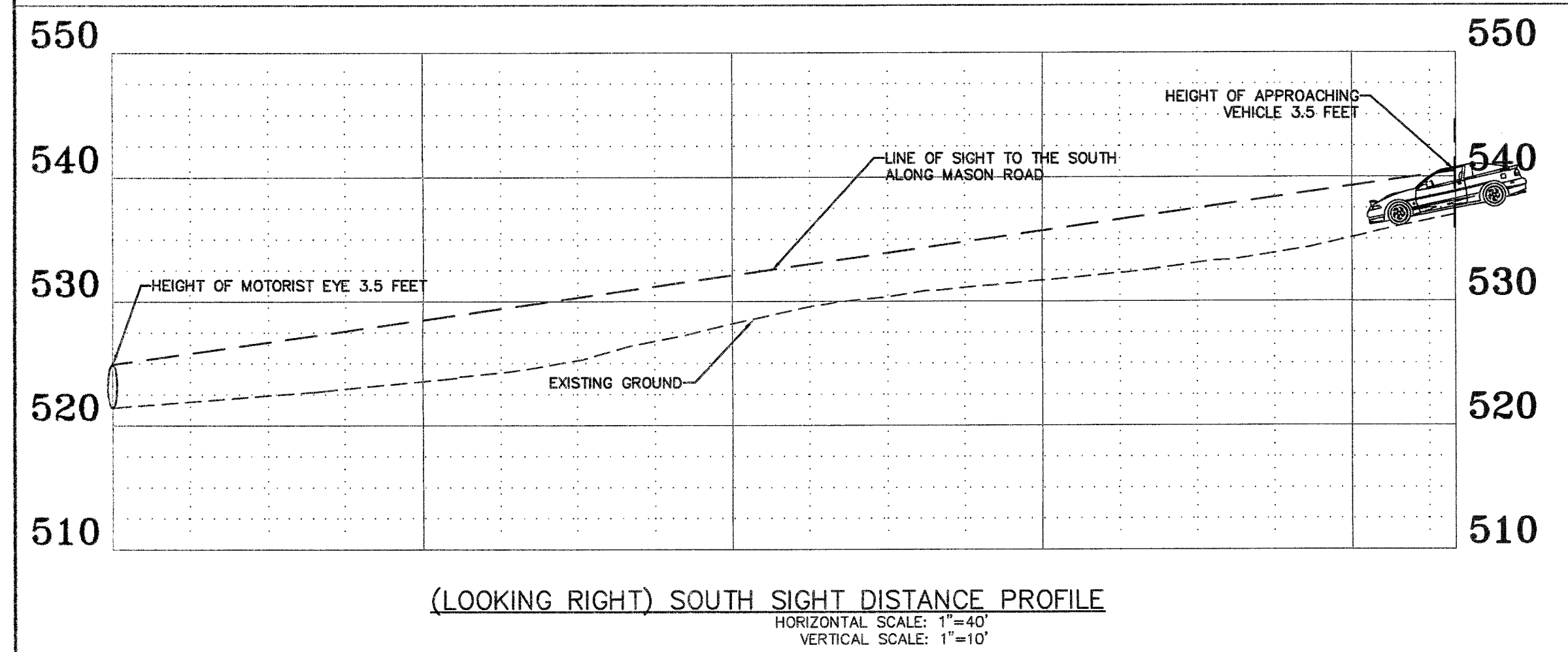
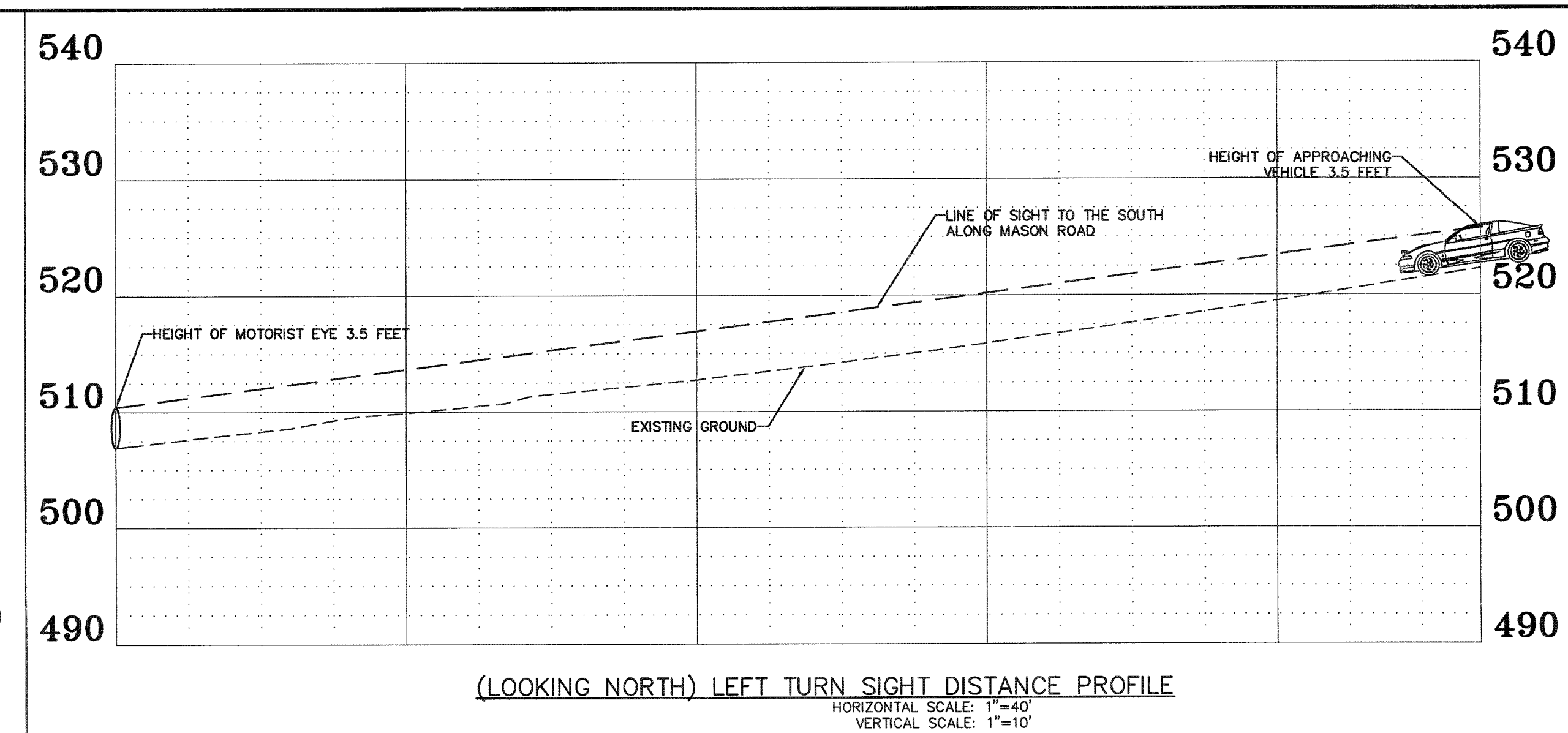
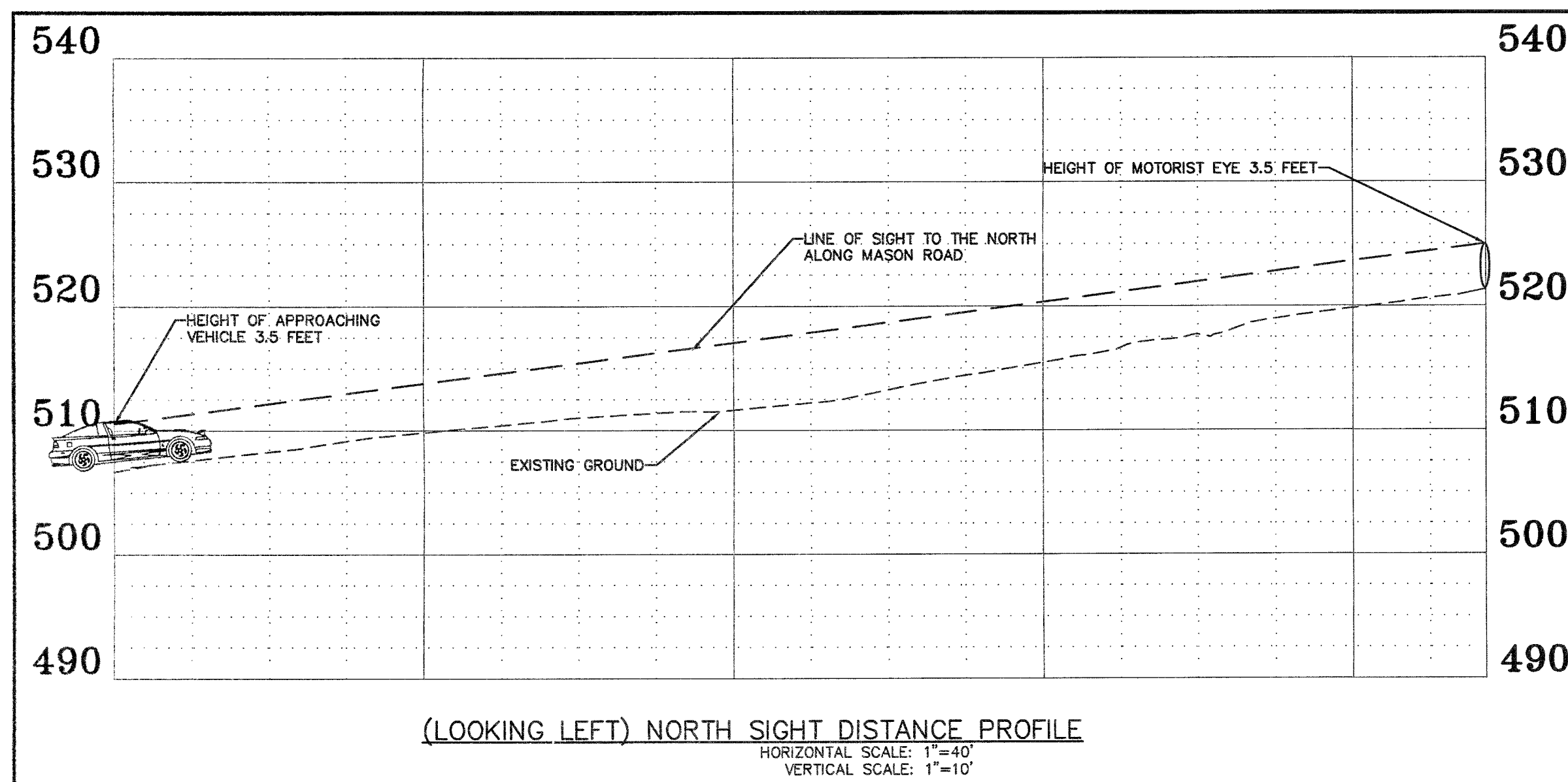
ST. LOUIS COUNTY HT# 2011

