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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 7, 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. Minutes from the meeting of March 31st will be available for the meeting of April 21st.

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

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

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 Pkwy
Chesterfield, MO 63005

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

7. WORK AGENDA

8. OTHER BUSINESS

A. Planning Division Report

B. City Attorney Report

9. ADJOURNMENT

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
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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).

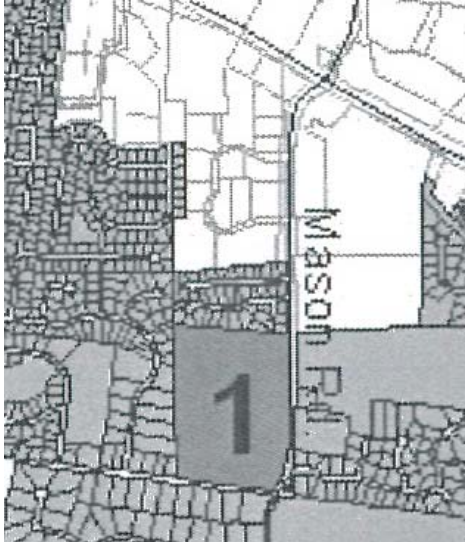


Figure 1: Close-up for Key Properties Map from Comprehensive Plan p. 48

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)

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

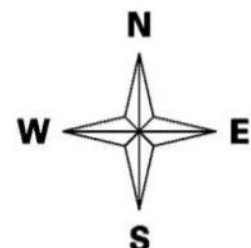
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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



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.



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.

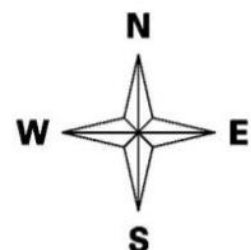
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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)

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APPENDIX 5: AERIAL MAP



APPENDIX 6: SITE PHOTOGRAPHS	Photo Date:02/13/2014
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	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)

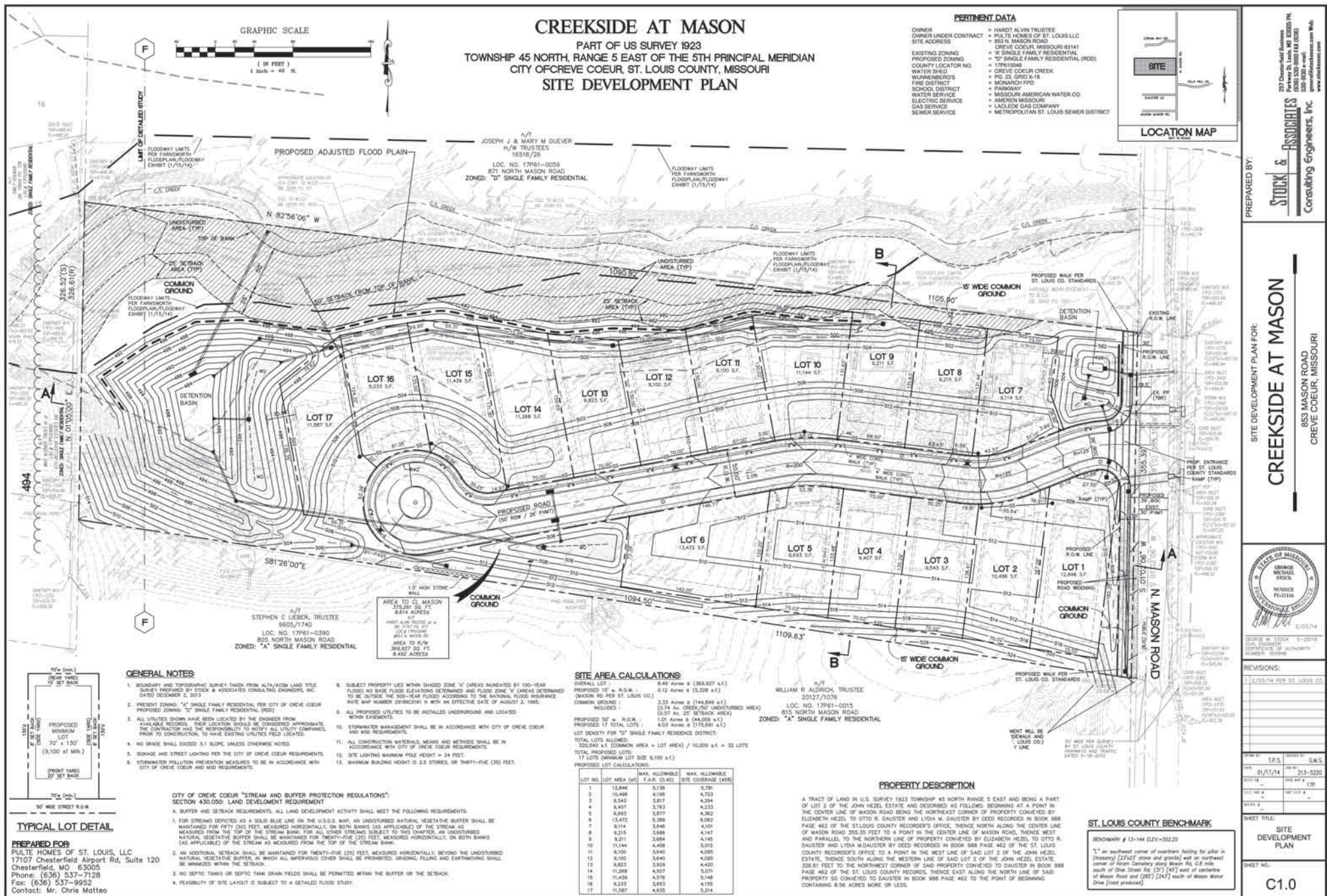
GEORGE M. STOCK
P.E.
STOCK & ASSOCIATES Consulting Engineers, Inc.

1/17/14

Date

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

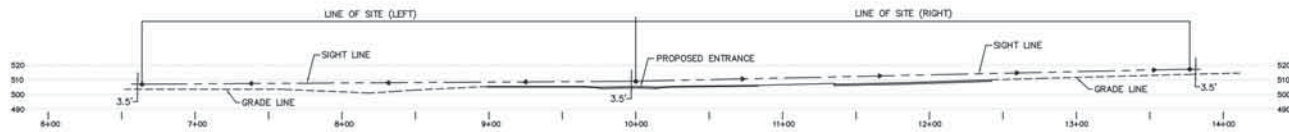




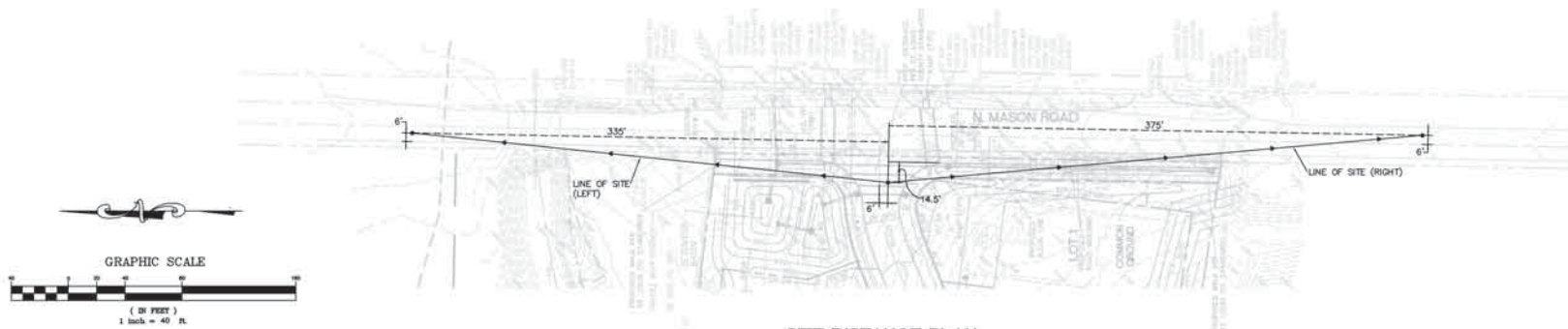
SITE SECTION A-A
SCALE 1"=40'



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 63009-1901
(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.

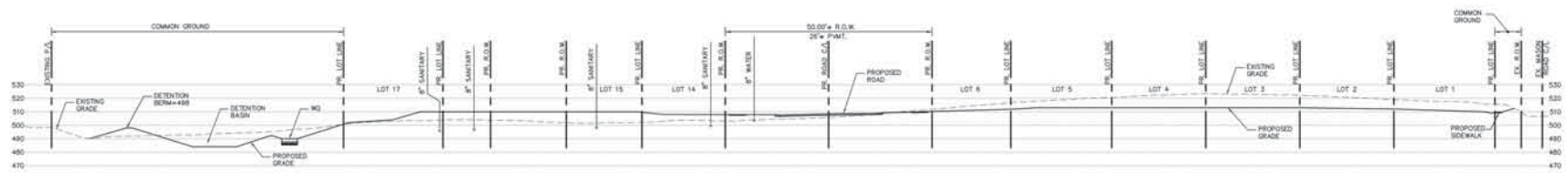
T.P.S.	S.M.S.
01/17/14	213-3220
-	17P
-	-
-	-

SHEET TITLE:

SITE SECTIONS
SITE DISTANCE PLAN
AND PROFILE

SHEET NO.:

C2.0



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



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

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

237 Chestnutfield Business
Parkway St. Louis, MO 63103 PH
(314) 433-1234 FAX
(314) 433-1235 E-MAIL
www.stockandassociates.com Web

SITE DEVELOPMENT PLAN FOR:

CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI



GEORGE M. STOCK E-25118
PE-21318
STATE OF MISSOURI
EXPIRATION DATE: 1/17/24

REVISIONS:

NO.	DATE	DESCRIPTION

DATE:	1/17/24	DESIGN BY:	G.M.S.
DATE:	01/17/24	DATE:	213-3220
DATE:		DATE:	
DATE:		DATE:	
DATE:		DATE:	