MSD P#29408-00

BASEMAP #17P2 & 17P3

13

15



DATE	REVISIONS
06/01/12	MSD COMMENTS
08/14/12	MSD COMMENTS
02/05/13	CLIENT COMMENTS
04/05/13	CLIENT COMMENTS
08/14/13	CLIENT COMMENTS
10/17/13	COMMENTS
11/27/13	COMMENTS
01/10/14	MSD COMMENTS

DIFANI ESTATES

11-15374 02-06-2012

NEW

9-15-05 12-9-06 4-15-07 3-4-08

REVISIONS

SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT

Design Speed of the Roadway (M.P.H.)	Sight Distance for Left Turn From Major Road (ft.)	Sight Distance for Left Turn From Major Road (ft.)	Sight Distance for Right Turn Only Intersections (ft.)
15	170'	180'	190'
20	225'	240'	250'
25	280'	300'	320'
30	335'	360'	390'
35	390'	420'	460'
40	445'	480'	530'
45	500'	540'	600'
50	555'	600'	670'
55	610'	660'	740'
60	665'	715'	810'
65	720'	770'	880'
70	775'	830'	950'

GENERAL NOTES

- Do not scale drawing. Follow dimensions.
- Sight distance design criteria shall be based upon the number of lanes of the ultimate roadway.
- On existing roadways the design speed shall be the 85th percentile speed of motorists on the roadway as established by radar studies or 5 m.p.h. greater than the posted speed limit, whichever is greater.
- On new roadways the design speed shall be 5 m.p.h. greater than the anticipated posted speed limit.
- If "W" is greater than 3 lanes sight distance data shall be increased by extrapolating from values on the chart.
- If "W" includes a median, sight distance data shall be increased by interpolating between values shown on the chart.
- Height of motorist eye in stopped vehicle = 3.50 ft. Height of the object = 3.50 ft.
- Sight distance requirements shall be satisfied looking left and right for a motorist in each exit lane of a side street or driveway.
- Sight distance requirements for left turning motorist on the through roadway attempting to enter a side street or driveway are measured from a vehicle stopped condition.
- All sight distances assume grades of 3 percent or less. If greater see AASHTO Geometric Design of Highways and Streets.
- Sight distance should be met for signalized intersection.

SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC CLAYTON, MISSOURI

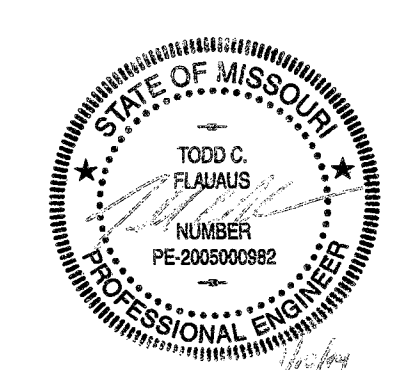
SIGHT DISTANCE AT INTERSECTIONS

REVISION DATE: March 4, 2008

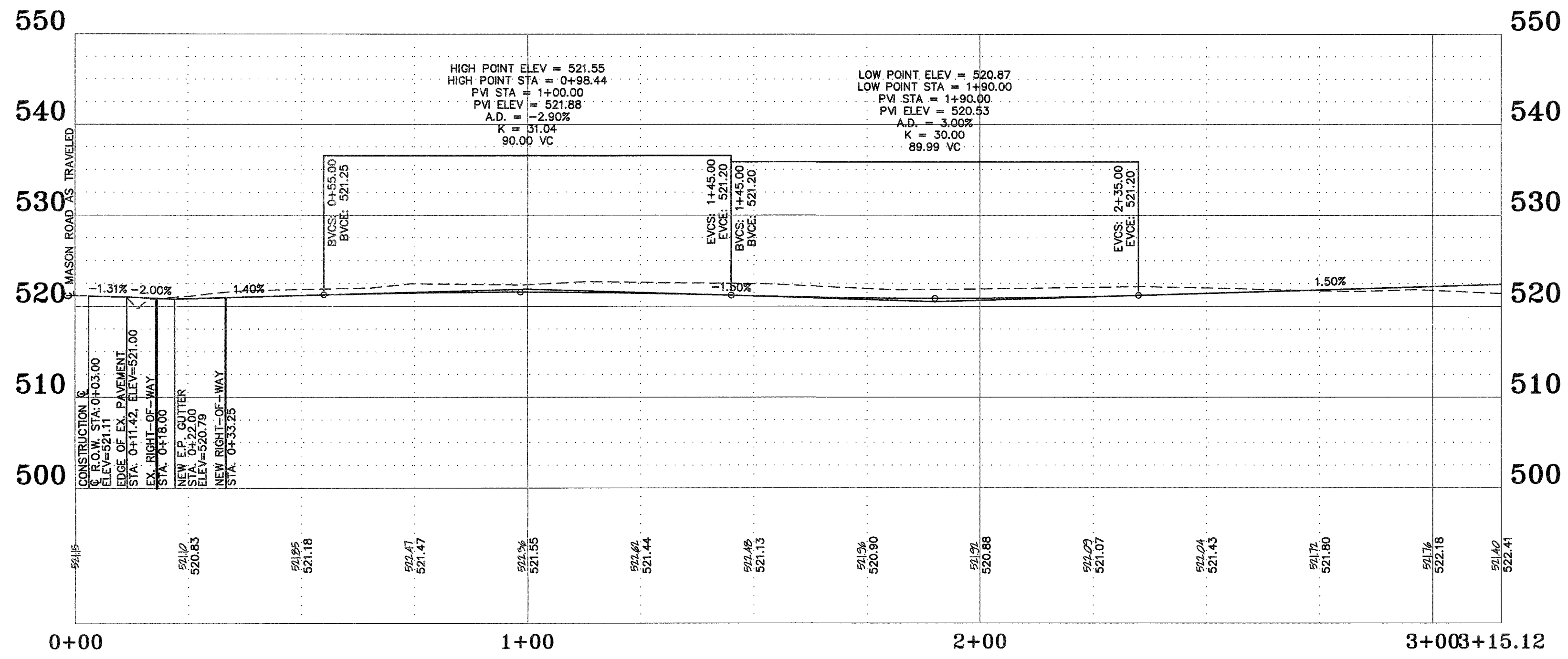
DRAWING 40.25-1

ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

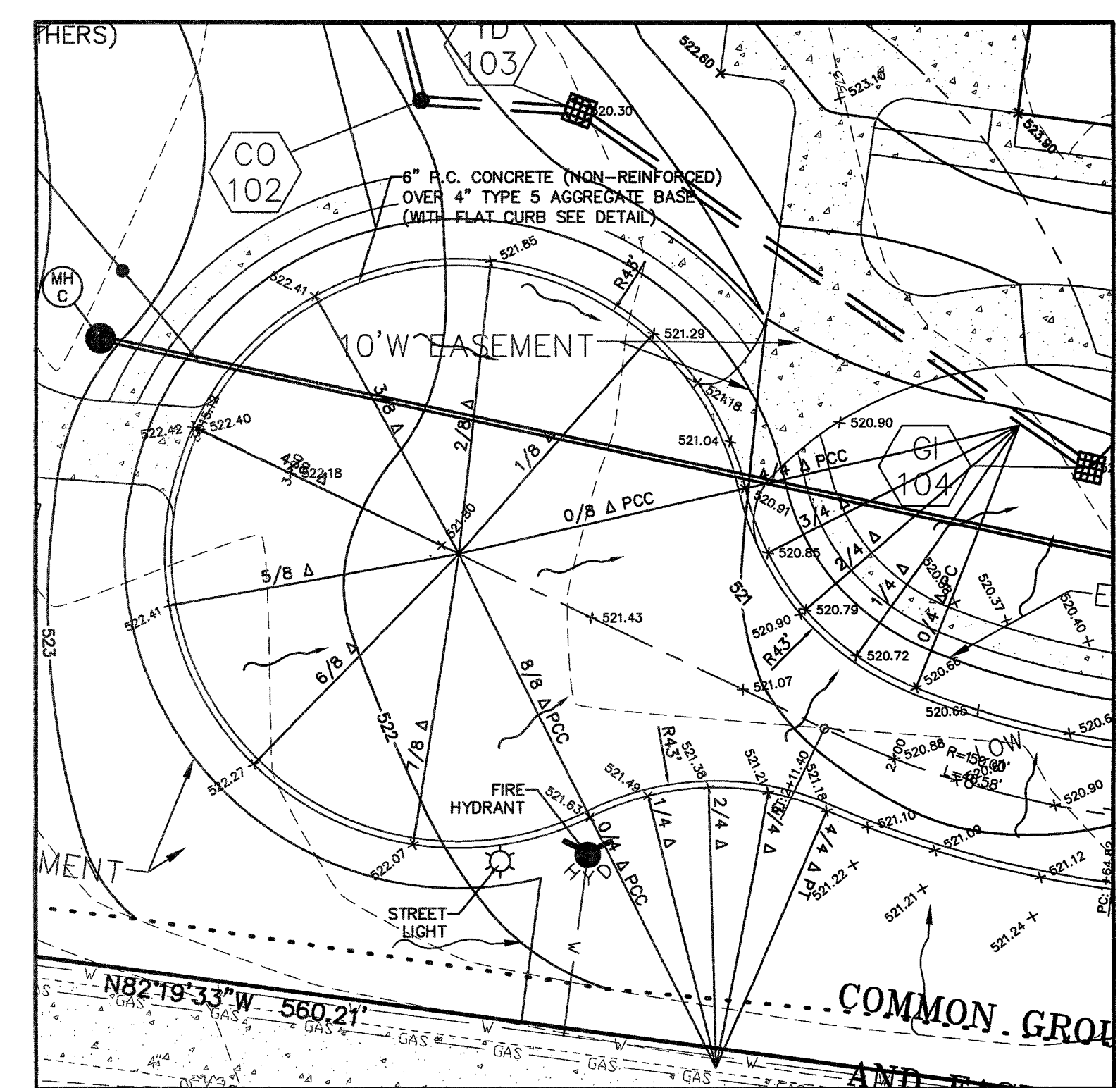
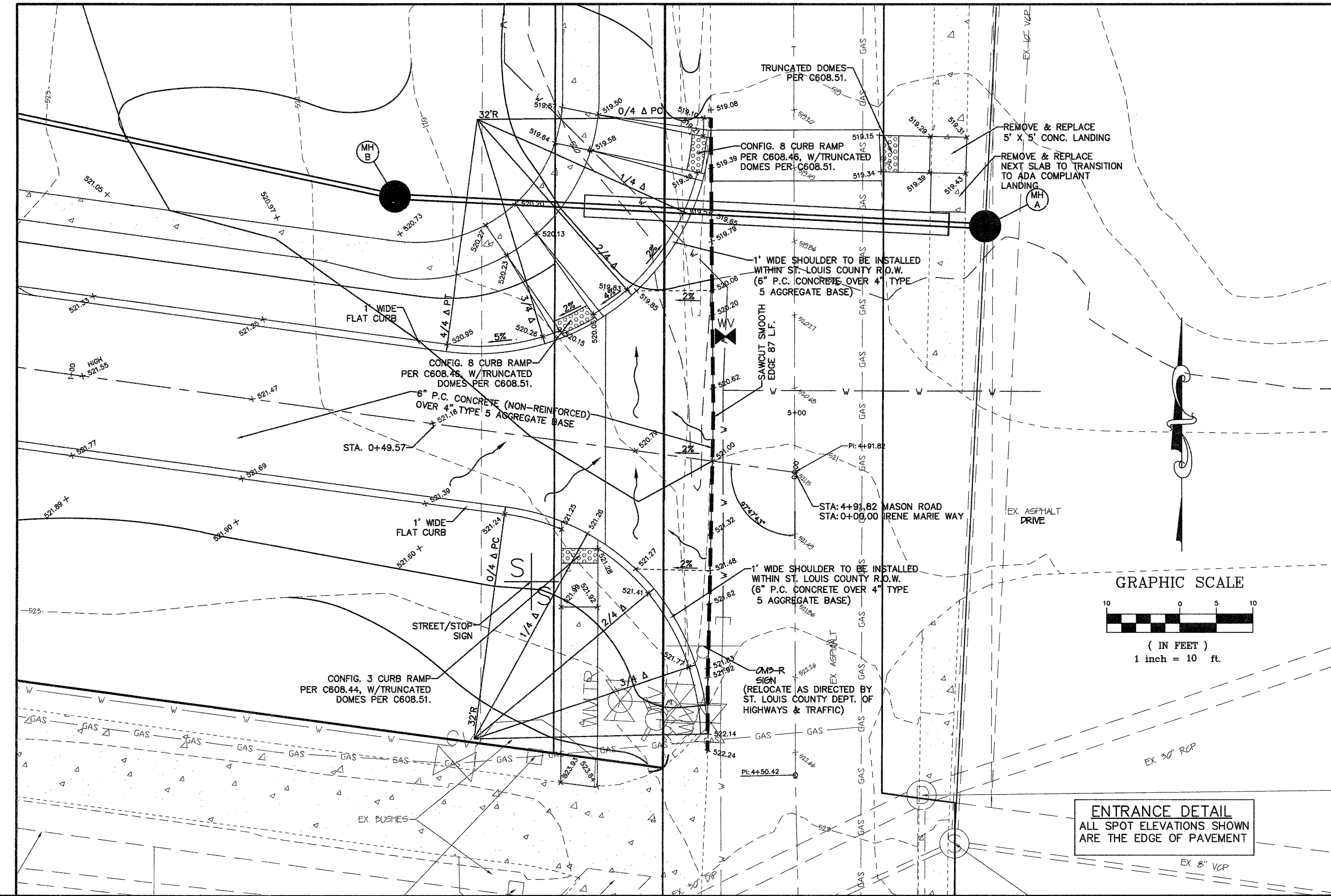
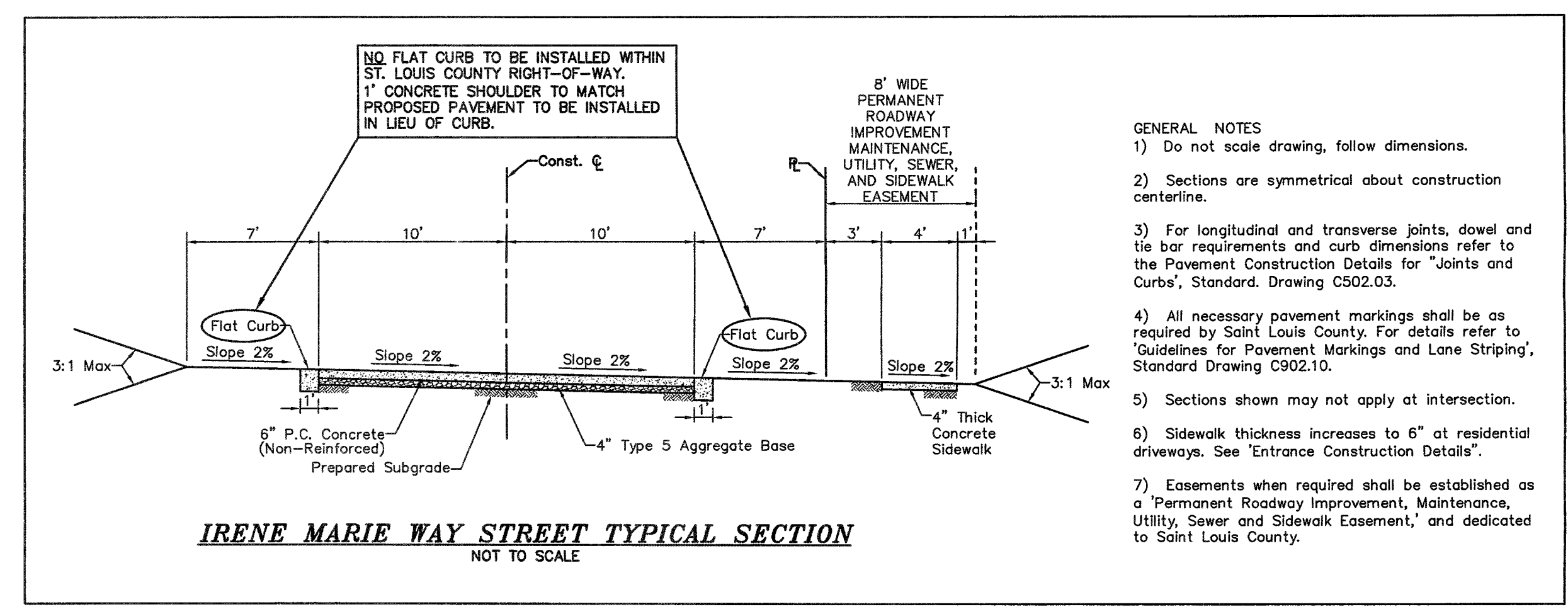


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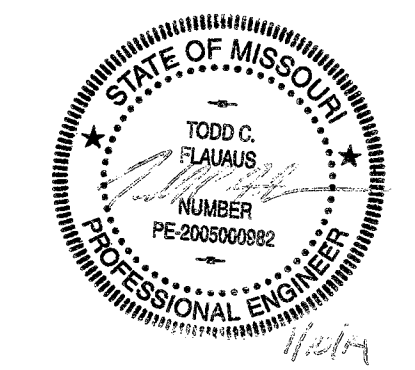
**IRENE MARIE WAY
STREET PROFILE**

SCALES:
HORIZ. 1"=20'
VERT. 1"=10'



**ST. LOUIS COUNTY HT# 2011
MSD P#29408-00
BASEMAP #17P2 & 17P3**

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.



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BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS DIFANI ESTATES ON MASON ROAD, CITY OF
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application has been submitted by Dale Bax of Bax Engineering Company, on behalf of The William R. Aldrich GST Trust-Lee Difani, for approval of a final plat of a two lot subdivision known as Difani Estates, located west of N. Mason Road and north of Mason Manor Road and Villa Hill Lane; and

WHEREAS, the final plat of the Difani Estates subdivision conforms to the preliminary plat reviewed by the Planning and Zoning Commission on September 3, 2013; 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 the Difani Estates final plat on April 21, 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, and

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

SECTION 1: The final plat of the subdivision known as Difani Estates, described as a tract of land being part of Lot 2 of Subdivision of John Hezel Estate, In U.S. Survey 1923, Township 45 North, Range 5 East of the fifth principal meridian, City Of Creve Coeur, St. Louis County, Missouri, as Heretofore submitted on March 6, 2014 are hereby approved subject to the following conditions:

1. The recorded plat will need to be revised to include the appropriate City signatures for the Planning and Zoning Commission Chair.
2. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.

SECTION 2: Such approval of the plats for the subdivision 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.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



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
#14-008 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

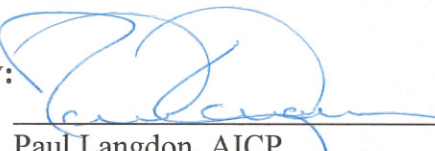
LOCATION: City-wide

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 Hulsebusch
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.

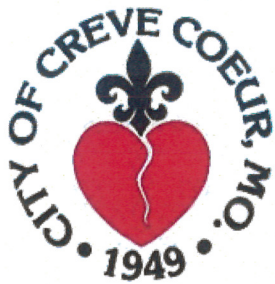
Respectfully,
Ann and Edward Cook
102 Graeser Acres
Sent from my iPad

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



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 #14-014 FOR A CONDITIONAL USE PERMIT FOR COMMUNICATION TOWER AT 10900 LADUE ROAD

FOR THE MEETING OF: Monday, April 21, 2014

LOCATION: 10900 Ladue Road at the Ladue Early Childhood Development Center. The property is zoned A Single Family Residential District.

REQUEST: Brick Storts of CIS Communications, LLC, has submitted a request for a conditional use permit for a one hundred- (100-)foot high cell phone monopole tower to be located at the Ladue School District Early Childhood Center.

ADDITIONAL INFORMATION: All communication towers (NAICS 517210) are permitted as a conditional use with review and approval by the City Council upon the recommendation Planning and Zoning Commission. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A", where the Ladue School District Early Childhood Center is located on 30 acres. The location of the tower will be approximately 326 feet from the east property line and 313 feet from the west property line.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comprehensive Plan References

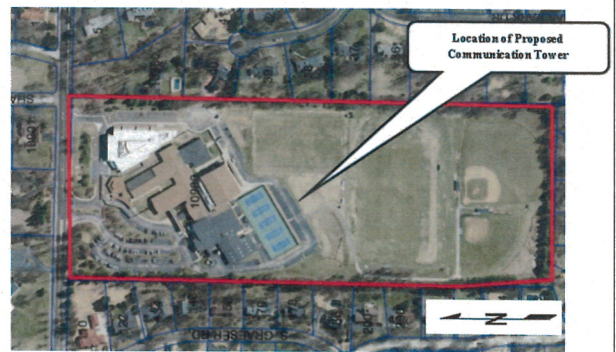
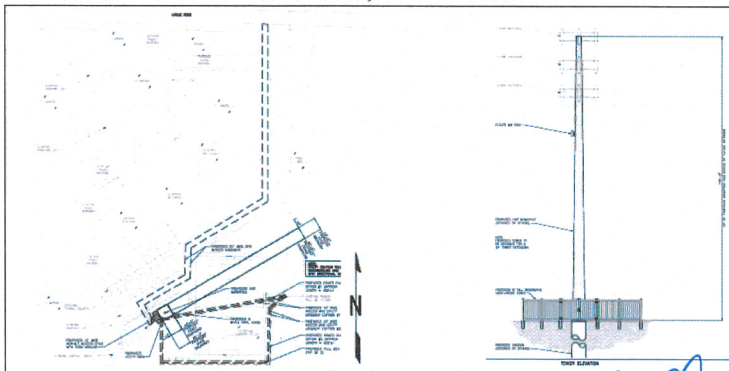
- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.250: "A" Single Family Residential
- Section 405.470 Conditional Uses

APPLICANT: CIS Communications, LLC
749 Old Ballas Road
St. Louis, MO 63141

PROPERTY OWNER: City of Ladue School District
9701 Conway Road
Ladue, MO 63124



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP

4/18/2014

Date

ATTACHMENTS: Applicant's Materials submitted March 6, 2014 and March 16, 2014
Draft Ordinance

DISCUSSION

The Applicant, on behalf of CIS Communications and AT&T is proposing a 100-foot tall cell tower just south of the tennis courts at the Ladue School District Early Childhood Center, approximately 914 feet south of Ladue Road. The Applicant is proposing that a 6-foot tall, sight-proof, white-vinyl fence be placed around the base of the facility to enclose the accessory equipment within an area measuring 45-feet by 45-feet.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	A Single Family Residential	Ladue Road
South	Residential	A Single Family Residential with RDD Designation	NA
East	Residential	A Single Family Residential	NA
West	Residential	A Single Family Residential with RDD Designation	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan doesn't provide direction for communication towers, except to protect residential areas from encroachment of non-residential uses. As the location is already within an institutional use and such towers are necessary to provide service in any zoning district, this recommendation would seem to be met.

ZONING REVIEW

Cell towers are a conditional use within all zoning districts of the City. Below are the specific requirements for locating a facility in the City.

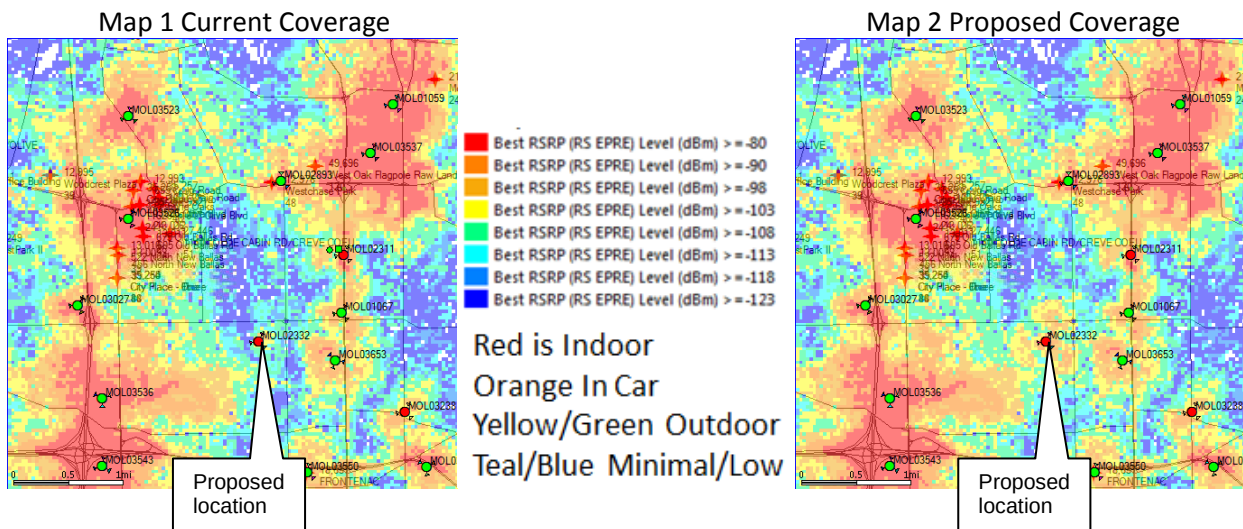
SECTION 405.470: CONDITIONAL USES

6. Communication towers--(NAICS 517210) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).

- a. A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.
- b. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A", "B", "C", "D" and "AR" Districts.
- c. The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.
- d. Communication tower operators of any tower approved after the effective date of this Chapter shall provide for the co-location of other communications providers on their tower for reasonable compensation and shall make adequate space available for public safety communication antennas.
- e. Prior to approval of a communication tower by the City Council, the applicant shall document efforts to locate the proposed antenna on an existing communication tower within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower is not feasible.
- f. The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.
- g. All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements

- constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
- h. In addition to the requirements of Section 405.1080, the site plan for the communication tower shall include the following information:
 - (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.
 - i. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations.
 - j. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
 - k. A communication tower shall not be located closer than fifty (50) feet to any street right-of-way.
 - l. The provisions of Section 405.620 shall not apply to communication towers.

The location of the tower is within the center of the property and, as indicated earlier, meets with the minimum distance requirements from any residence and street right-of-way (313 feet from the west property line, which is the closest residence to the proposed tower, and 914 feet from Ladue Road). The Applicant has indicated that currently there is minimal to low coverage in this area, and that the proposed tower location will increase the coverage and capacity of device usage enabling the residents and travelers in the area to use their wireless devices for voice and data usage. The Applicant has also indicated that other communications providers are already seeking to co-locate on this proposed facility to meet the needs of their customers as well, thus meeting with the intent of the Zoning Code. Below is a copy of the propagation map indicating location of existing facilities and coverage in the area where the red coverage indicate excellent or indoor level coverage, orange is good/in car coverage, yellow to green is fair/outdoor coverage and blue is poor to minimal coverage:



Screening

A point of review for the conditional use permit is that the tower shall provide effective screening to blend in with the natural setting. However, such attempts in other areas often do just the opposite. Masking the structure to look like something it is not only highlights the facility more, particularly when it is fifty feet taller than any tree in the area. Staff has included a condition of the ordinance that the tower shall be a light grey color so that it blends in with the sky. The location of the facility is well within the middle of the property, where landscaping is already provided around the perimeter along the east and west property lines. The school buildings will block the base of the structure from view. Therefore, Staff has not included additional landscaping around the proposed fence, as it will be largely lost to anyone other than those already on the property. However, Staff does recommend that the sight proof fence should be a grey color similar to the tower, or a natural wood material from a renewable source to be consistent with prior Planning and Zoning Commission action and the City's Design Guidelines, where natural, traditional materials are encouraged.

Public Comment

Staff has received several comments and/or questions related to electromagnetic radiation emanating from the tower and if an environmental impact study for the property has been completed. It is important to note that Federal Communication Commission rules prohibit cities from requiring such studies and basing their decision on such concerns in reviewing location proposals. The Planning and Zoning Commission is limited in its review to the requirements listed above as part of the Zoning Code requirements.

RECOMMENDATION

Based on the above analysis, the requested conditional use permit meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

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

"I move to recommend approval of Application #14-014 for a conditional use permit for a communications tower located at 10900 Ladue Road, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of April 21, 2014" (conditions may be added, eliminated, or modified by preceding 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.

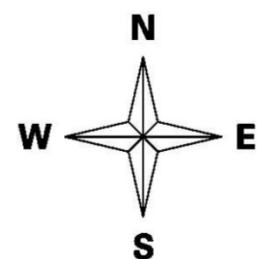
APPENDIX 3: AERIAL PHOTO



Property lines



10900 Ladue Road,
Ladue Early Childhood Development Center



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04/18/2014
	Description: View looking west from the approximate location of the cell tower.
	Description: View looking east from the approximate location of the cell tower.
	Description: View looking south from the approximate location of the cell tower.

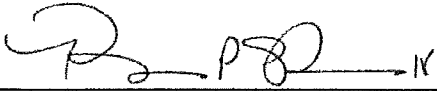


city of **CREVE COEUR**
PLANNING DIVISION

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Name CIS COMMUNICATIONS, LLC	BRICK P. STORTS IV Name CIS COMMUNICATIONS, LLC
Company (if Applicable) 749 OLD BALLAS ROAD	Company (if Applicable) 749 OLD BALLAS ROAD
Address ST. LOUIS, MO 63141	Address ST. LOUIS, MO 63141
Telephone # 314-569-2275	Telephone # 314-503-5555
Fax # 314-983-9681	Fax # 314-983-9681
Email: brick@ciscomm.com	Email: brick@ciscomm.com
 Applicant's Signature	 Applicant's Representative's Signature

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
10900 LADUE ROAD Address CREVE COEUR, MO 63141 Address LADUE SCHOOL DISTRICT EARLY Development Name (if any) CHILDHOOD CENTER "A" - SINGLE FAMILY RESIDENTIAL Current Zoning	Jason Buckner Name CITY OF LADUE SCHOOL DISTRICT Company (if Applicable) 9701 CONWAY ROAD Address LADUE, MO 63124 Address Telephone # 314-994-3500 Fax # Email: MNOONAN@LADUESCHOOLS.NET
Prior CUP Approvals (if known)	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: SEE ATTACHED

Gross Floor Area – Existing and Proposed: N/A

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: N/A

Hours of Operation: N/A

Current or Most Recent Use of the Property: INSTITUTIONAL

Will the applicant apply for a liquor license: Yes _____ No ✓

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☒ Site plan	☒ Photographs of existing structures
☒ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☒ Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☐ Floor plan	☐ Other items as requested by staff
☒ Electronic copies of all materials	

Preferred Public Hearing Date: Monday, _____, 20____.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

_____ All Sections Complete	Received By: _____
_____ All Documents, incl. e-Copies	_____
_____ Fees Paid	Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

GENERAL DESCRIPTION OF BUSINESS AND REQUESTED USE

CIS Communications, LLC has entered into a long term lease agreement with The Ladue School District to develop a 100' monopole communication tower at the rear of the Ladue Early Childhood Center as shown on the submitted site plan. This site will be utilized by AT&T Wireless to provide wireless phone and data communication to the surrounding area. T-Mobile Communications has also indicated their desire to utilize the site for their wireless and data transmissions. The self-supported pole is designed for multi-carrier use so other carriers may also collocate on the structure. CIS Communications, LLC maintains the communication site and coordinates all collocation activities with the carrier/user. This is an unmanned facility with a 45' x 43' sight proof fenced compound at the pole's base where AT&T equipment shelter will be located. The site is generally visited by a wireless communication technician once a month. CIS Communications, LLC obtains all required FCC and FAA approvals for the site location.