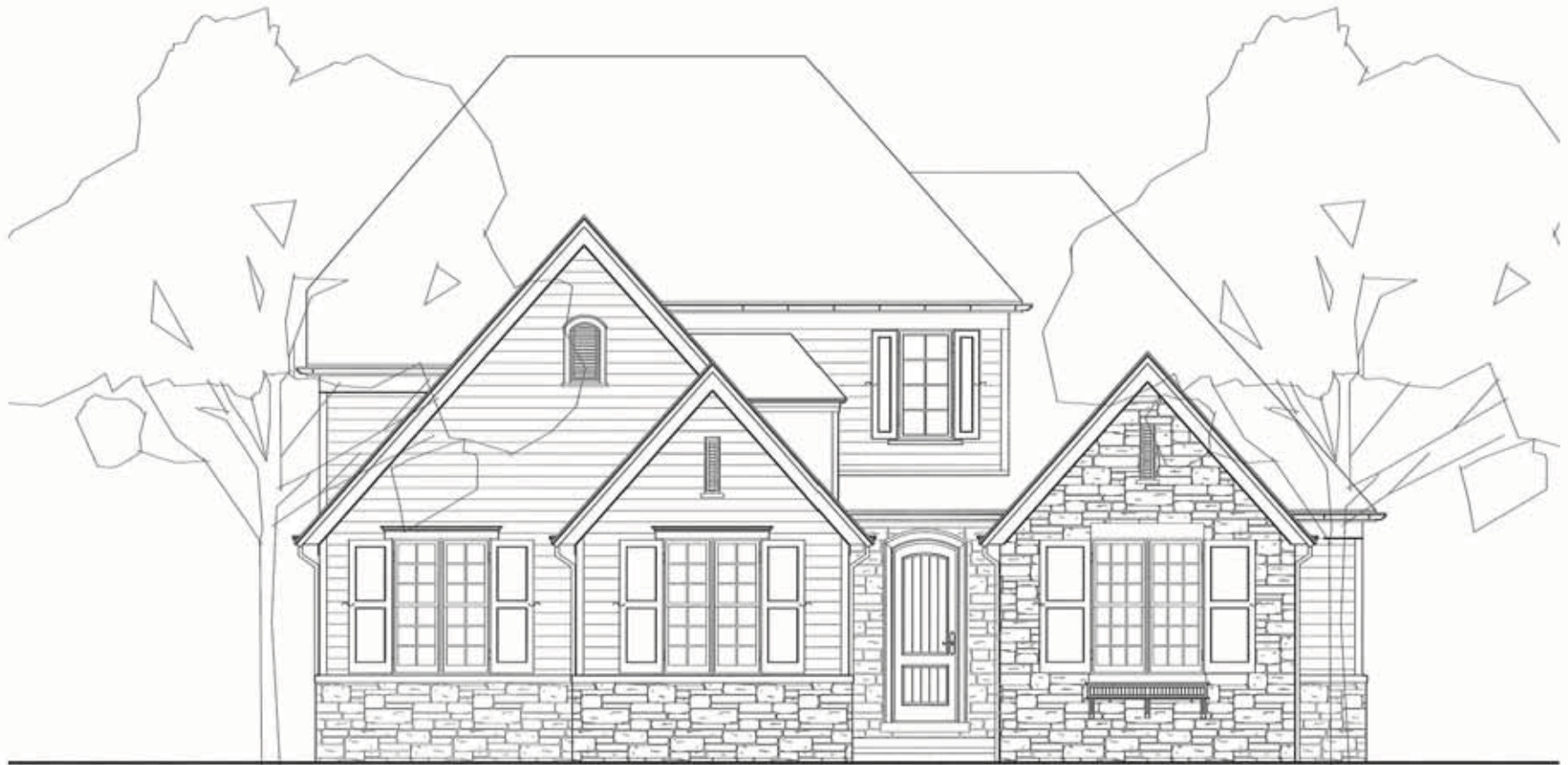
SHEET TITLE:

SITE SECTIONS

SHEET NO.:

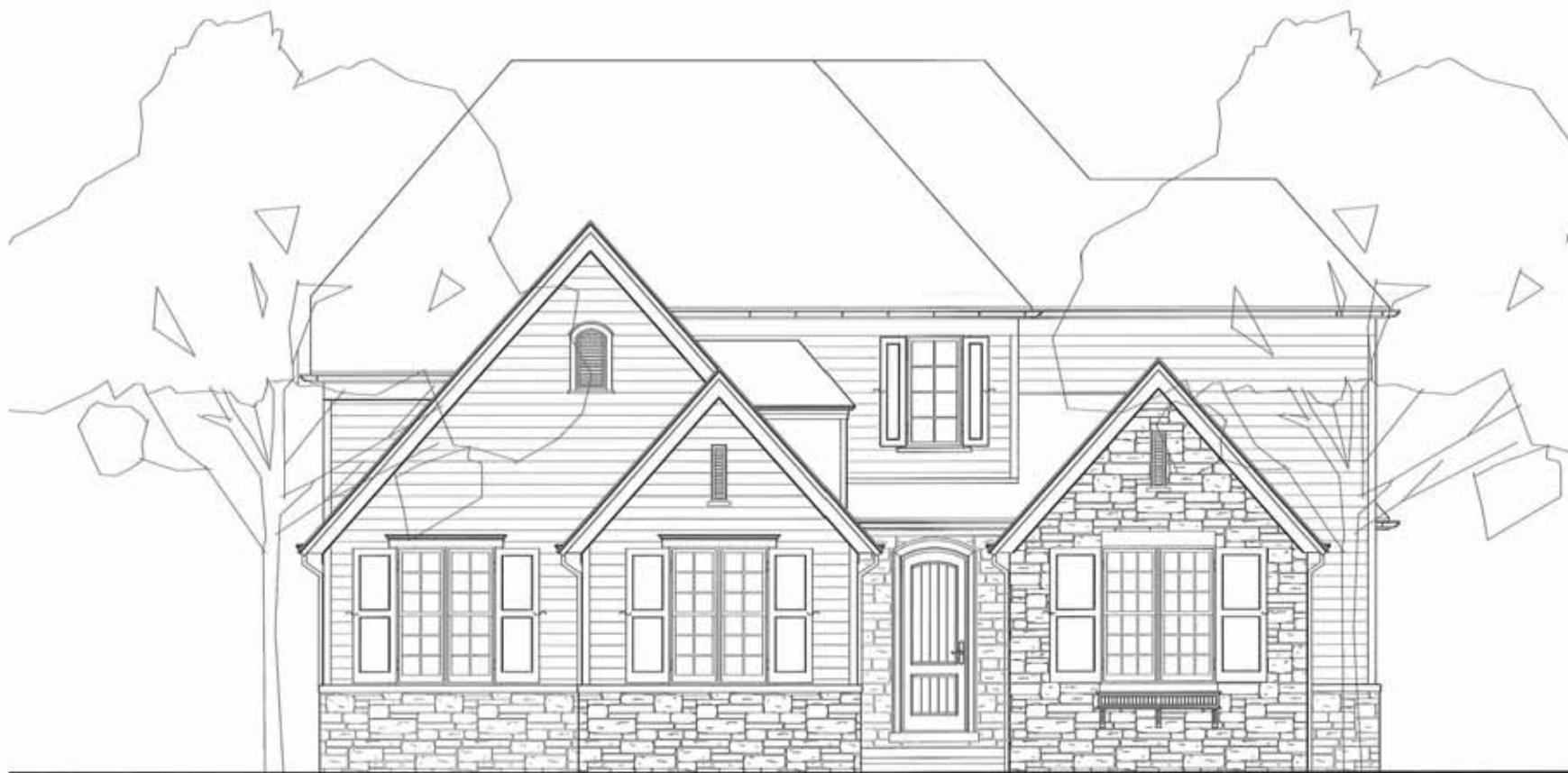
C2.0





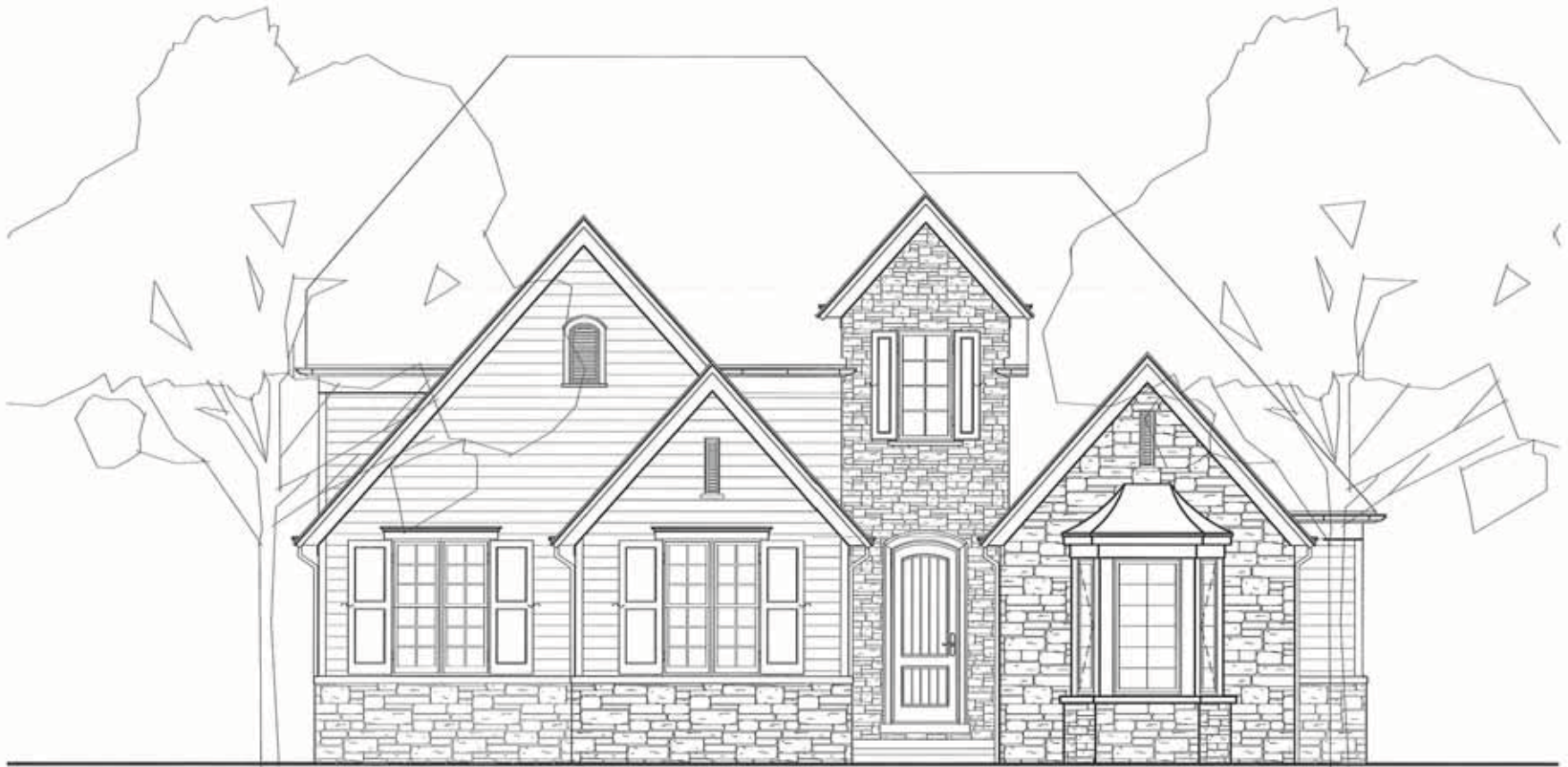
FRONT ELEVATION - OPTION 1 - NAPLES

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



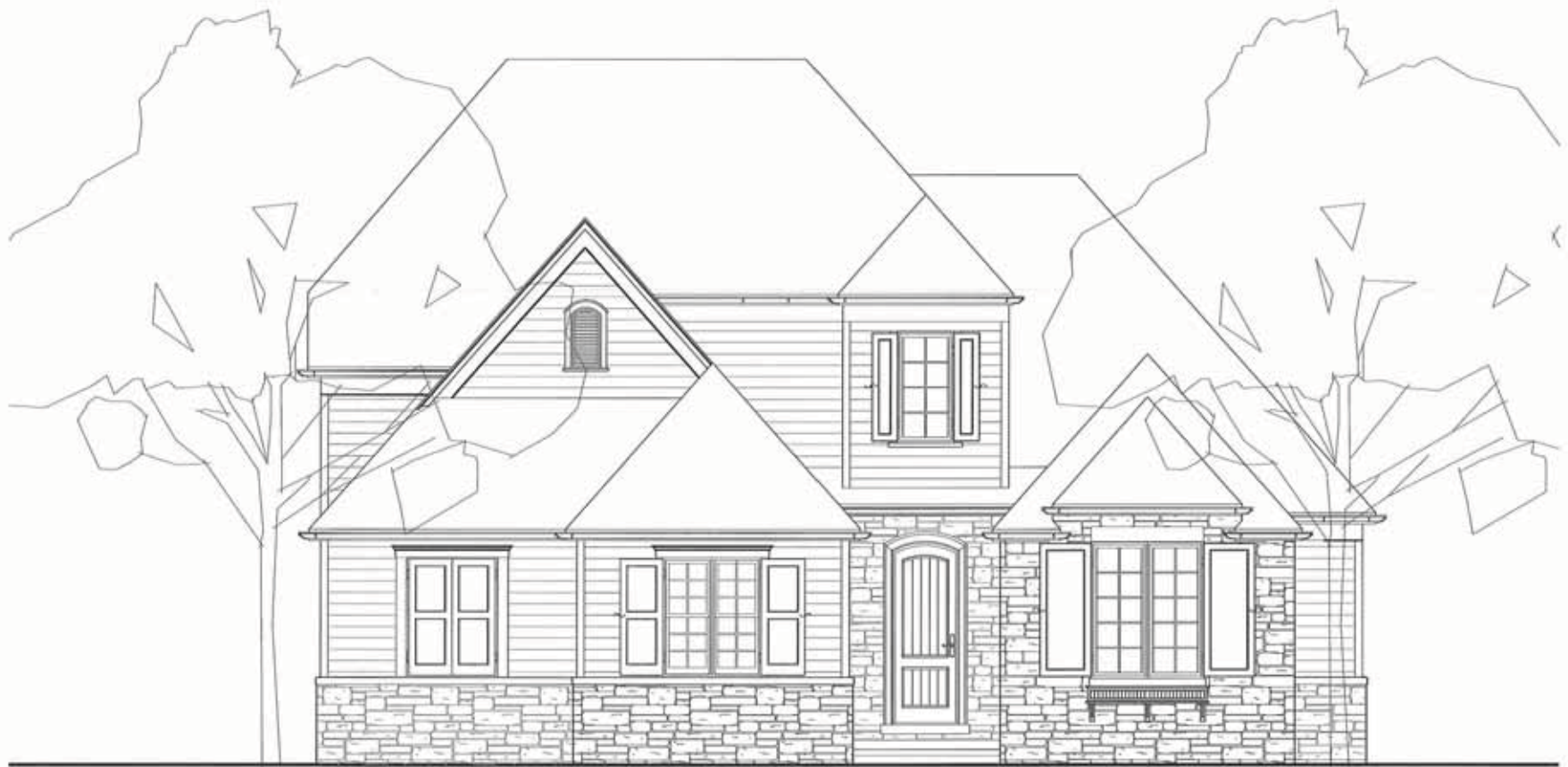
FRONT ELEVATION - OPTION 2 - NAPLES

SCALE 1/8" = 1'-0"



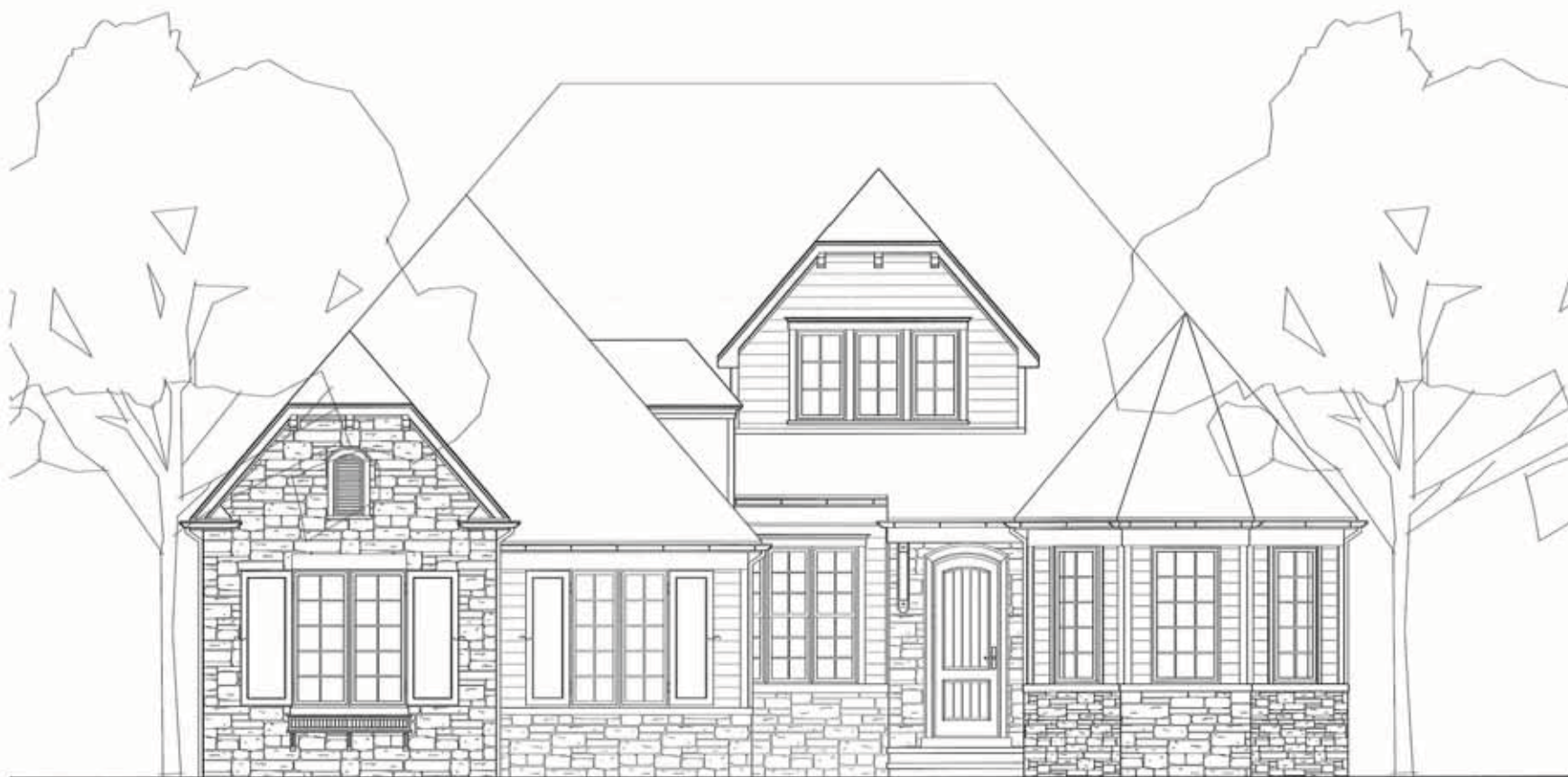
FRONT ELEVATION - OPTION 3 - NAPLES

SCALE 1/4" = 1'-0"



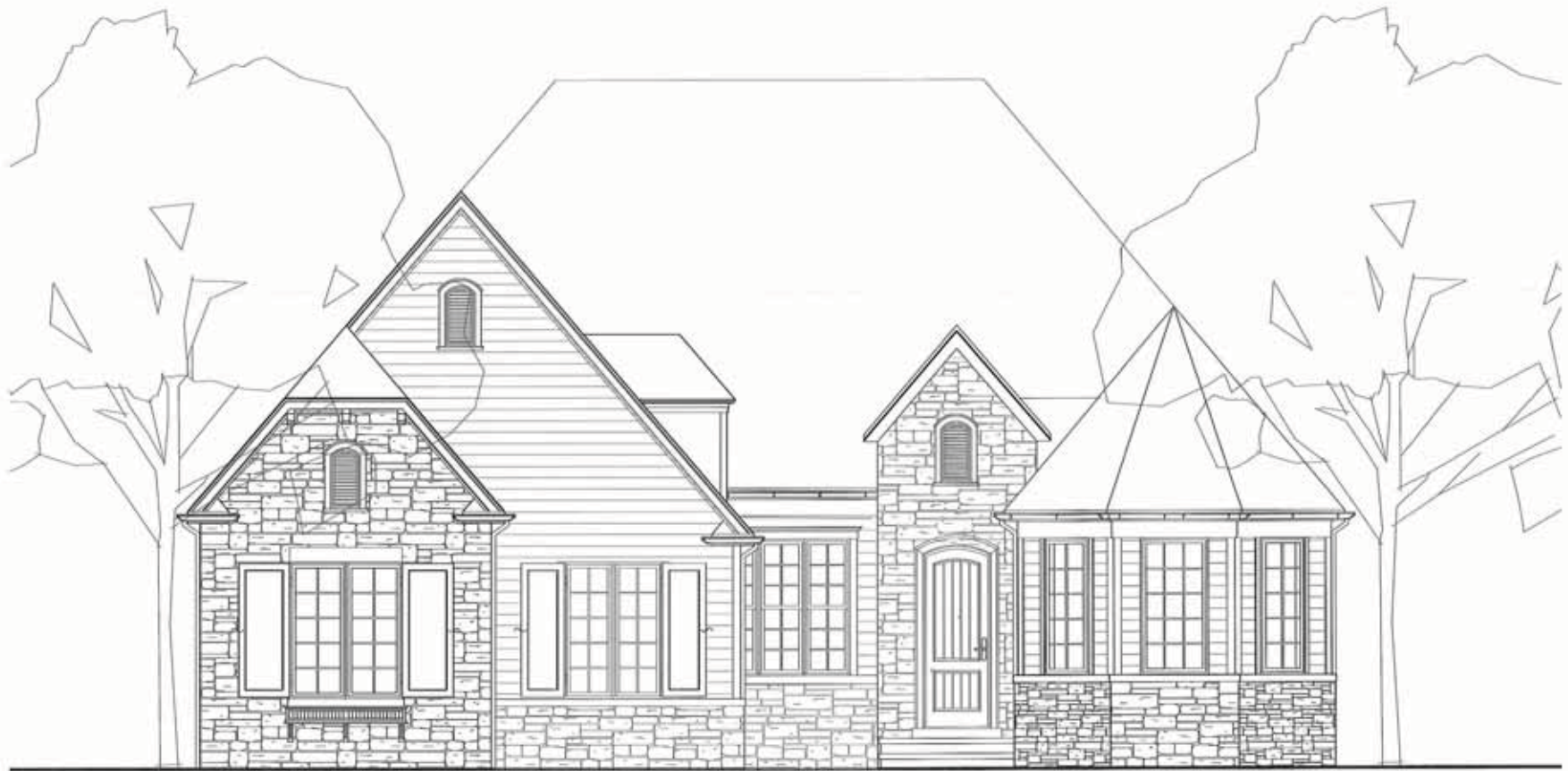
FRONT ELEVATION - OPTION 4 - NAPLES

SCALE 1/8" = 1'-0"