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

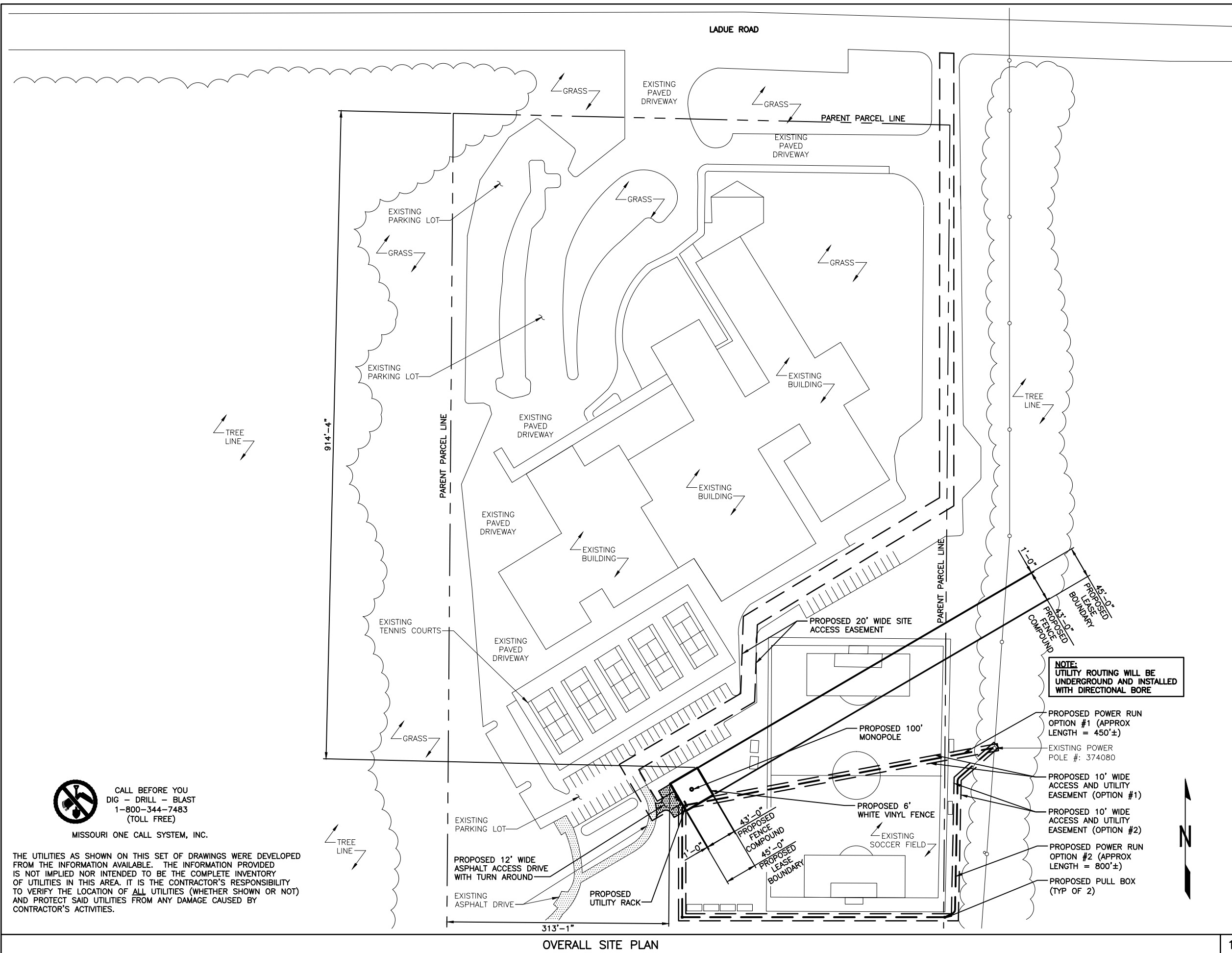
RATIONALE

CIS Communications, LLC has worked with the Ladue School District to locate this communication site on the Ladue Early Childhood Center Campus due the poor wireless communication coverage in the area. The large institutional property offers a location that offers the best distance from surrounding residential property the residents of which will be the primary users and beneficiaries of this location. Both CIS Communications, LLC, AT&T Wireless and T-Mobile have been contacted by their customers in this area indicating that they desire improved coverage and data connectivity in their homes. The type communication sites are commonplace and required so that the carrier can deliver the coverage the customer expects. Smart phone usage is continually growing and public usage is showing no signs of slowing. The Ladue School District also realizes how important excellent communications are on their campus and is also looking forward to the development of this site.

The Monopole design is a self-support structure and is found in every type of zoning district throughout the metro area. The equipment area at the base will have a sight proof fence. The location south of the tennis courts and parking area is well placed in the center of the School's property. Overall this site should be relatively innocuous to the area as its design will blend well with the institutional setting.

From a public safety and welfare standpoint this site will improve coverage to the general public significantly. This is vital for residents to contact police, fire and medical. Also many systems are utilizing wireless systems for operation of camera systems, home security and fire alarms as well as household medical monitoring systems. Overall the majority of residents understand the need for these type sites and understand the need to have them located in their communities. The carrier's systems simply do not function properly without them.

This communication site proposal and the collocation design of this site offers the best method of enabling AT&T and T-Mobile to improve their coverage to the area.



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(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

OVERALL SITE PLAN



CIS
COMMUNICATIONS, LLC.
749 OLD BALLAS
CREVE COEUR, MISSOURI 63141
PHONE: (314) 569-2275
FAX: (314) 983-9681



721 Emerson Road, Suite 475
St. Louis, Missouri 63141
Phone: 314-993-1010 Fax: 913-438-7777

DESIGNER: FG

LEAD EE: TMS

LEAD CE/SE: MLO

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	02/22/11	ISSUED FOR REVIEW	FG
B	02/22/11	REVISED PER CLIENT COMMENTS	FG
C	11/07/11	REVISED UTILITIES	DMG
D	10/23/13	REVISED SITE NAME	FG
E	02/17/14	REVISED TOWER HEIGHT	DMG
F	02/26/14	REVISED TOWER ANTENNA PLATFORMS	FG

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STATE OF MISSOURI

CERTIFICATE OF AUTHORIZATION #001640

RESPONSIBLE ENGINEERS:

KW/	KEVIN VANMAELE	E-21561	STRUCTURAL/CIVIL
MLO	MICHAEL L. OWENS	E-29058	STRUCTURAL/CIVIL
REJ	ROBERT E. JENSEN	E-28974	STRUCTURAL
SDK	SHELTON KEISLING	E-27323	ELECTRICAL
TMS	TERRANCE M. SUPER	E-18521	ELECTRICAL

SITE NAME
LADUE SCHOOL
DISTRICT EARLY
CHILDHOOD CENTER

SITE NUMBER

CIS-MO-035

SITE ADDRESS

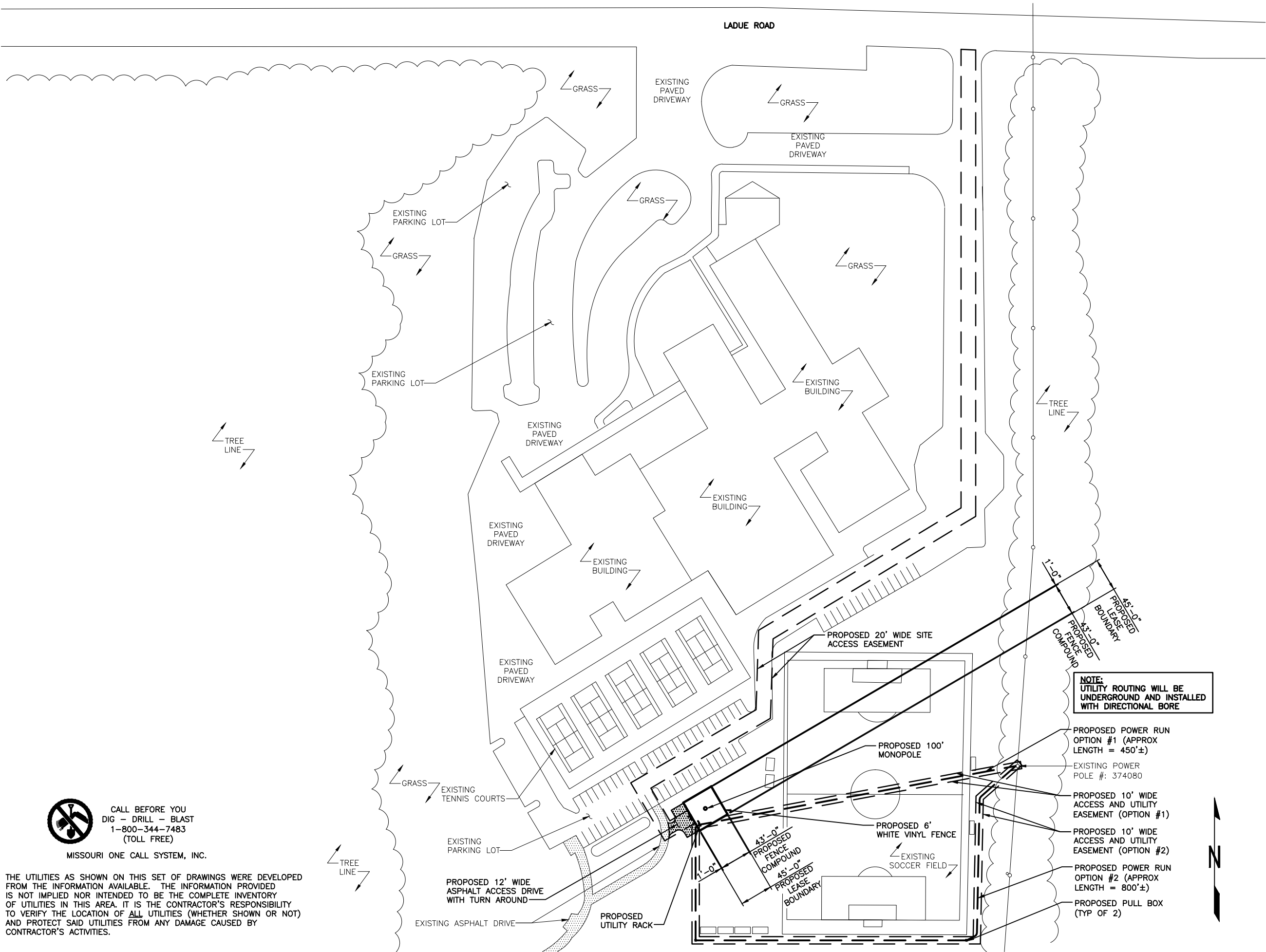
10900 LADUE ROAD
SAINT LOUIS, MISSOURI 63141