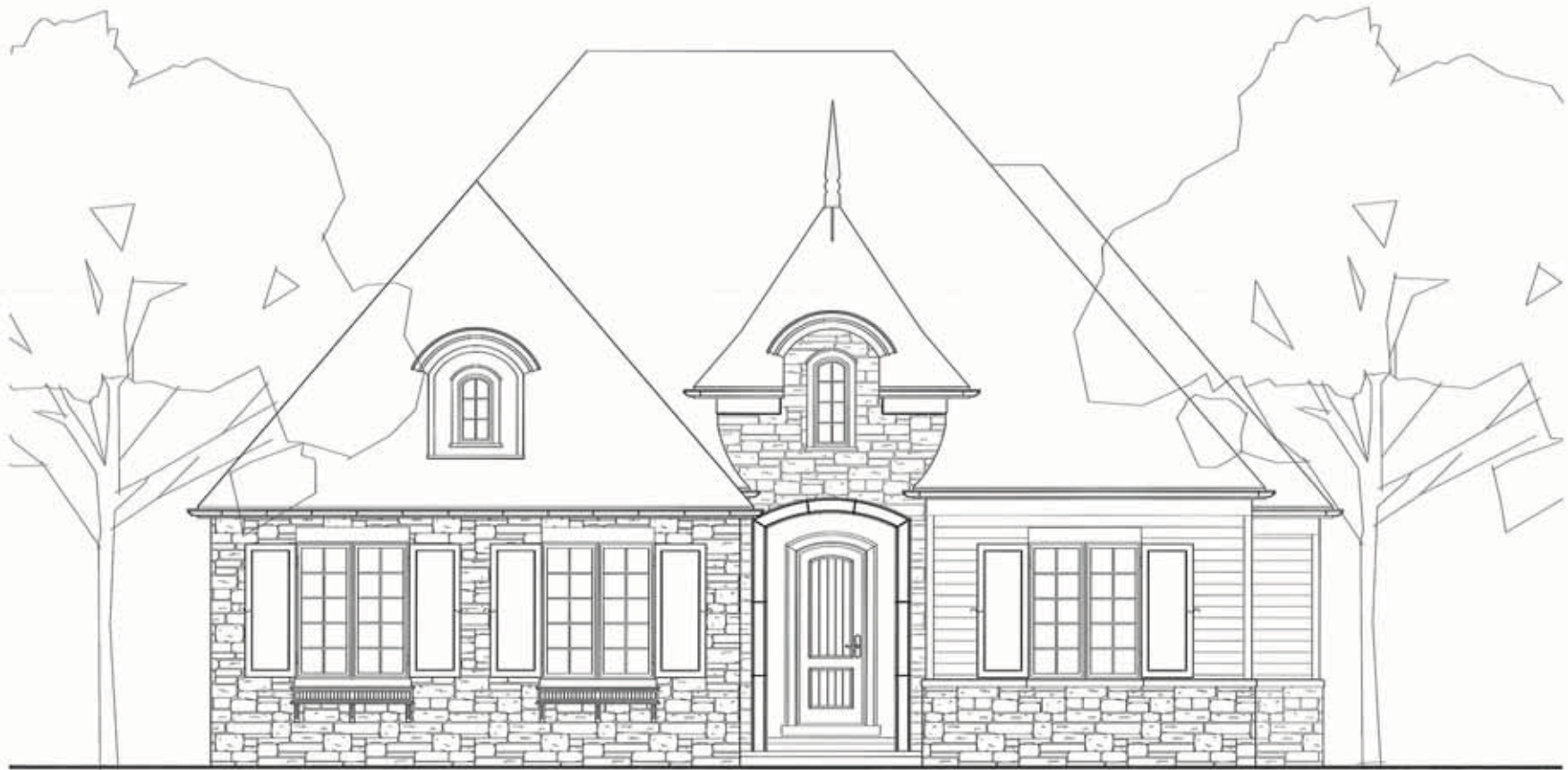
FRONT ELEVATION - OPTION 1 - GENEVA

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"



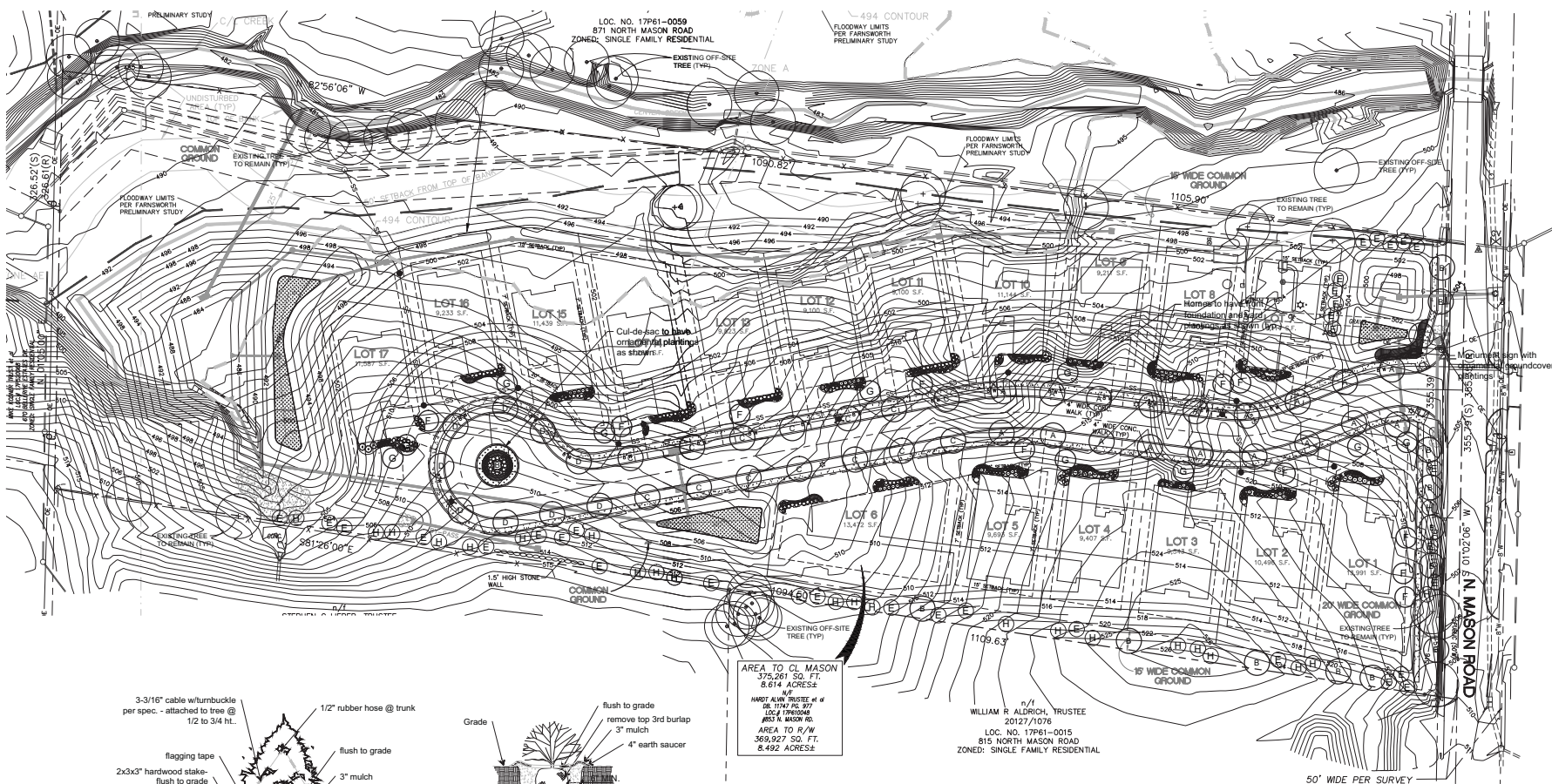
FRONT ELEVATION - OPTION 1 - VIENNA

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - VIENNA

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

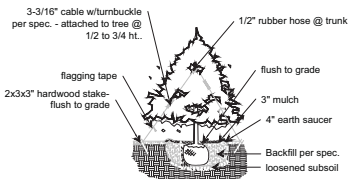


LANDSCAPE PLAN

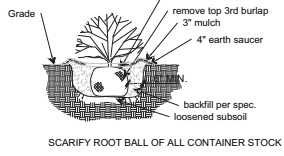
SCALE 1"=40'

PLANTING SCHEDULE

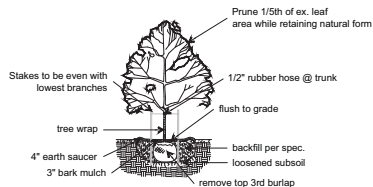
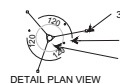
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
A	18	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3" cal.	Deciduous
B	14	<i>Quercus rubra</i>	Red Oak	3" cal.	Deciduous
C	14	<i>Tilia cordata</i>	Littleleaf Linden	3" cal.	Deciduous
D	9	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn 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



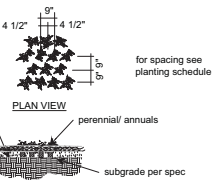
TYPICAL EVERGREEN PLANTING



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.

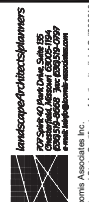
Drawn:

LH

Checked:

RS

loomisAssociates
landscape architects/planners
10000 N. Highway 100, Suite 200
Overland Park, MO 66213
Tel: 913.241.1000
Fax: 913.241.1001
www.loomisassociates.com



Sheet

Title: Landscape Plan

Sheet

No. L-1

Date:

01/17/2014

Job #:

935.005

LEGEND

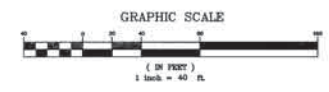
- BENCH MARK
- FOUND RICH ROCK
- FOUND RICH PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC FEEDER
- ELECTRIC SERVICE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE FEEDER
- TELEPHONE SERVICE BOX
- CABLE TV FEEDER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- STORM MANHOLE
- STORMWATER ALEET
- GRAVED STORMWATER ALEET
- SANITARY MANHOLE
- WELL
- BURN
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

ABBREVIATIONS

- BL - BOUNDARY LINE
- CL - CENTER LINE
- FL - FLOODPLAIN
- GL - GROUND LINE
- HL - HIGHWAY
- IL - INTERSECTION
- ML - MAIN LINE
- PL - POINT
- RL - RIGHT OF WAY LINE
- SL - SURFACE LINE
- TL - TRAIL
- UL - UNDERGROUND
- VL - VALVE
- WL - WATER LINE
- XL - EXISTING LINE
- YL - YARD LINE
- ZL - ZONE LINE