SHEET TITLE

SITE PLAN
(LEASE EXHIBIT)

SHEET NUMBER

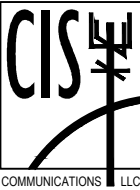
A-1



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CREVE COEUR, MISSOURI 63141
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SITE NUMBER

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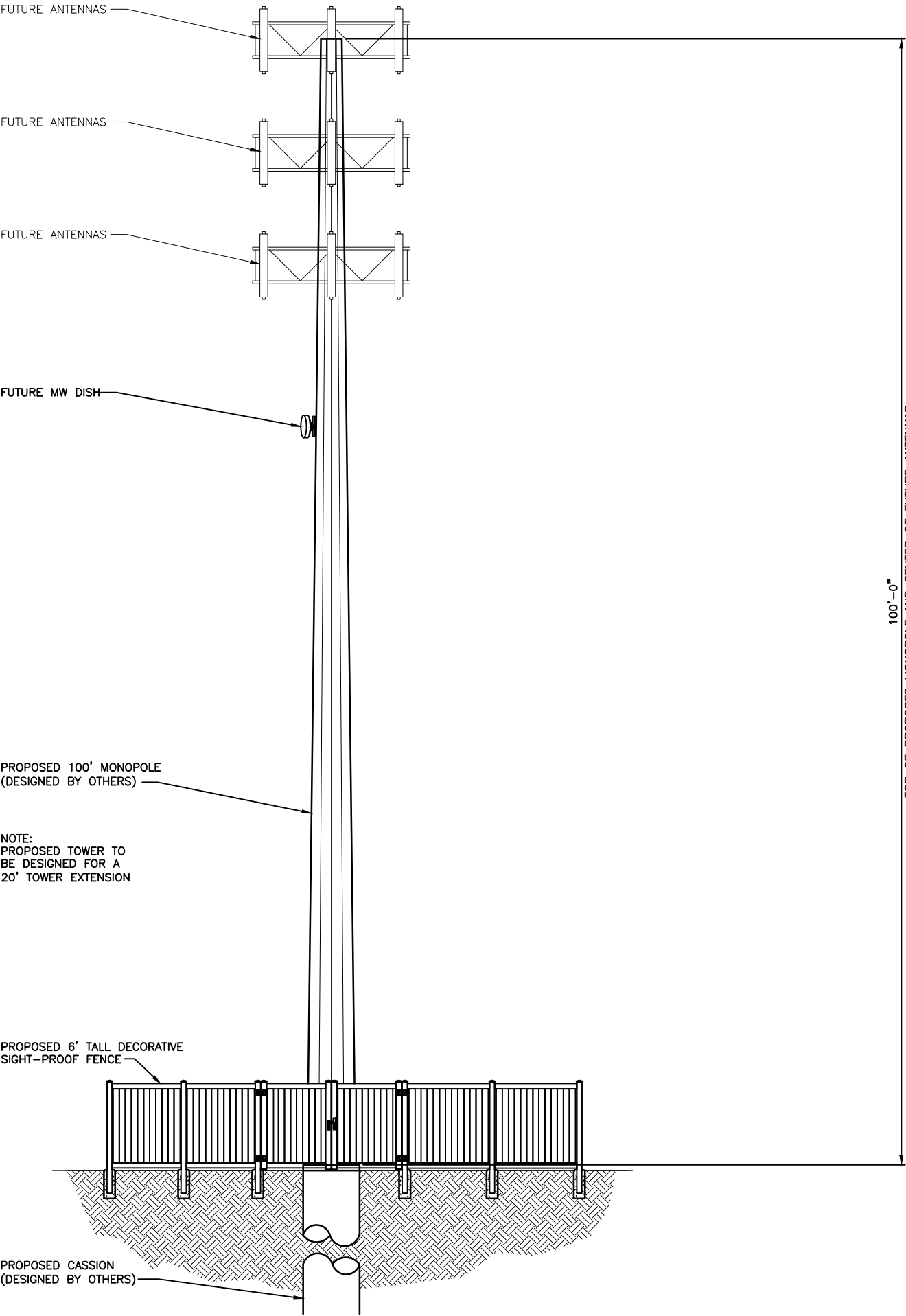
10900 LADUE ROAD
SAINT LOUIS, MISSOURI 63141

SHEET TITLE

**SITE PLAN
(LEASE EXHIBIT)**

SHEET NUMBER

A-1



FUTURE ANTENNAS

FUTURE ANTENNAS

FUTURE ANTENNAS

FUTURE MW DISH

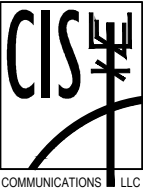
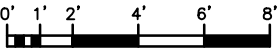
PROPOSED 100' MONOPOLE
(DESIGNED BY OTHERS)

NOTE:
PROPOSED TOWER TO
BE DESIGNED FOR A
20' TOWER EXTENSION

PROPOSED 6' TALL DECORATIVE
SIGHT-PROOF FENCE

PROPOSED CASSION
(DESIGNED BY OTHERS)

100'-0" TOP OF PROPOSED MONOPOLE AND CENTER OF FUTURE ANTENNAS



CIS
COMMUNICATIONS, LLC.
749 OLD BALLAS
CREVE COEUR, MISSOURI 63141
PHONE: (314) 569-2275
FAX: (314) 963-9681



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CHILDHOOD CENTER

SITE NUMBER

CIS-MO-035

SITE ADDRESS

10900 LADUE ROAD
SAINT LOUIS, MISSOURI 63141

SHEET TITLE

TOWER ELEVATION
(LEASE EXHIBIT)

SHEET NUMBER

A-2

LADUE SCHOOL DISTRICT EARLY CHILDHOOD CENTER

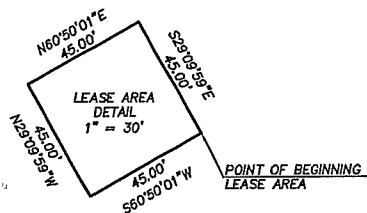
PART OF SEC. 11, T. 5N, R. 5E,
IN ST. LOUIS COUNTY, MISSOURI

Fnd. "4" Out
in Concrete
Fnd. 3/4" Bar

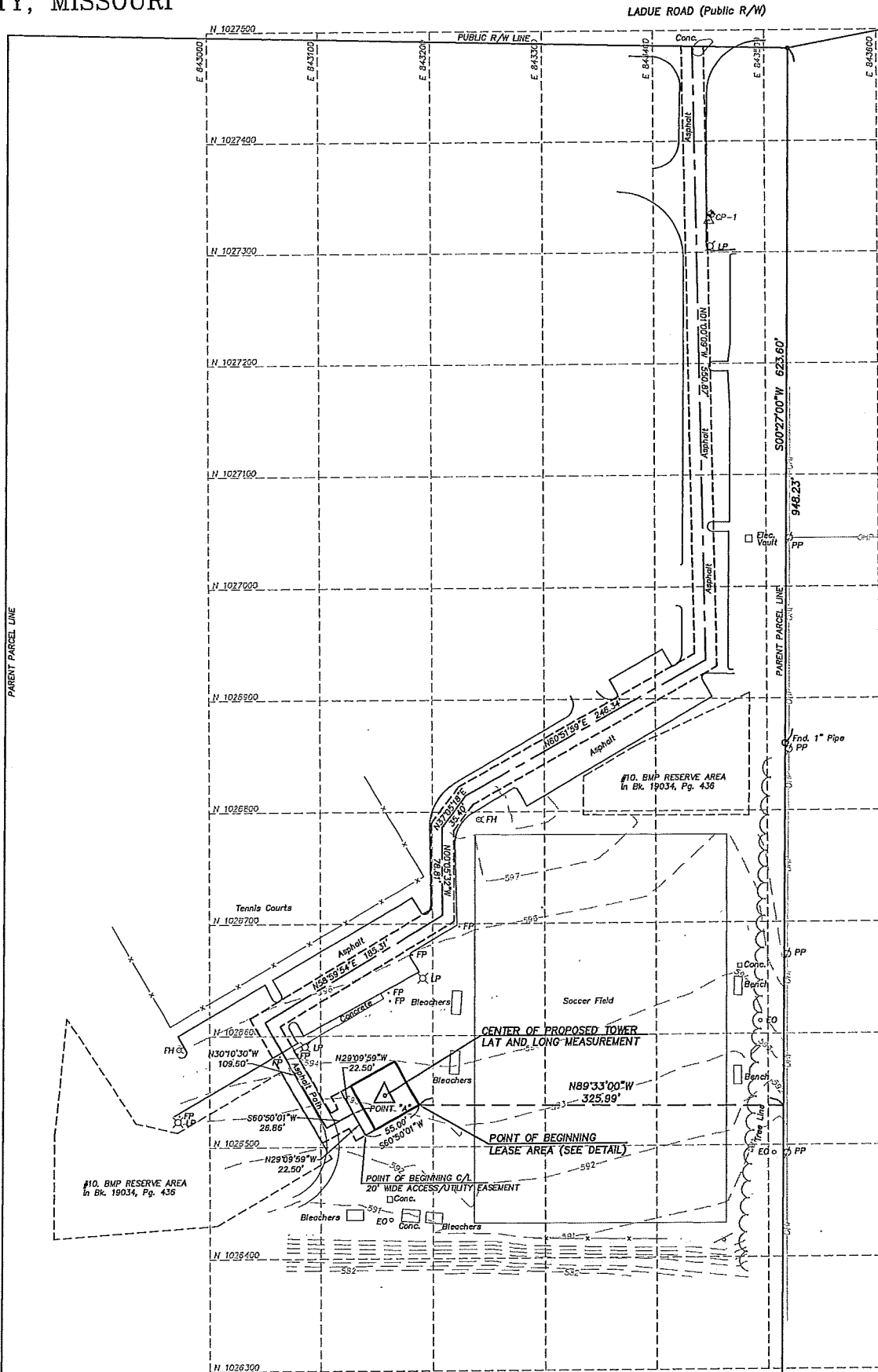
LADUE ROAD (Public R/W)

POINT OF COMMENCING
NE Cor. of Deed in
Bk. 7420, Pg. 1231

PROPOSED CELL TOWER DATA
Center of tower
Lat 38°39'09.136" North
Long 90°25'11.659" West
Ground Elevation = 593ft



BENCH MARK
Top of 1/2" Iron Bar w/
Control Cop at CP-1
Elevation = 607.74ft



PROPERTY DESCRIPTION: Parent Parcel as Provided

A tract of land in the Southeast 114 of Section 11, Township 5 North Range 5 East and described as follows:

Beginning at the intersection of the Southern line of Ladue Road, 60 feet wide, with the Western line of tract conveyed to Charles M. Hutting by deed recorded in Book 1772 page 124(which is now the Northwest corner of Oak Park Estates No.3, a Subdivision of record) thence along said Hutting tract South 0 degrees 27 minutes West 1866.86 feet to a point; thence North 88 degrees 40 minutes West 700 feet to a point; thence North 0 degrees 27 minutes East 1866.86 feet to a point in the Southern line of Ladue Road, and thence along the Southern line South 88 degrees 40 minutes East 700 feet to the point of beginning

NOTE: The parent parcel graphically shown hereon, in full or in part, is the same as that described above.

Property information shown hereon was provided by Fidelity National Title Insurance Company, Title No. 20110277, effective 8:00 a.m..

Schedule B information affecting Lease Area is noted unless shown hereon.

Schedule B information not shown hereon:

8. Easement in Bk. 4554, Pg. 116. (Does not affect Lease Area or associated Easements, West of site)

9. Easement in Bk. 4417, Pg. 242. (Does not affect Lease Area or associated Easements, West of site)

10. Maintenance Agreement in Bk. 11191, Pg. 2237 and in Bk. 11236, Pg. 535. (Not the type to be depicted hereon)

Notes:

Bearings shown hereon are based on Missouri State Plane Coordinate System of 1983 (NAD 83).

Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and "Locus System" processor software.

Set 1/2" Iron bar at Lease corners unless otherwise noted.

The purpose of this survey is to establish and describe a Lease Parcel and associated easements. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

PROPERTY DESCRIPTION: LEASE AREA AND ACCESS/UTILITY EASEMENT

A 45 foot by 45 foot Lease Area and a 20 foot wide Access/Utility Easement, situated in the Southeast 114 of Section 11, Township 5 North Range 5 East, in St. Louis County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet; thence South 60°50'01" West, a distance of 55.00 feet to the POINT OF BEGINNING; thence North 29°09'59" West, a distance of 22.50 feet to a point hereinafter referred to as POINT "A"; thence continuing North 29°09'59" West, a distance of 22.50 feet to the POINT OF TERMINATION; thence South 60°50'01" West, a distance of 26.86 feet; thence North 60°10'30" West, a distance of 109.50 feet; thence North 58°59'54" East, a distance of 165.31 feet; thence North 00°05'32" East, a distance of 78.81 feet; thence North 37°05'18" East, a distance of 35.40 feet; thence North 60°51'59" East, a distance of 246.34 feet; thence North 01°00'09" West, a distance of 550.87 feet to the South Right of Way line of LADUE ROAD as it presently exists and the POINT OF TERMINATION.

AND a 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet; thence South 60°50'01" West, a distance of 55.00 feet to the POINT OF BEGINNING; thence North 29°09'59" West, a distance of 22.50 feet to a point hereinafter referred to as POINT "A"; thence continuing North 29°09'59" West, a distance of 22.50 feet to the POINT OF TERMINATION; thence South 60°50'01" West, a distance of 26.86 feet; thence North 60°10'30" West, a distance of 109.50 feet; thence North 58°59'54" East, a distance of 165.31 feet; thence North 00°05'32" East, a distance of 78.81 feet; thence North 37°05'18" East, a distance of 35.40 feet; thence North 60°51'59" East, a distance of 246.34 feet; thence North 01°00'09" West, a distance of 550.87 feet to the South Right of Way line of LADUE ROAD as it presently exists and the POINT OF TERMINATION.

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE ACCESS EASEMENT, AND LEASE UTILITY EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OVER SAID LEASE PREMISES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

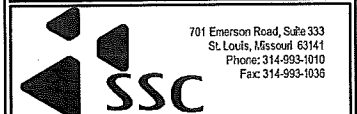
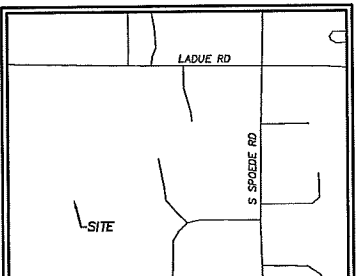
JEFFREY B. LOVELACE MO-LS2580

DATE: _____

01-02-14: ADDED A/E

LEGEND

POWER POLE	PP
LIGHT POLES	LP
ELECTRIC VAULT	EV
ELECTRIC OUTLET	EO
FIRE HYDRANT	FH
SCOREBOARD	SB
BENCHMARK	BM
CONTROL POINT	CP
FENCE POST	FP
PROPERTY CORNER	PC
TOWER POINT	TP
TREE LINE	TL
FENCE	X
OVERHEAD POWER LINE	OP



SURVEY COORDINATED BY:

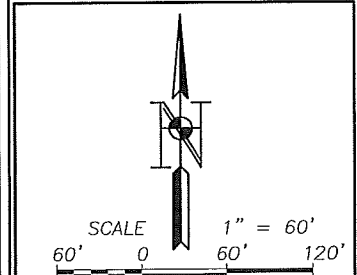
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

SURVEY PROVIDED BY:

LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997
FAX: 816-347-9979

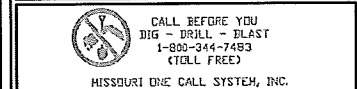
SURVEY PROVIDED FOR:

SSC
701 EMERSON ROAD,
SUITE 333
ST. LOUIS, MO 63141
TELEPHONE: 314-993-1010



FLOOD NOTE:

According to my interpretations of Community Panel No. 29189C0168J of the Flood Insurance Rate Map for St. Louis County, Missouri, dated 08-23-2000, the subject property is in Flood Zone "X", i.e. "areas determined to be Outside 500 year flood plain".



SITE I.D.: CIS-MO-035 SITE NAME: LADUE

SCHOOL DISTRICT EARLY CHILDHOOD CENTER

SITE LOCATION:
10900 LADUE ROAD,
ST. LOUIS, MISSOURI 63141

LA PROJECT NO.: 13565

DRAWN BY: A.C.T.

CHECKED BY: J.B.L.

DATE: 01-02-14

FIELDWORK DATE: 12-31-13

SHEET NUMBER

1 OF 1

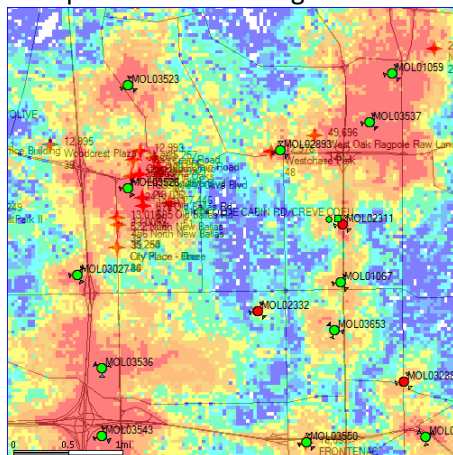


AT&T Mobility
13075 Manchester Road
Suite 100
St. Louis, MO 63131

Following is a brief explanation of why AT&T is proposing a wireless communication facility identified as MOL02332 on the below maps.

Currently there is minimal to low coverage in this area as indicated by Map 1. The proposed tower location as seen in the maps below will increase the coverage and capacity of device usage enabling the residents and travelers in the area to use their wireless devices for voice and data usage. The Red Coverage indicate Excellent or Indoor level coverage, Orange is Good/In car coverage, Yellow to Green is Fair/Outdoor coverage and Blue is Poor to Minimal coverage.

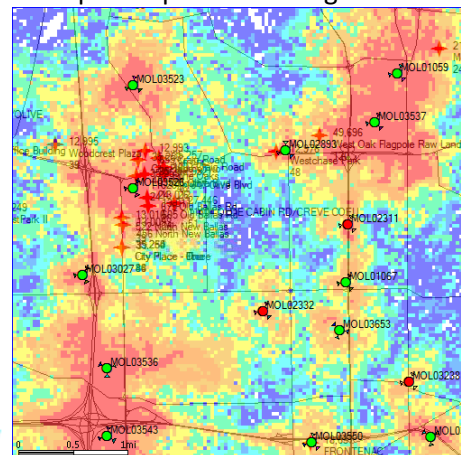
Map 1 Current Coverage



Best RSRP (RS EPRE) Level (dBm) >= -80
Best RSRP (RS EPRE) Level (dBm) >= -90
Best RSRP (RS EPRE) Level (dBm) >= -98
Best RSRP (RS EPRE) Level (dBm) >= -103
Best RSRP (RS EPRE) Level (dBm) >= -108
Best RSRP (RS EPRE) Level (dBm) >= -113
Best RSRP (RS EPRE) Level (dBm) >= -118
Best RSRP (RS EPRE) Level (dBm) >= -123

Red is Indoor
Orange In Car
Yellow/Green Outdoor
Teal/Blue Minimal/Low

Map 2 Proposed Coverage



Map1 shows current coverage and tower locations within a 2 mile radius of the proposed new site.

Map2 shows the coverage improvement with the addition of the proposed wireless communication facility.