ALTA/ACSM LAND TITLE SURVEY

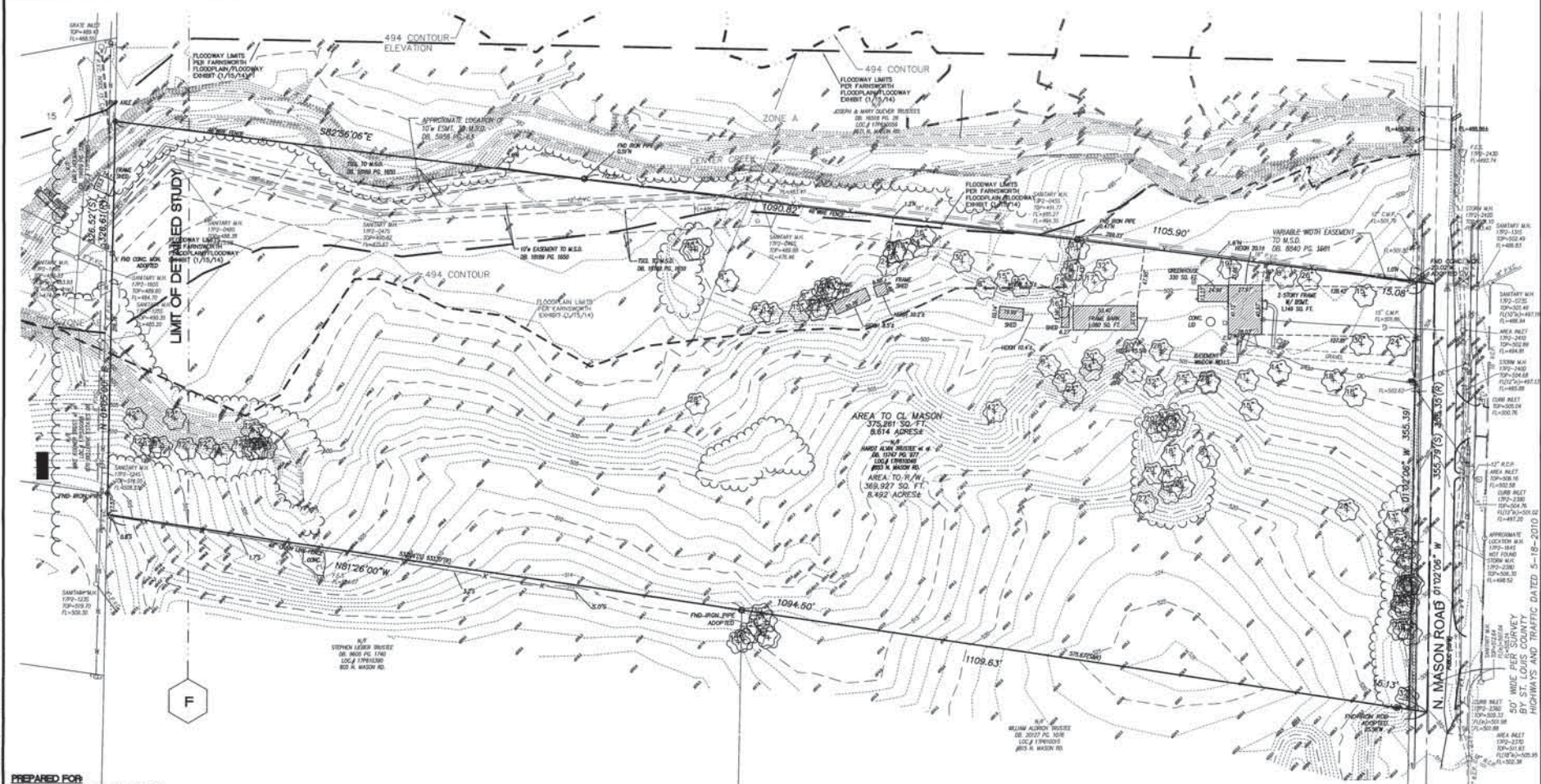
PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 13-144 ELEV=532.25

1" on southwest corner of northern building for pillar in (center) (215'x27' stone and granite) wall in southeast corner of Union Cemetery along Mason Rd 0.5 mile south of Old Street Rd (217'x27') and of centerline of Union Road and (282'x247') south of Union Road (2nd problem)



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

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

250 Chesterfield Business Parkway
St. Louis, MO 63025 PH: (636) 533-0000 FAX: (636) 533-0001
Web: www.stockand.com

ALTA/ACSM LAND TITLE SURVEY
HARDT TRACT
853 S. MASON RD.

STATE OF MISSOURI
DAVID E. HILGARD
REGISTERED PROFESSIONAL SURVEYOR
PL-3-0213

REVISIONS:
1. 1/17/14 REUSE FLOODPLAIN LIMITS

DATE: 12/2/13
DRAWN BY: J.K.
CHECKED BY: D.M.E.
SCALE: 1"=40'-0"

ALTA/ACSM LAND TITLE SURVEY
SHEET 1

ALTA/ACSM LAND TITLE SURVEY

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 at 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 fee simple interest in the effective date thereof vested in:

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 Dittmar 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 5598, Page 63. Approximate Location "SHOW"

(b) Item No. 9, Sanitary Sewer Maintenance Agreement as set forth in instrument recorded in Book 6491, 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. "SHOW"

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

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 20180C0161 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 adapted from Deed Book 9605, Page 1740.

PROPERTY DESCRIPTION

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 Hazel 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 Hazel 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 Labor 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 Aisle marking the Southwest corner of a tract of land described in a deed to John and Mary Duver Trustee as recorded in Deed Book 18516, Page 26 of the aforesaid records; thence along the Southern line of said Duver 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 05 minutes 00 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.

Surveyors Certification

This is to certify to:

Pulte Homes of St. Louis, LLC

That this map or plat 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 22-222-0

By: *[Signature]* Daniel B. Bohnann, Missouri P.L.S. No. 2215

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63055
Phone: (636) 537-7128
Fax: (636) 537-9952

257 Chesterfield Business Parkway
St. Louis, MO 63055 PH (636)
FAX (636) 537-9952
e-mail: general@stockase.com
Web: www.stockase.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/ACSM LAND TITLE SURVEY
PULTE HOMES

853 S. MASON RD.



REVISIONS:
1. 1/17/14 REVISE FLOODPLAIN LIMITS

DRAWN BY: JLC	CHECKED BY: D.M.E.
DATE: 12/2/13	JOB NO. 213-5220
SHEET #: P-XXXX-XX	TOTAL SHEETS: XXX
FILED IN #: XXXX	DATE OF #: XX-XXX-XX
ALTA #: MO-XXXXXX	

SHEET TITLE:
ALTA/ACSM LAND
TITLE SURVEY

SHEET NO.:
SHEET 2



Creekside at Mason

Creve Coeur, Missouri

EXISTING INDIVIDUAL TREES

80	Willow	15'	Remore
81	Willow	12'	Remore
82	Willow	12'	Remore
83	Cottonwood	9'	Remore
84	Willow	15'	To Roman
85	Willow	15'	To Roman
86	Willow	12'	To Roman
87	Box Elder	10'	To Roman
88	Red Cedar	15'	To Roman
89	Sycamore	24'	To Roman
90	Sycamore	12'	To Roman
91	Cherry	9'	To Roman
92	Box Elder	8'	To Roman
93	Oak	42'	Remore
94	Oak	12'	Remore
95	Oak	12'	Remore
96	Oak	12'	Remore
97	Hackberry	9'	Remore
98	Oak	12'	Remore
99	Willow	12'	Remore
100	Willow	12'	Remore
101	Willow	12'	Remore
102	Willow	12'	Remore
103	Willow	12'	Remore
104	Willow	12'	Remore
105	Willow	12'	Remore
106	Willow	12'	Remore
107	Willow	13'	Remore
108	Maple	9'	To Roman



TREE CENSUS

SCALE 1"=40'

TREE CENSUS DATA

Total Canopy Area On Site: 82,602 sf, or 1.90 acres

Total Canopy Area to be removed: 70.455 sf. or 1.62 acres

Total Canopy Area to remain: 12,147 sf, or 0.28 acres

Percentage of tree canopy to be removed: 85.3%

Revisions:		
Date	Description	No.
Drawn: Checked:	BR RS	

loomisAssociates

landscape-architects/planners



277 Oak & West Ave. Suite 105
Cincinnati, OH 45202-2829
Tel: 513-524-1100
Fax: 513-524-1101
E-mail: info@loomisassoc.com

Loomis Associates Inc.
Professional Architects • P.A.C. #0000000

Sheet
Title: Tree Census

Sheet
No: TC-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 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
#14-013 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT
FOR WILDSMOKE RESTAURANT WITHIN WESTGATE CENTRE AT
12316 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, April 7, 2013

LOCATION: 12316 Olive Boulevard, at the southeast corner of Olive Boulevard and Tempo Drive, within the Westgate Centre. The property is zoned PC District

REQUEST: An application has been submitted to amend the conditional use permit (Ordinance No. 5328, approved September 9, 2013) for Wildsmoke restaurant to allow an approximately 375 square-foot expansion of the outdoor patio area. Ordinance No. 5328 authorized 150 indoor seats and 40 outdoor seats. The new patio addition will not include an increase in the seating.

ADDITIONAL INFORMATION: All restaurants require the issuance of a conditional use permit based upon review by the Planning and Zoning Commission and approval by City Council. A condition of Ordinance No. 5328 included that any enlargement, extension, expansion, or alteration in the use of the structure or site must be approved by the City Council upon the recommendation of the Planning and Zoning Commission. Staff requests that the prior ordinance be repealed and replaced with a new ordinance in order to maintain consistency of a single ordinance governing the location.

Key Issues:

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

Comprehensive Plan References

- West Olive Corridor Action Area
- Design Guidelines

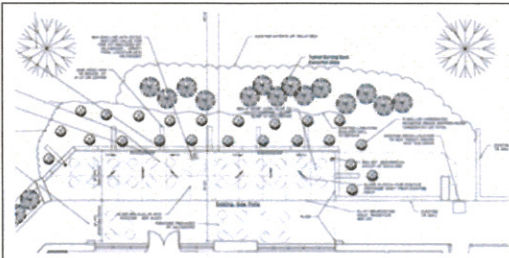
Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.350: "PC" Planned Community District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: 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



REPORT PREPARED BY:

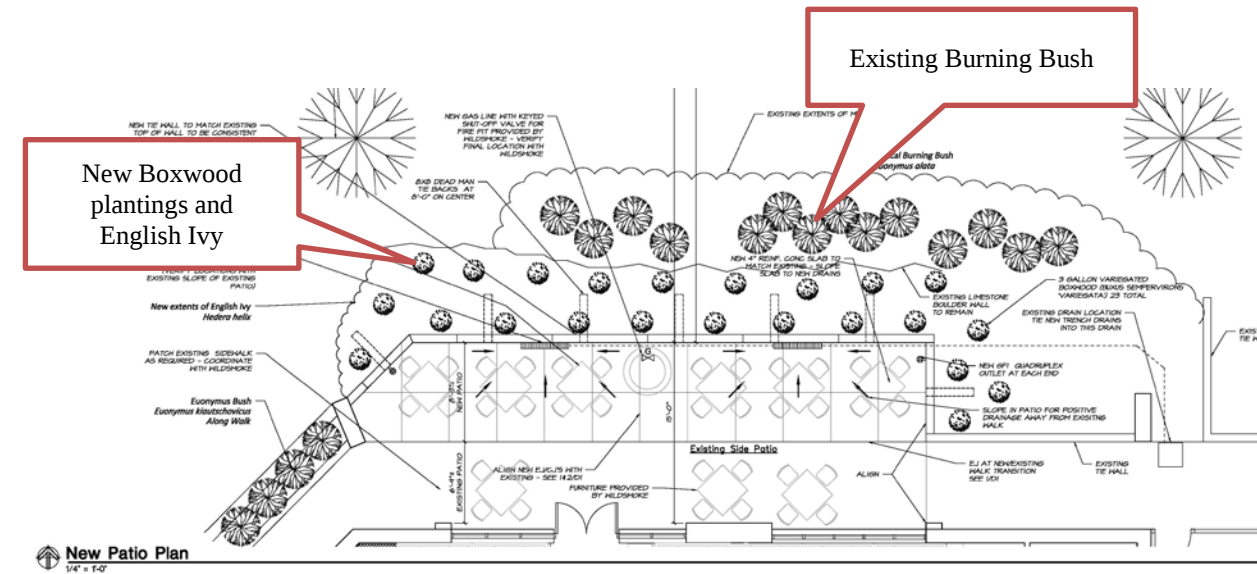
Whitney Kelly
Whitney Kelly, AICP

4/4/2014
Date

ATTACHMENTS: Applicant's Materials submitted March 6, 2014
Draft Ordinance
Ordinance No. 5328
Public Comment

PROPOSAL

The applicant is seeking to expand the patio along the north side of the building by approximately 375 square feet. to allow for more room for the pre-approved 40 outdoor seats. This will require cutting back the existing ground cover and building a timber retaining wall. The applicant will also be adding new landscaping in this area. The burning bush at the very top are pre-existing and well established; the applicant will be filling the area with Boxwood and additional English Ivy that is consistent with the level of landscaping already existing on site (see below).



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office: Woodcrest Shopping Center, American Eagle Credit Union	"CB" Core Business	Olive Boulevard
South	Office	"PC" Planned Community District	NA
East	Office	"PC" Planned Community District	NA
West	Retail/Apartment	"MX" Mixed Use District/ "AR" Attached Single Family Residential	Tempo

COMPREHENSIVE PLAN REVIEW

The subject site is located within the West Olive Corridor Action Area of the Comprehensive Plan. The West Olive Corridor possesses a mix of residential and commercial structures but has an overall commercial character. This applicant is utilizing an existing restaurant space within a shopping center that consists of "small retail/restaurants and specialty shops." This request furthers the existing structure toward the intent of the Comprehensive Plan by providing for outdoor amenities. The goals listed under the Community Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate (page 22).

The Design Guidelines further encourage visually interesting building facades, and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining areas that face the street are also encouraged (page 5). The proposed outdoor dining does provide an improvement that accomplishes these goals and, therefore, satisfies the Design Guidelines.

ZONING REVIEW

The use was approved by Ordinance No. 5328 and it included the same 40 outdoor seats that are part of this proposal. The increase in area does not create any new impacts on this or adjacent property and, therefore, does not affect the conditional use permit findings.

Site Coverage

The site has pre-existing non-conforming site coverage, and the proposed patio will require the replacement of some of the existing landscaping on the north façade with concrete. However, Section 405.120 defines “*site coverage*” as: *The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.* Since the proposed outdoor dining area is a form of plaza space, it is categorized as an exclusion from coverage, and thus does not represent additional site coverage on the property.

Landscape

The plantings to be removed do not include any large scale trees or significant large scale plantings, and will be replaced with new boxwood plantings. Staff has included a condition of the approval that the boxwoods not be shaped, to allow them to grow and fill in, and provide additional screening along Olive Boulevard.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces. Below is the table from the prior Staff report with the patio addition included:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Wildsmoke	Restaurant	5,190 +400 sq. ft. patio addition (+150 indoor seats, 40 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	77.36
Jon Thomas Salon	Hair Salon	3,450	4/1000 sq. ft.	13.8
Metro Chiropractor	Office	1,840	4/1000 sq. ft.	7.36
Dog Spa	Personal and laundry services- other	1,160	1/300 sq. ft.	3.87
Mirrozz Gallery	Retail	1,200	4/1000 sq. ft.	4.8
Chateau Decor	Retail	1,200	4/1000 sq. ft.	4.8
Pagano Family Dentistry	Office	2,330	4/1000 sq. ft.	9.32
La Bonne Bouchee*	Cafe/Bakery	6,615 (+108 indoor seats, 34 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250	66.73

			sq. ft.	
Laurie Shoes	Retail	1,400	4/1000 sq. ft.	5.6
Hear USA	Retail	1,000	4/1000 sq. ft.	4
Distinctions	Retail	3,560	4/1000 sq. ft.	10.24
Barry Hyatt Custom Jewelers	Retail	1,200	4/1000 sq. ft.	4.8
Prudential	Office	1,200	4/1000 sq. ft.	4.8
House of Wong	Restaurant	3,000 (+108 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	48
Vacant	Retail	2,100	4/1000 sq. ft.	8.4
West Oak Cleaners	Laundry services	2,100 (240 sq. ft. pick up area+1860 sq. ft. clothing storage)	1/150sf of pick-up area +1/300 sq. ft. clothing storage	9
Vacant	Retail	2,475	4/1000 sq. ft.	9.92
Select Physical Therapy	Office	2,465	4/1000 sq. ft.	9.88
Computer Problem Busters	Computer Repair Office	1,600	4/1000 sq. ft.	6.4
Ichiban Restaurant	Restaurant	1,542 (+ indoor 40 seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	19.49
Kumon Math & Reading	Other educational services	1,586	1/300 sq. ft.	5.29
Sacred Sword Aikikai	Sports and recreation instruction	2,750	1/200 sq. ft.	13.75
TGI Friday's	Restaurant (out lot building)	8,485 (+161 indoor seats, 75 outdoor)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	96.99
Sub-total:				401.4
Minus 15% Reduction				60.21
Total # of Parking Spaces Required:				342
Total Available On-site:				380

*Note: Staff was unable to locate a CUP for LaBonne Bouchee, where it may have been operating originally as a permitted use as a bakery, and a conditional use permit was never obtained when the use was expanded into a full service restaurant. The number shown is from an on-site counting by the property manager and is included here to provide an accurate accounting of the existing conditions. Future action for a conditional use permit may be necessary.

The above table indicates 342 parking spaces are required, with 380 spaces available on-site. Thus, the site has enough parking to accommodate the patio expansion.

RECOMMENDATION

Based on the above analysis, the requested conditional use permit amendment meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the usual and customary conditions for restaurants which are included in the draft ordinance and are generally consistent with the prior approved Ordinance:

- The conditional use permit shall be for the operation of 5,190 square-foot, full service restaurant, and the 400 square foot expansion of the patio along the north façade at 12316 Olive Boulevard, within the Westgate Centre, zoned “PC” Planned Commercial District.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Patio Plan” submitted on March 6, prepared by Urlig Architecture, all submitted in conjunction with Application #14-013.
- All landscaping shall be maintained per the approved “Patio Plan” and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards. The Boxwood plants shall not be shaped to allow them to grow and fill in and provide additional screening along Olive Boulevard.
- Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four-foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
- Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator’s approval, including, but not limited to, the catering of special events.
- The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
- There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
- Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.

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 #14-013 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” (conditions may be added, eliminated, or modified by preceding motion).

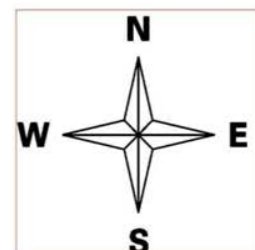
APPENDIX 1: COMPREHENSIVE PLAN

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



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04 /04/2014
 A photograph of a single-story commercial building with a brown shingled roof and a dark brown wood-paneled upper section. A sign above the entrance reads "WILD SMOKE". The building is surrounded by a paved parking lot with several cars parked, including a white sedan and a yellow pickup truck. A modern multi-story office building is visible in the background under a cloudy sky.	Description: View of the tenant space looking east.
 A photograph of a grassy area with a large tree on the left and a stone retaining wall in the foreground. In the background, a road and some distant buildings are visible under an overcast sky.	Description: View looking north from the patio along Olive Boulevard (photo taken 08/13/2013)
 A photograph showing a close-up of a proposed patio area. It features a stone path leading through a landscaped area with mulch and small shrubs. The building's exterior, which includes brick and wood paneling, is visible on the right side of the frame.	Description: Close up view of the proposed patio area along the north elevation of the building.



Existing Photo Looking East



Existing Photo Looking West

(11") Honey Locust
Gleditsia triacanthos

(12") Honey Locust
Gleditsia triacanthos

(17") Honey Locust
Gleditsia triacanthos

(14") Honey Locust
Gleditsia triacanthos

EXISTING SIDEWALK

OLIVE BOULEVARD

APPROXIMATE LOCATION
OF PROPERTY LINE PER
RECORD DOCUMENTS

NOTE:
ALL TREES AND SHRUBS
ARE EXISTING.
ONLY ENGLISH IVY WILL BE
DISTURBED FOR THIS PATIO
EXPANSION.
REMOVED IVY WILL BE
REPLANTED TO THE WEST
OF THE NEW PATIO AS
NOTED

Grass Hillside

(13") Green Ash
Fraxinus pennsylvanica

(19") White Ash
Fraxinus Americana

NEW TIE WALL TO MATCH EXISTING
TOP OF WALL TO BE CONSISTENT
AT NORTH SIDE AND STEP DOWN
AT EAST AND WEST SIDE PER
GRADE REQUIREMENTS
ESTIMATED HEIGHT OF TIE WALL IS 2'-0"±
SEE 3/D1

TABLES WITH POTENTIAL FOR
UMBRELLAS FOR SHADE IN SUMMER
IF NEEDED

2 - NEW TRENCH DRAINS TO TIE
INTO EXISTING DRAIN AT
EAST, IN FRONT OF GATE
(VERIFY LOCATIONS WITH
EXISTING SLOPE OF EXISTING
PATIO)

New extents of English Ivy
Hedera helix

PATCH EXISTING SIDEWALK
AS REQUIRED - COORDINATE
WITH WILDSMOKE

Euonymus Bush
Euonymus kiautschovicus
Along Walk

NEW GAS LINE WITH KEYED
SHUT-OFF VALVE FOR
FIRE PIT PROVIDED BY
WILDSMOKE - VERIFY
FINAL LOCATION WITH
WILDSMOKE

8x8 DEAD MAN
TIE BACKS AT
8'-0" ON CENTER

EXISTING EXTENTS OF MULCH BED

Typical Burning Bush
Euonymus alata

NEW 4" REINF. CONC SLAB TO
MATCH EXISTING - SLOPE
SLAB TO NEW DRAINS

3 GALLON VARIEGATED
BOXHOOD (*BUXUS SEMPERVIRENS*
VARIEGATA) 23 TOTAL

EXISTING LIMESTONE
BOULDER WALL
TO REMAIN

EXISTING DRAIN LOCATION
TIE NEW TRENCH DRAINS
INTO THIS DRAIN

NEW GFI QUADRIplex
OUTLET AT EACH END

SLOPE IN PATIO FOR POSITIVE
DRAINAGE AWAY FROM EXISTING
WALK

EXISTING
TIE WALL

Existing Side Patio

ALIGN NEW E.J.C.'S WITH
EXISTING - SEE 18 2/D1

FURNITURE PROVIDED
BY WILDSMOKE

ALIGN

EJ AT NEWEXISTING
WALK TRANSITION
SEE 1/D1

EXISTING
TIE WALL

Modified Occupant Load for Patio:

Current Building Codes:
2009 International Building Code
2009 International Mechanical Code
2009 Uniform Plumbing Code
2008 National Electric Code - St. Louis County Electrical Code
ICC/ANSI A117.1-2003 Accessible and Useable Buildings and Facilities

Occupancy: Restaurant

Area of Tenant Space = 5190 sf

Occupant Load per Code waiting	=	307 sf	⊗	7sf/person	=	43
dining	=	1998 sf	⊗	15sf/person	=	133
back of house	=	1676 sf	⊗	100sf/person	=	17
TOTAL						193

Actual Number of Seats Inside	=	153±
Actual Number of Seats Outside	=	36±
Total Number of Seats	=	189±

 **New Patio Plan**
1/4" = 1'-0"

North Patio Expansion at

WildSmoke

12316 Olive Boulevard
Creve Coeur, MO 63141

10-1-13 for review and pricing
12-18-13 PERMIT ISSUE
1-16-14 For Review
1-21-14 For Review
2-3-14 For Review
3-6-14 Submitted for Amended CUP

Patio Plan

A1

WildSmoke
12316 Olive Boulevard
2013.76



CIVIL / STRUCTURAL / LAND SURVEYING

**WildSmoke Restaurant
12316 Olive Blvd
Creve Coeur, MO 63141**

**Structural Calculations
For
New Timber Retaining Wall with Dead Man Tie Backs**

Design Code: 2009 IBC



Prepared for:

Mr. Carl Uhlig
Uhlig Architects
925 Oakmoor Drive
St. Louis, MO 63026

January 21, 2014

FEG Project Number: 131104

CHECK RETAINING WALL FOR OVERTURNING

$$WT. \text{ OF TIMBER} = 40 \text{pcf} \times 8' \times 8' / 144 = 18 \text{plf}$$

$$M_{resist} = 18 \text{lb} \times 2' + 18 \text{lb} \times 4' + 18 \times 6' + 18 \times 1'$$

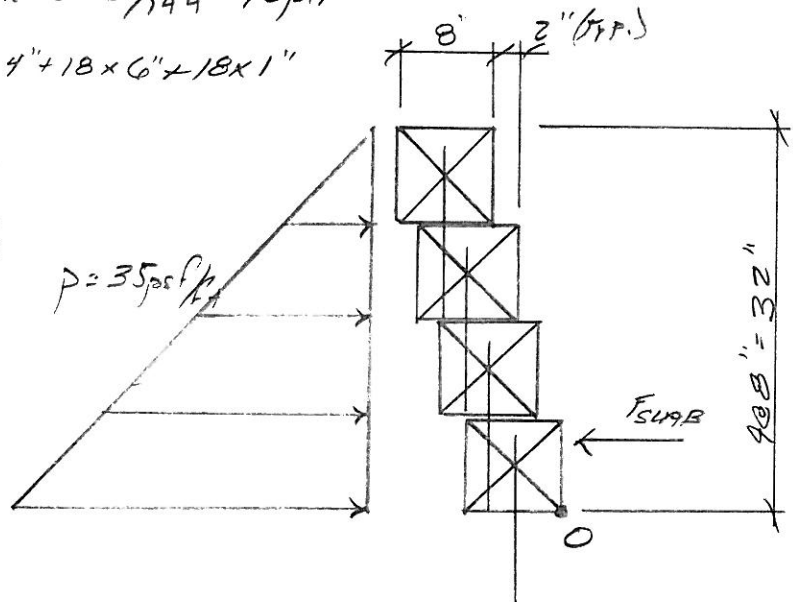
$$M_{resist} = 234 \text{ lb} \cdot \text{in} / \text{ft}$$

$$M_{OT} = \frac{35}{144} \times 32^2 \times \frac{3}{2}$$

$$M_{OT} = 1327 \text{ in} \cdot \text{lb}$$

$$M_{OT} > M_{resist} \therefore \text{N.G.}$$

PROVIDE DEAD MAN
TIE BACKS



ESTIMATE ALLOWABLE PULL-OUT FORCE OF 8"X8"X4'-0" TIE BACK

ASSUME FRICTION COEFFICIENT B/W WOOD & SOIL = 0.3

$$F_1 = 120 \text{pcf} \times (8/12) \text{ft} \times (8/12) \times 0.3 = 16 \text{plf}$$

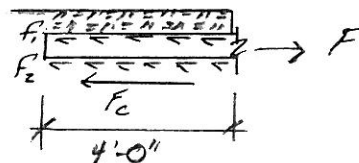
+ COHESION = 50 psf

$$F_2 = (120 \times 8/12 \times 8/12 + 40 \times 8/12 \times 8/12) \times 3'$$

$$F_2 = 22 \text{plf}$$

$$F_c = 50 \times 8/12 \times 4 = 133 \text{lb}$$

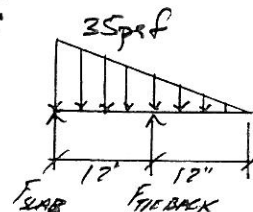
$$F = (F_1 + F_2) \times 4' + F_c = 285 \text{lb}$$



ESTIMATE REACTION AT TIE BACK:

$$F_{TIEBACK} = 23 \text{ lb/ft}$$

DETERMINE MAX SPACING OF
TIE BACK



$$S = F/F_{T.B.} = 12.4'$$

PROVIDE TIE-BACKS @ 8'-0" MAX O.C.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES
NUMBER 5328 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL
USE PERMIT FOR A 5,190 SQUARE-FOOT FULL SERVICE RESTAURANT
LOCATED AT 12316 OLIVE BOULEVARD WITHIN WESTGATE CENTER.**

WHEREAS, under Section 405.210 Table A, all restaurants in the “PC” Planned Community zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a condition of Ordinance No. 5328 included that any enlargement, extension, expansion, or alteration in the use of the structure of site must be approved by the City Council upon the recommendation of the Planning and Zoning Commission.

WHEREAS, an application was submitted by Andrew Kohn of Wildsmoke, to amend the prior conditional use permit (Ordinance No. 5328) to allow for a 400 square-foot patio addition along the north elevation of the building, in conjunction with the operation of a full service restaurant located in the tenant space addressed as 12312 Olive Boulevard, within Westgate Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 7, 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 7, 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.

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: Ordinances Number 5328 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12316 Olive Boulevard, in the "PC" Planned Commercial zoning district, within the Westgate Centre, whose legal description is as follows:

Westgate Centre

A tract of land in U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri and being particularly described as follows:

Beginning at intersection of the Eastern Right-of-Way line of Tempo Drive and the Southern Right-of-Way line of Olive Street Road as widened. Thence along the Southern Right-of-Way line of Olive Street Road as widened North 61 degrees 12 minutes and 16 seconds East 83.02 feet to a point; thence continuing along said Southern Right-of-Way line of Olive Street Road as widened South 77 degrees 14 minutes and 50 seconds East 615.19 feet to a point; thence South 12 degrees 51 minutes 15 seconds West 388.47 feet to a point; thence South 89 degrees 50 minutes 58 seconds West 649.82 feet to a point aforementioned Eastern Right-of-Way line of Tempo Drive; thence along the Eastern Right-of-Way line of Tempo Drive around a curve to the right having a radius of 886.72 feet and arc distance of 280.92 feet to the point of tangency thereof; thence continuing along said Eastern Right-of-Way line of Tempo Drive North 12 degrees 51 minutes 15 seconds East 202.18 feet to the point of beginning, containing 7.11 acres +.

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 5,190 square-foot, full service restaurant, and the 400 square-foot expansion of the patio along the north façade at 12316 Olive Boulevard, within the Westgate Centre, zoned "PC" Planned Commercial District.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Patio Plan" submitted on March 6, prepared by Urlig Architecture, all submitted in conjunction with Application #14-013.
3. All landscaping shall be maintained per the approved "Patio Plan" and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards. The boxwood plants shall not be sheared to allow them to grow and fill in and provide additional screening along Olive Boulevard.
4. Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
5. Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.

BILL NO. _____

ORDINANCE NO. _____

6. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
7. There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
8. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be located in the service ally or properly screened with approved materials.
12. 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.
13. 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.
14. 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.
15. 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.

BILL NO. _____

ORDINANCE NO. _____

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

**AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES
NUMBER 1954 AND 2067 AND AUTHORIZING THE ISSUANCE OF A NEW
CONDITIONAL USE PERMIT FOR A 5,190 SQUARE-FOOT FULL SERVICE
RESTAURANT LOCATED AT 12316 OLIVE BOULEVARD WITHIN WESTGATE
CENTER.**

WHEREAS, under Section 405.210 Table A, all restaurants in the "PC" Planned Community 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 Andrew Kohn of Wildsmoke, to amend the prior conditional use permit (Ordinance No. 1954) to allow for outdoor smokers behind the building, in conjunction with the operation of a full service restaurant located in the tenant space addressed as 12312 Olive Boulevard, within Westgate Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 19, 2013, 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 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 19, 2013; 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: Ordinances Number 1954 and 2067 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12316 Olive Boulevard, in the "PC" Planned Commercial zoning district, within the Westgate Centre, whose legal description is as follows:

Westgate Centre

A tract of land in U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri and being particularly described as follows:

Beginning at intersection of the Eastern Right-of-Way line of Tempo Drive and the Southern Right-of-Way line of Olive Street Road as widened. Thence along the Southern Right-of-Way line of Olive Street Road as widened North 61 degrees 12 minutes and 16 seconds East 83.02 feet to a point; thence continuing along said Southern Right-of-Way line of Olive Street Road as widened South 77 degrees 14 minutes and 50 seconds East 615.19 feet to a point; thence South 12 degrees 51 minutes 15 seconds West 388.47 feet to a point; thence South 89 degrees 50 minutes 58 seconds West 649.82 feet to a point aforementioned Eastern Right-of-Way line of Tempo Drive; thence along the Eastern Right-of-Way line of Tempo Drive around a curve to the right having a radius of 886.72 feet and arc distance of 280.92 feet to the point of tangency thereof; thence continuing along said Eastern Right-of-Way line of Tempo Drive North 12 degrees 51 minutes 15 seconds East 202.18 feet to the point of beginning, containing 7.11 acres +.

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 5,190 square-foot, full service restaurant at 12316 Olive Boulevard, within the Westgate Centre, zoned "PC" Planned Community District.
2. Seating is limited to a maximum 150 indoor seats and 40 outdoor seats. A minimum four foot wide, unobstructed and clear pedestrian path on the existing walkways must be maintained at all times.
3. Hours of operation shall not exceed 11:00 am to 1:00 am daily. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
5. There shall be no outdoor storage or placement of any materials or equipment, except for the outdoor smokers located behind the main building.
6. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
9. Any mechanical equipment installed for the site shall be located in the service ally or properly screened with approved materials.
10. 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

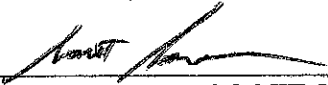
Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

11. 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.
12. 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.
13. 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.

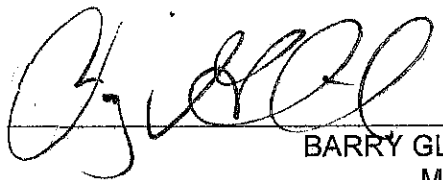
Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. 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.

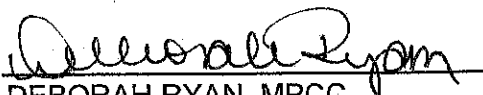
ADOPTED THIS 9th DAY OF September, 2013.

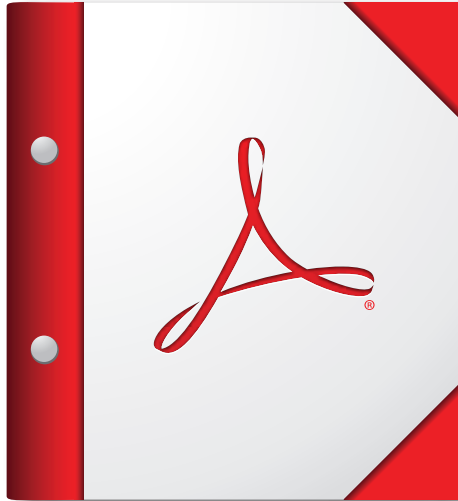

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 9th DAY OF September, 2013.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



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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
#14-012 FOR APPROVAL OF A BOUNDARY ADJUSTMENT OF LOTS 22B
AND LOT 24B OF 10101 WOODFIELD LANE**

FOR THE MEETING OF: April 7, 2014

LOCATION: 10101 Woodfield Lane, at the corner of Woodfield Lane and Corporate Square Drive. The property is zoned LI (Light Industrial).

REQUEST: The property owner of 10101 Woodfield Lane is seeking to exchange square footage between the two lots that comprise the subject property to then sell a portion of the parking lot to the office development across Corporate Square Drive. The new Lot 22B will be 1.803 acres, and Lot 24B will be 4.680 acres. The LI District requires a minimum of one-half acre.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate it must be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on either lot?

Subdivision Code References

- Section 410.030(D)

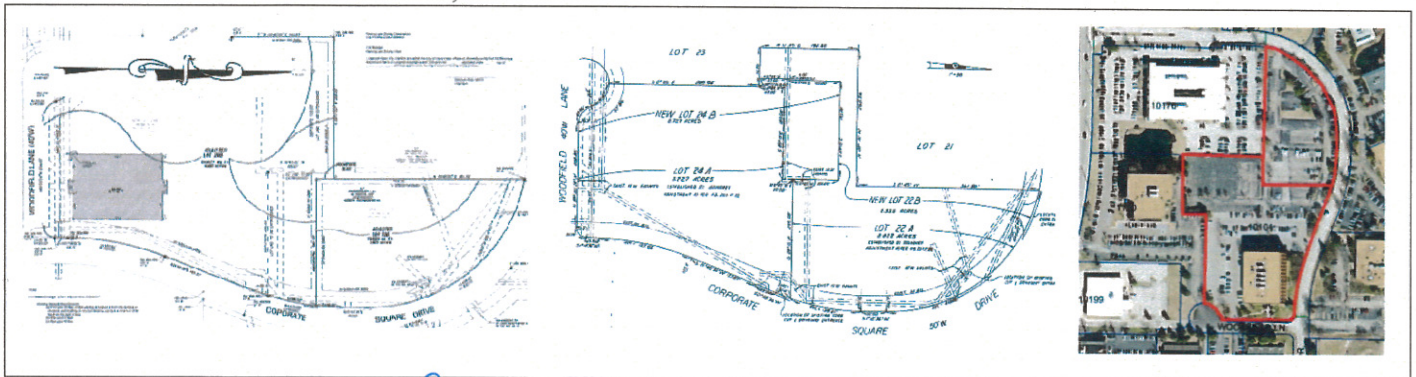
Zoning Code References

- Section 405.380: "LI" Light Industrial Zoning District

REPRESENTATIVE: Daniel Ehlmann
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

**PROPERTY
OWNER:**

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



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

4/4/2014
Date

ATTACHMENTS: Boundary Adjustment Plat submitted February 25, 2014

The property at 10101 Woodfield Lane consist of Lots 22B & 24B as shown below and has a pre-existing, non-conforming site coverage.



DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any additional non-conformities. The newly created Lot 24B parking will have 408 spaces with 18 accessible spaces, where 284 spaces are required. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission. The typo of the name Corporate Square Drive will need to be corrected for final recording.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Division staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following are examples of a motion for this application:

“I move to approve the boundary adjustment of Lots 22B and 24B of 10101 Woodfield Lane attached to the staff report on application #14-013 received February 25, 2014, subject to the condition that a final drawing be prepared for signature and recording.”
(Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: ZONING CODE

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

APPENDIX 2: 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.

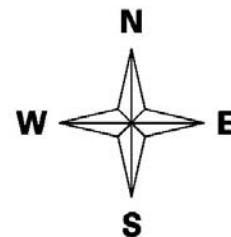
APPENDIX 3: AERIAL MAP



Property lines



Lot 22B and Lot 24B
10101 Woodfield Lane



CORPORATE SQUARE BOUNDARY ADJUSTMENT PLAT
OF NEW LOT 22B AND NEW LOT 24B

A TRACT OF LAND BEING PART OF
BOUNDARY ADJUSTMENT PLAT 2 LOTS 22 AND 24 OF CORPORATE SQUARE PLAT NO. 3
AS RECORDED IN PLAT BOOK 208 PAGE 34
LOCATED IN SECTION 36 TOWNSHIP 46 NORTH RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

0 20 40 60 80 100

It is hereby certified that this Boundary Adjustment Plat was approved on the _____ day of _____, 2014,
pursuant to the Subdivision Regulations of the City of Creve Coeur, Missouri, as outlined in said regulations in
Section 410.030 of Ordinance Number 5123.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Tin Madden,
Planning and Zoning Chair

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Boundary
Adjustment Plat is in complete compliance with Ordinance No. _____ approved on the _____ day of _____,
2014, as approved by the City Council of the City of Creve Coeur.

Deborah Ryan, MRCC
City Clerk

NEW LOT 24B
FR 208 PG. 34
162,303 sq. ft.
3.725 acres

ST. LOUIS COUNTY C/O METRO CREVE COEUR LLC
DEB 18045 PG. 1970
ADDRESS: 1100 N. LINDERBACH
ZONING - GENERAL COMMERCIAL

NEW LOT 24B
FR 208 PG. 34
162,303 sq. ft.
3.725 acres

ADJUSTED
LOT 24B
203,877 sq. ft.
4.680 acres

ADJUSTED
LOT 22B
78,559 sq. ft.
1.803 acres

NEW LOT 22B
FR 208 PG. 34
120,153 sq. ft.
2.757 acres

FRM CAMBRIDGE LLC
DEB 18045 PG. 1970
ADDRESS: 1078 CORPORATE SQ. DR.
ZONING - GENERAL COMMERCIAL

RIVERSOURCE RED 1 LLC
DEB 18045 PG. 1970
ADDRESS: 1010 WOODFIELD LN.

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during February, 2014, by
order of and for the use of RiverSource Red, LLC executed a Property Boundary Survey and
Boundary Adjustment Plat of a tract of land being Lots 22B and 24B of the Boundary Adjustment Plat
of Lots 22A and 24A, City of Creve Coeur, Missouri, and that the results of said survey and Boundary
Adjustment Plat are shown herein. We further certify that the above plat was prepared from an actual
survey, according to the records available and recorded, and said survey meets or exceeds the current
minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter
16, Division 2000 Missouri Minimum Standards for Property Boundary Surveys as adopted by the
Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape
Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: *Walter J. Pfleger* 2/20/14
Walter J. Pfleger, Missouri P.L.S. No. 200800728

PREPARED FOR:
CB RICHARD ELLIS
8235 FORSYTH BLVD. STE. 1000
ST. LOUIS, MO. 63105
PHONE: (314) 655-6000
FAX: (314) 889-1515

Notes:
(1) Present Zoning is "LIGHT INDUSTRIAL DISTRICT"
Building Setback Requirements:
(a) Front yard 30 feet, unless parking is located in front of a building or
structure, said building or structure shall be set back a minimum of 50
feet from the right of way.
(b) Side yard 10 feet.
(c) Rear yard 10 feet.

Note: The above zoning was provided by the City of Creve Coeur, and to verify the
client should obtain a zoning endorsement from their title company.

(2) Basis of Bearings: Bearing System adopted from the plat of Corporate Square
Plat 4 recorded in plat book 241, page 15 & 16 of the St. Louis County Records.

(3) The site lies within Zone (X) according to FRM MAP No. 29198C0167H

SURVEYOR'S CERTIFICATION

WOODFIELD LANE (40'W)

SQUARE DRIVE

COPORATE

REVISIONS:

STATE OF _____) SS.
COUNTY OF _____)

On this _____ day of _____, 2014, before me appeared _____, me personally known, who, being by me duly sworn, did say that he/she is the
he within instrument in behalf of said _____, known to me to be the person who executed
executed same for the purposes herein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and
State aforesaid, the day and year first above written.

My commission expires: _____

Notary Public

My Commission Expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____, Page
_____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat
as shown herein.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____ day of
_____, 2014.

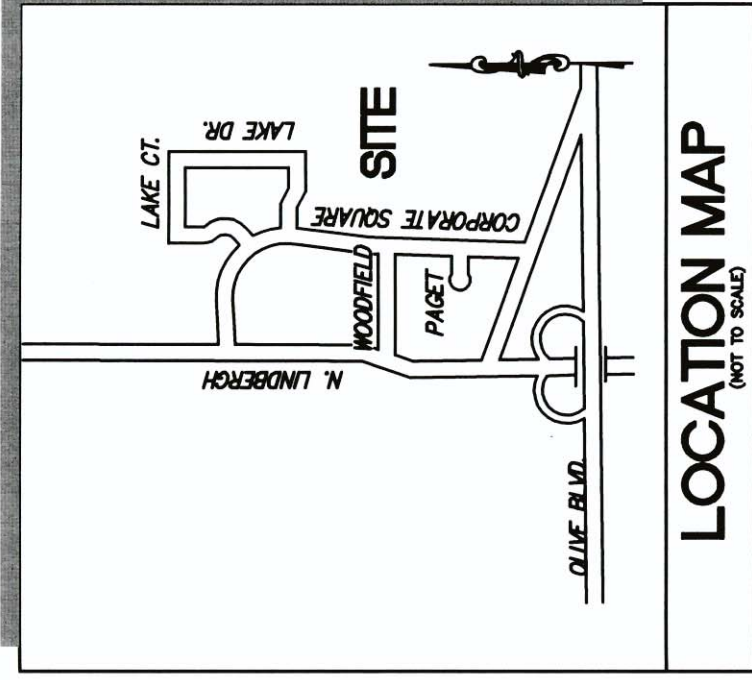
By: _____
Print Name: _____
STATE OF _____) SS.
COUNTY OF _____)

On this _____ day of _____, 2014, before me appeared _____, me personally known, who, being by me duly sworn, did say that he/she is the
he within instrument in behalf of said _____, known to me to be the person who executed
executed same for the purposes herein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and
State aforesaid, the day and year first above written.

My commission expires: _____

Notary Public



LEGEND

FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
DENOTES RECORD INFORMATION

ABBREVIATIONS

DE. - DEED BOOK
FND. - FOUND
N/F - NOW OR FORMERLY
PG. - PAGE
P.O.B. - POINT OF BEGINNING
S.O.C. - SQUARE COMMENCEMENT
SQ. - SQUARE
(86' W) - RIGHT-OF-WAY WIDTH

OWNER'S CERTIFICATION

We, the undersigned owners of the tracts of land platted and further described in the foregoing Surveyor's
Certification, have caused the same to be surveyed and consolidated in the manner shown on this plat, which
subdivision shall hereinafter be known as

"CORPORATE SQUARE BOUNDARY ADJUSTMENT PLAT OF
NEW LOT 22B AND NEW LOT 24B"

It is hereby certified that all existing easements are shown on this plat as of the time and date of the
recording of this plat.

Permanent and/or semi-permanent monuments will be set, as required in accordance with 10 CSR 30-2.090
of the Missouri Department of Natural Resources, and 4 CSR 30-16.080 of the Missouri Department of
Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by
the subdivision ordinance of the City of Creve Coeur, Missouri will be set.

IN WITNESS WHEREOF, the party have hereunto set his hand this _____ day of _____, 2014.

By: _____
Name: _____
Title: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, before me, _____, a Notary Public in and for said
state, personally appeared _____ known to me to be the person who executed the within plat in
behalf of said limited liability company and acknowledged to me that he executed the same for the purposes
herein stated

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County
and State aforesaid, the day and year first above written.

Notary Public

BOUNDARY ADJUSTMENT PLAT
CORPORATE SQUARE BOUNDARY
ADJUSTMENT PLAT

ADJUSTMENT PLAT

10101 WOODFIELD LANE



PREPARED FOR:

CB RICHARD ELLIS
8235 FORSYTH BLVD. STE. 1000
ST. LOUIS, MO. 63105
PHONE: (314) 655-6000
FAX: (314) 889-1515

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: *Walter J. Pfleger* 2/20/14
Walter J. Pfleger, Missouri P.L.S. No. 200800728