Sandra Szyhowski

Radio Frequency Design Engineer
AT&T Mobility Division



AT&T
13075 Manchester Road
St. Louis, MO 63131

April 15, 2014

Creve Coeur City Council
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Council Members:

Thank you for your consideration of the communication site proposed for the Ladue Early Childhood Center Campus. The AT&T Wireless installation that will utilize this site will provide upgraded voice and data reception in the surrounding area and will become an integral part of the overall AT&T Network. AT&T will always operate their equipment in accordance with all FCC guidelines and regulations for both transmission and safety as they do on each and every site in their system.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Utt", with a long, sweeping horizontal line extending to the right.

Mike Utt
Sr. Real Estate & Construction Manager
MO, KS & S. IL



COMMUNICATIONS, LLC

TELECOMMUNICATIONS SITE ACQUISITION & CONSTRUCTION

April 16, 2014

Ms. Whitney Kelly, AICP
City Planner
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Proposed 100' monopole communication facility

Dear Ms. Kelly:

Attached is a map outlining AT&T's coverage search area (highlighted in yellow) as well as surrounding sites both AT&T and other carriers in this area of the City of Creve Coeur.

This area of Creve Coeur has historically been a poor coverage area for ALL carriers' wireless phone and data connectivity. As you can see by the larger One (1) Mile ring (highlighted in red) the only wireless installations are at the very perimeter of this radius and offer no possibility of coverage to the AT&T search area in yellow. Although this is a residential area, the location picked for the proposed 100' communication monopole is on a very large tract and the structure will be placed in the center of the tract maximizing the distance from all surrounding property lines. Tree canopy in the area averages 50' to 70' further contributing to the obscurity of this facility. We feel we have been responsible in the location of this facility and we further feel that this is an excellent situation where the area can receive the improved coverage its desires and the school district will also benefit financially from the location.

This type structure will fit aesthetically with the institutional campus nature of the surroundings. Further these installations are now commonplace in our metro area in general and are as innocuous as telephone poles, electric transmission lines, tornado warning sirens, and even tall buildings like City Place, HBE Building and others that border residential areas. You can visit most any jurisdiction in the St. Louis area and find these facilities next to or in plain view of residential areas, commercial area, schools, parks, hospitals etc.

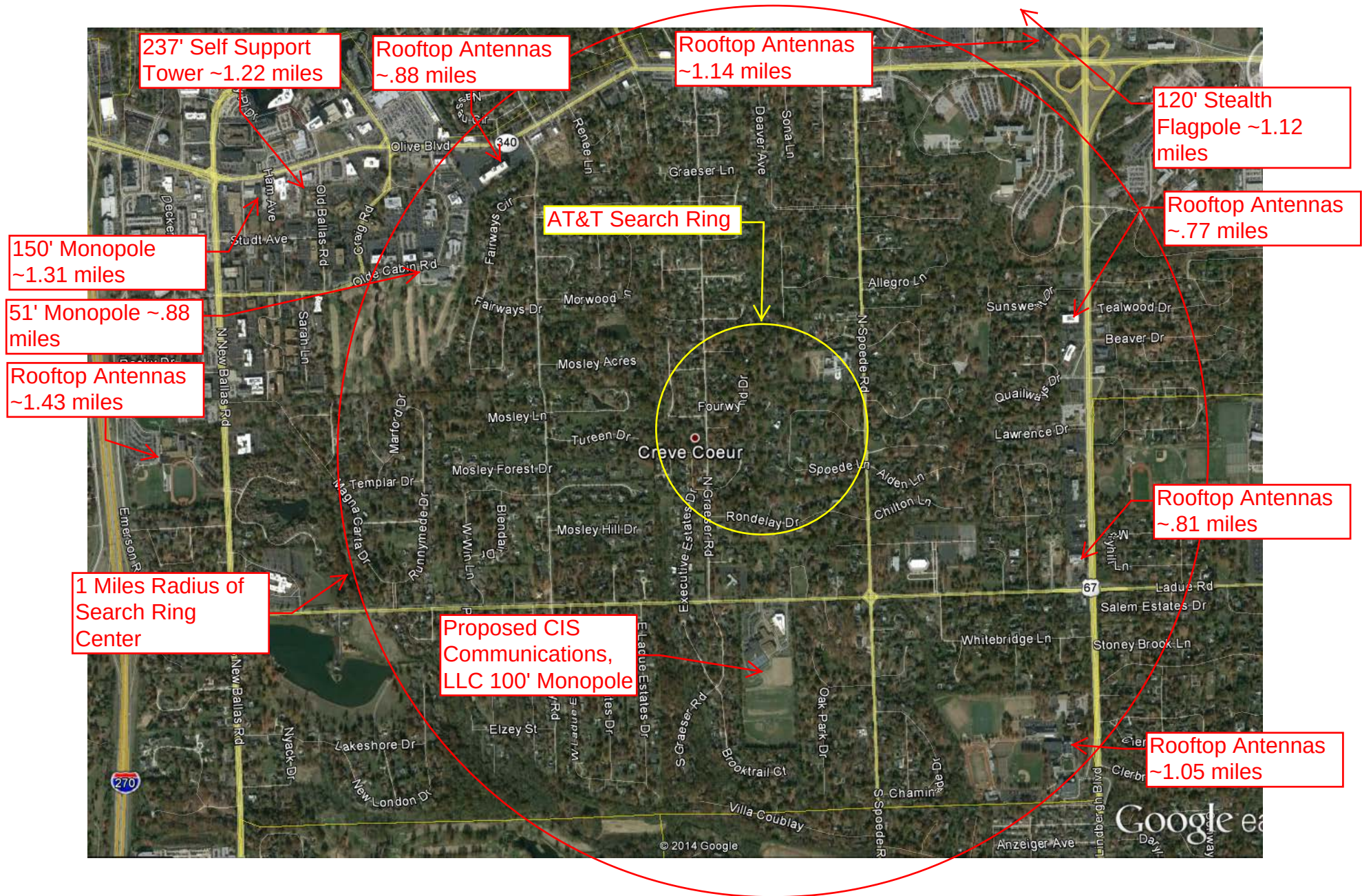
The growth and dependence on wireless communications and its reliability depend on an expanding network, just as electric grids, sewer lines, roads and other infrastructure installed for public use must be ongoing. The public demands that their device work in their homes and given the levels of customer complaints that all carriers have experienced in this area, this facility is desperately needed in order to deliver improved coverage.

If you have any questions or require any further information please contact me directly.

Sincerely,

CIS COMMUNICATIONS, LLC

Brick P. Storts IV
Managing Member





Ladue Schol District
Early Childhood Center
St. Louis, Missouri

424 S Woods Mill Rd., Suite 220
Chesterfield, Missouri 63017
913-438-7700



April 2, 2014

Creve Coeur City Council
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Council Members:

Please accept this letter as our full support of the CIS Communications, LLC site on our Ladue Early Childhood Center Campus. This installation will not only be a platform to provide excellent wireless phone and data communications to the school but also the surrounding area. The school recognizes how vital these types of sites are to reliable communications and connectivity in an educational setting but also understands the public safety factor and convenience that a strong wireless network provides to the community at large.

It is our sincere hope that the City of Creve Coeur will approve this CUP and allow this important and beneficial project move forward.

Sincerely,



Dr. Jason L. Buckner
Assistant Superintendent

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 100-FOOT TALL MONOPOLE COMMUNICATIONS TOWER
LOCATED AT THE LADUE EARLY CHILDHOOD DEVELOPMENT CENTER AT
10900 LADUE ROAD**

WHEREAS, under Section 405.210, Table A, all communication towers (NAICS 517210) in the "A" Single-Family Residential Zoning District require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Brick Storts of CIS Communications, LLC, for a conditional use permit for a one hundred-(100-)foot high monopole cell phone tower to be located at the Ladue School District Early Childhood Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 21, 2014, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously 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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 21, 2014; and

WHEREAS, all parties desiring to be heard, either for or against said application, 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 Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the location and operation of a monopole cell phone tower to be located at 10900 Ladue

BILL NO. _____

ORDINANCE NO. _____

Road, in the "A" Single Family Residential zoning district, within the Ladue Early Childhood Development Center, whose legal description is as follows:

PROPERTY DESCRIPTION: LEASE AREA AND ACCESS/UTILITY EASEMENT

A 45 foot by 45 foot Lease Area and a 20 foot wide Access/Utility Easement, situated in the Southeast 114 of Section 11, Township 5 North Range 5 East, in St. Louis County, Missouri, more particularly described as follows:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet to the POINT OF BEGINNING; thence South 60°50'01" West, a distance of 45.00 feet; thence North 29°09'59" West, a distance of 45.00 feet; thence North 60°50'01" East, a distance of 45.00 feet; thence South 29°09'59" East, a distance of 45.00 feet to the POINT OF BEGINNING. Containing 2,025 square feet.

AND a 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of Deed in Book 7420, Page 1231; thence along the East line of said Deed, South 00°27'00" West, a distance of 623.60 feet; thence leaving said East line, North 89°33'00" West, a distance of 325.99 feet; thence South 60°50'01" West, a distance of 55.00 feet to the POINT OF BEGINNING of said centerline; thence North 29°09'59" West, a distance of 22.50 feet to a point hereinafter referred to as POINT "A"; thence continuing North 29°09'59" West, a distance of 22.50 feet to the POINT OF TERMINATION; thence BEGINNING at aforementioned POINT "A"; thence South 60°50'01" West, a distance of 26.86 feet; thence North 60°10'30" West, a distance of 109.50 feet; thence North 58°59'54" East, a distance of 185.31 feet; thence North 00°05'32" West, a distance of 78.81 feet; thence North 37°05'18" East, a distance of 35.40 feet; thence North 60°51'59" East, a distance of 246.34 feet; thence North 01°00'09" West, a distance of 550.87 feet to the South Right of Way line of LADUE ROAD as it presently exists and the POINT OF TERMINATION.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of a one hundred- (100-)foot high monopole cell phone tower to be located at the Ladue School District Early Childhood Center, within the property addressed as 10900 Ladue Road.
2. The tower shall be a light grey color. Equivalent colors may be approved by the Zoning Administrator.
3. The accessory equipment yard at the base of the tower shall encompass an area not exceeding forty-five (45) feet by forty-five (45) feet and shall be enclosed by a six (6) foot high privacy fence. The fence shall be a color consistent with the tower or of natural wood material from a renewable source to meet with the City's Design Guidelines.
4. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

BILL NO. _____

ORDINANCE NO. _____

5. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
6. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
7. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK