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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 1, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

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

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

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes of the February 19th meeting.

4. SUMMARY OF PUBLIC COMMENT AT MARCH 18 MEETING

For information only: Public comments submitted for the record at meeting of March 18, 2013.

5. 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.

6. UNFINISHED BUSINESS

- A. Application #13-004: Approval to amend various sections of the Zoning Code to convert the naming and definitions of all permitted and conditional uses in the Zoning Code from the 1987 Standard Industrial Classification (SIC) system to the 2012 North American Industrial Classification System (NAICS), along with changes in status for certain uses resulting from the conversion.**

Applicant/Agent: Applicant:
Paul Langdon, AICP
Director of Community Development

7. NEW BUSINESS

- A. 2014-2018 Capital Improvement Plan (CIP) Presentation**

Applicant/Agent: Mark Perkins, ICMA-CM
City Administrator

- B. Application #13-003: Approval of the rezoning of 5.26 acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard at Creve Coeur" Multi-Family Residential Development**

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

- C. Application #13-006: Approval of a minor site development plan for a "front-yard" privacy fence along Phyllis Lane at 11144 Clarissa Drive.**

Applicant and Jon Slavkin
Property Owner: 11144 Clarissa Drive
Creve Coeur, MO 63141

- D. Application #13-007: A request for approval of a boundary adjustment plat for 10977 Olive Boulevard.**

Applicant/Agent: Steve Heitz
Pace Properties, Inc.
1401 S. Brentwood Blvd., Suite 900
Brentwood, MO 63144

E. Application #13-005: Approval of a minor site development plan for landscape and exterior building improvements for Emerson Medical Office Building.

Applicant/Agent: Elmer A. Wind III
Wind Architectural Group, Inc.
7666 Dale Ave.
Richmond Heights, MO 63117

Property Owner: Greg S. Yawitz
633 Emerson Medical Partners, LLC
9200 Olive Blvd Suite 200
Olivette, MO 63132

8. WORK AGENDA

None

9. OTHER BUSINESS

A. Planning Division Report

B. City Attorney Report

10. ADJOURNMENT

Posted: _____
Paul Langdon
Community Development Director



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 19, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Tuesday, February 19, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. James Faron
 Mr. Ken Howard
 Mr. Jim Schnarr

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of January 22, 2013

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

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. Application #13-002: Request for approval of a boundary adjustment plat for 605-633 Emerson Road.

Applicant/Agent: Greg S. Yawitz
633 Emerson Medical Partners, LLC
9200 Olive Blvd., Suite 200
Olivette, MO 63132

Property Owner: Creve Coeur Medical Enterprises LLC
605 Emerson Road, Creve Coeur, MO 63141

Mr. Greg Yawitz, 6 Heather Hill Lane, Olivette, MO, explained to the Commission that he is seeking approval of a boundary adjustment to consolidate the parking lot at 605 Emerson Road with the property at 633 Emerson Road thereby eliminating Ewen Road - a private street. The total site will be 3.66 acres. Mr. Yawitz also indicated that he was aware of a request by the City that he dedicate a small portion of the southeast corner of the lot for construction of a roundabout and that he was fine with the dedication.

Ms. Whitney Kelly, City Planner, stated a boundary adjustment is a technical review that must be approved if it meets all of the district requirements and, in this case, it does.

Mr. Faron asked which properties were included in the request. Ms. Kelly showed a scaled drawing of the properties and the private road included in the request.

Mr. Faron motioned to approve the 605-633 Emerson Road boundary adjustment attached to the staff report on application #13-002 subject to the condition that a final drawing be prepared for signature and recording that includes the dedication of right-of-way no less than that indicated on Sheet 4 of 13 of the “City of Creve Coeur Concept Plans for Proposed Emerson Road Improvements” prepared by Horner and Shifrin, Inc., and dated July 11, 2012. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Chair – aye

Mr. Schnarr – aye

Mr. Howard – aye

6. NEW BUSINESS

A. #13-004: PUBLIC HEARING

A request to amend various sections of the Zoning Code to convert the naming and definitions of all permitted and conditional uses in the Zoning Code from the 1987 Standard Industrial Classification (SIC) system to the 2012 North American Industrial Classification System (NAICS), along with changes in status for certain uses resulting from the conversion.

Applicant/Agent: Paul Langdon, AICP
Director of Community Development

Mr. Paul Langdon, Director of Community Development, presented the Commission with the document with all the names and numbers of permitted and conditional uses identified in the Zoning Ordinance from the 1987 Standard Industry Classification system (SIC) to the 2012 North American Industry Classification System (NAICS). Mr. Langdon stated the document uses color coding and text short forms to indicate where things have changed, are brand new, or are where something got a new name and code number under the NAICS but was no different than what was currently in the SIC. Mr. Langdon explained that in “Table A”, in the draft ordinance, there are many uses that are not shown because they are not permitted in any district. Mr. Langdon also pointed out several uses in the 2007 NAICS that were consolidated into fewer 2012 NAICS uses. There are categories that have been amended based upon prior works session discussions and when staff has found inconsistencies with conditions in the field. Mr. Langdon stated there are “X”s to indicate where particular uses will no longer be allowed in a specific district, and these uses will be removed from the final ordinance to be approved.

Mr. David Caldwell, 257 Brooktrail Court, stated he thought there were a variety of permitted uses with no real character and he recommended that the Commission look at the “LI” district in the Comprehensive Plan review. Mr. Caldwell also asked about the Wholesale Trade Agents and Brokers category, explaining that the category was not clear to him. Mr. Caldwell also commented on all doctors being prohibited in the “LI” district, but lawyers and other professional offices are allowed. He specifically mentioned that Hans Weimann hair transplanting was already in the district but would apparently no longer be a permitted use. Mr. Langdon replied they have run into some coding problems where a business may actually have two NAICS codes, but will only classify under the primary function; in many instances, the wholesale trade category is applicable to a variety of businesses that trade in a variety of goods. As far as the doctors being omitted, Mr. Langdon said he is fine with leaving them in the “LI” district.

There was some more discussion around the “LI” district and its permitted uses. Mr. Howard asked Mr. Langdon to clarify the logic behind omitting the doctors from the “LI” district. Mr. Langdon explained and there was discussion about specific doctor practices in the “LI” district and whether or not medical uses should be directed toward other, more office-oriented, parts of the city. He reiterated that there did not appear to be a problem with leaving them in and the Commission members signaled their agreement.

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

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

Mr. Faron motioned to continue Application #13-004 to the next Planning and Zoning meeting, March 4, 2013. Mr. Howard seconded the motion which carried unanimously.

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon stated that the NAICS code update will be back at the next meeting, hopefully in a form that can be voted on and forwarded to Council. Mr. Langdon also said he received good feedback from the joint work session with City Council and will be working on revising the scoping process, and he also received generally positive comments about where the Commission is with the form-based code.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 7:55 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 18, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was scheduled to be held Monday, March 18, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road, but **due to lack of quorum, the meeting was canceled.**

MEMBERS PRESENT: *Mr. James Faron*
 Ms. Cynthia Kramer
 Mr. Jim Schnarr

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

2. PUBLIC COMMENT

The following is a list of people who spoke about Application #13-003, a request to approve the rezoning of 5.26 acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Development. The following wanted their comments retained for the public record and a transcript of those comments is attached hereto.

Mr. Richard Brewster, 10448 Old Olive Street Road, representing FRK Properties, stated he opposed to the project because of traffic concerns. Mr. Brewster showed an illustration and expressed his concerns with traffic and safety issues, due to a blind curve.

Ms. Kathleen McClure, 942 Guelbreth Lane, spoke in opposition of the project and expressed her concerns with traffic issues.

Mr. Robert Wedepotl, 942 Guelbreth Lane, spoke in opposition of the project and expressed his concerns with traffic issues.



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

#13-004 TEXT AMENDMENT TO CONVERT ALL USE REFERENCES IN THE ZONING ORDINANCE FROM SIC (1987) TO NAICS (2012).

FOR THE MEETING OF: March 18, 2013

LOCATION: City-wide

REQUEST:

An application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted to convert the names and numbers of all the permitted and conditional uses identified in the Zoning Ordinance from the 1987 Standard Industry Classification system (SIC) to the 2012 North American Industry Classification System (NAICS).

ADDITIONAL INFORMATION:

The Zoning Ordinance refers to specific uses in various locations beyond just the listing of permitted and conditional uses. Staff have included these additional amendments as necessary, including the parking regulations. Note that every effort was made to apply the new nomenclature without changing the associated regulations.

Key Issues:

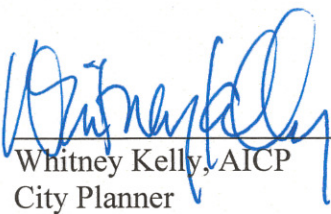
- Correct correlation between use systems
- Correction of known issues/use conflicts.

Zoning Code References

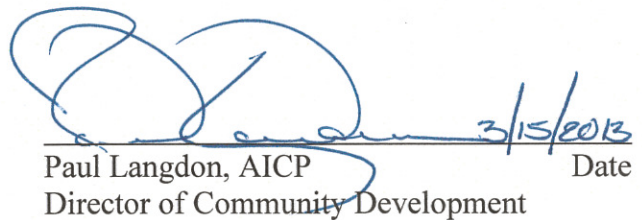
- Section 405.210, Regulation of Uses
- All by-right zoning districts (405.250 through 405.380).
- Section 405.450, Permitted Uses
- Section 405.470, Conditional Uses
- Article VII Off-Street Parking and Loading Regulations.

APPLICANT: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

REPORT PREPARED BY:


Whitney Kelly, AICP
City Planner

3/15/2013
Date


Paul Langdon, AICP
Director of Community Development

3/15/2013
Date

ATTACHMENTS: Conversion table from 2007 NAICS to 2012 NAICS
Draft Ordinance, including Section 405, Table A, Permitted and Conditional Uses

SUMMARY OF PRIOR REVIEW

The SIC to NAICS zoning code revisions were first discussed at the July 2, 2012 Commission work session. At that time, the Commission requested to review the code changes in segments. As requested, the residential districts were reviewed on August 6th; the “HE” Higher Education, “PH” Planned Hospital, “PO” Planned Office and “RO” Research Office zoning districts were discussed on November 5th; and the “MX” Mixed Use and “PC” Planned Community zoning districts were reviewed on December 17th. The “GC” General Commercial district was reviewed January 7th and the “CB” Core Business district was reviewed on January 22nd. The “LI” Light Industrial District was the final section presented in a work session on February 4, 2013, and the public hearing on the entire amendment was held on February 19th, 2013. At the public hearing, several items requiring further investigation were identified and those are discussed below.

DISCUSSION

Medical Office Uses in the “LI” Light Industrial District

Based upon comments received during the public hearing, the Planning Commission requested that Table A be amended to show all medical offices as permitted uses in the “LI” Light Industrial District. This change has been made.

Uses with Qualifications

Business Enterprise Centers, Cemeteries (not associated with a place of worship), Drycleaners, Miscellaneous Store Retailers (formerly Retail stores not elsewhere classified), Other Personal Care Services, Pet Spas, Sexually-Oriented Businesses, Sporting Goods Stores (formerly “Miscellaneous shopping goods stores”), Used Merchandise Retailers are all listed uses in the current Zoning Code but are either listed with certain qualifications or are defined/regulated elsewhere in the Code. These qualifications have been carried over to the listing in Table A, or remain in their pre-existing location within the Zoning Code.

Certain Healthcare and Social Assistance Uses

Uses such as shelters, retreats, rehabilitation facilities, and elder care facilities were not well categorized in the SIC when compared to the current state of these industries. As a result, the Zoning Code currently contains numerous qualifications to these categories to make more clear the intentions of the City. The NAICS redefines all of the uses and breaks them into categories that can be more directly regulated based upon the interests of the City. As such, the qualifiers have been removed and each use is listed and defined (by reference) as contained in the NAICS.

Motor Vehicle Dealers

The current code contains a special extension for motor vehicle dealers of new-and-used vehicles that have lost their new car franchises. Since the NAICS does not have a unique category for “new-and-used,” but does have separate new and used categories (note that all new car dealers are assumed to have the option of also selling used cars), staff suggest that the individual conditional use permit for a given dealer be used to address this issue. That is, if a pre-existing dealership loses its new-car franchise, they will need to amend their CUP to permit the uses independently. In that process, the City will be able to apply the appropriate development conditions to the dealership to require the customary development standards, regardless of the specific type of dealership. Artificially allowing a dealership to become a used car dealership with no specific standards for justifying the continuance of their new-car CUP, appears to staff to represent a disservice to the other dealerships that are maintaining their franchises and seeking a “level playing field” with their competition. If the Commission wishes to keep the extension

provision in the code, staff suggest that they vote on a motion to have it added to Section 405.470.12 that sets forth the prior conditions on any motor vehicle dealership CUP.

Site Size Classes

In the “MX” Mixed Use and “CB” Core Business Districts, the uses are broken up based upon site size (or “classes”). In the “CB” district, most are covered by the larger Class 2 sites of one acre or greater, and only small offices are allowed on Class 1 sites. In the “MX” district, there are several different classes and they each contain a variety of permitted and conditional uses. It appears, in both cases and based upon the wording of the district purposes, that standards were born from an interest in encouraging lot consolidations and reacting to certain concerns that were in the community at the time. It is the staff opinion that the desired lot consolidations have largely taken place and no longer need to be incentivized through manipulation of uses. Further, the underlying development bulk regulations and buffer yard requirements have been shown through several development projects to allowed desired development to take place while protecting any nearby residential areas. It should be pointed out that the most controversial projects in the last several years were not impacted by the site class restrictions. The only thing these site classes appear to accomplish now is the arbitrary limitation on uses available to the developments already in place. This was the case with the recent amendment to allow donut shops in smaller developments in the “MX” district.

It should also be noted that this is not a suggestion based upon difficulty with either the NAICS or the format of the proposed table of uses. The NAICS is completely site independent (like the SIC) and the table could have separate columns for each class within the districts. For example, instead of having one “MX” column, there could be one for “MX-Class 1,” another for “MX-Class 2” and so on. For the reasons cited above, staff suggest the one-column approach.

ACTION AND MOTION

If the Planning and Zoning Commission is satisfied that the amendments accomplish the original purposes for starting this process, and that subsequent concerns have been heard and addressed, then Staff request that they provide a recommendation to the City Council on the text amendments. Action will be in the form of approval, approval as modified, or denial. The following would be an example motion for this application:

“I move to recommend approval of the draft text amendment ordinance attached to the February 19, 2013, staff report on Application #13-004 for conversion of the names and numbers of all the permitted and conditional uses identified in the Zoning Ordinance from the 1987 Standard Industry Classification system (SIC) to the 2012 North American Industry Classification System (NAICS)” (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: NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS); ALL EDITIONS

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

APPENDIX 4: STANDARD INDUSTRY CLASSIFICATION SYSTEM (SIC); 1987 EDITION
Included and attached by reference. See body of report for specific excerpts.

2007 NAICS Code	2007 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	2012 NAICS Code	2012 NAICS Title
111110	Soybean Farming															111110	Soybean Farming
111120	Oilseed (except Soybean) Farming															111120	Oilseed (except Soybean) Farming
111130	Dry Pea and Bean Farming															111130	Dry Pea and Bean Farming
111140	Wheat Farming															111140	Wheat Farming
111150	Corn Farming															111150	Corn Farming
111160	Rice Farming															111160	Rice Farming
111191	Oilseed and Grain Combination Farming															111191	Oilseed and Grain Combination Farming
111199	All Other Grain Farming															111199	All Other Grain Farming
111211	Potato Farming															111211	Potato Farming
111219	Other Vegetable (except Potato) and Melon Farming															111219	Other Vegetable (except Potato) and Melon Farming
111310	Orange Groves															111310	Orange Groves
111320	Citrus (except Orange) Groves															111320	Citrus (except Orange) Groves
111331	Apple Orchards															111331	Apple Orchards
111332	Grape Vineyards															111332	Grape Vineyards
111333	Strawberry Farming															111333	Strawberry Farming
111334	Berry (except Strawberry) Farming															111334	Berry (except Strawberry) Farming
111335	Tree Nut Farming															111335	Tree Nut Farming
111336	Fruit and Tree Nut Combination Farming															111336	Fruit and Tree Nut Combination Farming
111339	Other Noncitrus Fruit Farming															111339	Other Noncitrus Fruit Farming
111411	Mushroom Production															111411	Mushroom Production
111419	Other Food Crops Grown Under Cover															111419	Other Food Crops Grown Under Cover
111421	Nursery and Tree Production															111421	Nursery and Tree Production
111422	Floriculture Production															111422	Floriculture Production
111910	Tobacco Farming															111910	Tobacco Farming
111920	Cotton Farming															111920	Cotton Farming
111930	Sugarcane Farming															111930	Sugarcane Farming
111940	Hay Farming															111940	Hay Farming
111991	Sugar Beet Farming															111991	Sugar Beet Farming
111992	Peanut Farming															111992	Peanut Farming
111998	All Other Miscellaneous Crop Farming															111998	All Other Miscellaneous Crop Farming
112111	Beef Cattle Ranching and Farming															112111	Beef Cattle Ranching and Farming
112112	Cattle Feedlots															112112	Cattle Feedlots
112120	Dairy Cattle and Milk Production															112120	Dairy Cattle and Milk Production
112130	Dual-Purpose Cattle Ranching and Farming															112130	Dual-Purpose Cattle Ranching and Farming
112210	Hog and Pig Farming															112210	Hog and Pig Farming
112310	Chicken Egg Production															112310	Chicken Egg Production
112320	Broilers and Other Meat Type Chicken Production															112320	Broilers and Other Meat Type Chicken Production
112330	Turkey Production															112330	Turkey Production
112340	Poultry Hatcheries															112340	Poultry Hatcheries
112390	Other Poultry Production															112390	Other Poultry Production

112410	Sheep Farming																112410	Sheep Farming
112420	Goat Farming																112420	Goat Farming
112511	Finfish Farming and Fish Hatcheries																112511	Finfish Farming and Fish Hatcheries
112512	Shellfish Farming																112512	Shellfish Farming
112519	Other Aquaculture																112519	Other Aquaculture
112910	Apiculture																112910	Apiculture
112920	Horses and Other Equine Production																112920	Horses and Other Equine Production
112930	Fur-Bearing Animal and Rabbit Production																112930	Fur-Bearing Animal and Rabbit Production
112990	All Other Animal Production																112990	All Other Animal Production
113110	Timber Tract Operations																113110	Timber Tract Operations
113210	Forest Nurseries and Gathering of Forest Products																113210	Forest Nurseries and Gathering of Forest Products
113310	Logging																113310	Logging
114111	Finfish Fishing																114111	Finfish Fishing
114112	Shellfish Fishing																114112	Shellfish Fishing
114119	Other Marine Fishing																114119	Other Marine Fishing
114210	Hunting and Trapping																114210	Hunting and Trapping
115111	Cotton Ginning																115111	Cotton Ginning
115112	Soil Preparation, Planting, and Cultivating																115112	Soil Preparation, Planting, and Cultivating
115113	Crop Harvesting, Primarily by Machine																115113	Crop Harvesting, Primarily by Machine
115114	Postharvest Crop Activities (except Cotton Ginning)																115114	Postharvest Crop Activities (except Cotton Ginning)
115115	Farm Labor Contractors and Crew Leaders																115115	Farm Labor Contractors and Crew Leaders
115116	Farm Management Services																115116	Farm Management Services
115210	Support Activities for Animal Production																115210	Support Activities for Animal Production
115310	Support Activities for Forestry																115310	Support Activities for Forestry
211111	Crude Petroleum and Natural Gas																211111	Crude Petroleum and Natural Gas Extraction
211112	Natural Gas Liquid Extraction																211112	Natural Gas Liquid Extraction
212111	Bituminous Coal and Lignite Surface Mining																212111	Bituminous Coal and Lignite Surface Mining
212112	Bituminous Coal Underground Mining																212112	Bituminous Coal Underground Mining
212113	Anthracite Mining																212113	Anthracite Mining
212210	Iron Ore Mining																212210	Iron Ore Mining
212221	Gold Ore Mining																212221	Gold Ore Mining
212222	Silver Ore Mining																212222	Silver Ore Mining
212231	Lead Ore and Zinc Ore Mining																212231	Lead Ore and Zinc Ore Mining
212234	Copper Ore and Nickel Ore Mining																212234	Copper Ore and Nickel Ore Mining
212291	Uranium-Radium-Vanadium Ore Mining																212291	Uranium-Radium-Vanadium Ore Mining
212299	All Other Metal Ore Mining																212299	All Other Metal Ore Mining
212311	Dimension Stone Mining and Quarrying																212311	Dimension Stone Mining and Quarrying
212312	Crushed and Broken Limestone Mining and Quarrying																212312	Crushed and Broken Limestone Mining and Quarrying
212313	Crushed and Broken Granite Mining and Quarrying																212313	Crushed and Broken Granite Mining and Quarrying
212319	Other Crushed and Broken Stone Mining and Quarrying																212319	Other Crushed and Broken Stone Mining and Quarrying

212321	Construction Sand and Gravel Mining															212321	Construction Sand and Gravel Mining
212322	Industrial Sand Mining															212322	Industrial Sand Mining
212324	Kaolin and Ball Clay Mining															212324	Kaolin and Ball Clay Mining
212325	Clay and Ceramic and Refractory Minerals Mining															212325	Clay and Ceramic and Refractory Minerals Mining
212391	Potash, Soda, and Borate Mineral Mining															212391	Potash, Soda, and Borate Mineral Mining
212392	Phosphate Rock Mining															212392	Phosphate Rock Mining
212393	Other Chemical and Fertilizer Mineral															212393	Other Chemical and Fertilizer Mineral Mining
212399	All Other Nonmetallic Mineral Mining															212399	All Other Nonmetallic Mineral Mining
213111	Drilling Oil and Gas Wells															213111	Drilling Oil and Gas Wells
213112	Support Activities for Oil and Gas															213112	Support Activities for Oil and Gas Operations
213113	Support Activities for Coal Mining															213113	Support Activities for Coal Mining
213114	Support Activities for Metal Mining															213114	Support Activities for Metal Mining
213115	Support Activities for Nonmetallic Minerals (except Fuels) Mining															213115	Support Activities for Nonmetallic Minerals (except Fuels) Mining
221111	Hydroelectric Power Generation															221111	Hydroelectric Power Generation
221112	Fossil Fuel Electric Power Generation															221112	Fossil Fuel Electric Power Generation
221113	Nuclear Electric Power Generation															221113	Nuclear Electric Power Generation
221119	Other Electric Power Generation - <i>solar electric power generation</i>															221114	Solar Electric Power Generation
221119	Other Electric Power Generation - <i>wind electric power generation</i>															221115	Wind Electric Power Generation
221119	Other Electric Power Generation - <i>geothermal electric power generation</i>															221116	Geothermal Electric Power Generation
221119	Other Electric Power Generation - <i>biomass electric power generation</i>															221117	Biomass Electric Power Generation
221119	Other Electric Power Generation - <i>except solar, wind, geothermal, and biomass electric power generation</i>															221118	Other Electric Power Generation
221121	Electric Bulk Power Transmission and														C	221121	Electric Bulk Power Transmission and
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C	221122	Electric Power Distribution
221210	Natural Gas Distribution															221210	Natural Gas Distribution
221310	Water Supply and Irrigation Systems								X	X	X		X	X	C	221310	Water Supply and Irrigation Systems
221320	Sewage Treatment Facilities								X	X	X		X	X	C	221320	Sewage Treatment Facilities
221330	Steam and Air-Conditioning Supply															221330	Steam and Air-Conditioning Supply
236115	New Single-Family Housing Construction (except Operative Builders)								X	X	X		X	X	C	236115	New Single-Family Housing Construction (except For-Sale Builders)
236116	New Multifamily Housing Construction (except Operative Builders)								X	X	X		X	X	C	236116	New Multifamily Housing Construction (except For-Sale Builders)
236117	New Housing Operative Builders								X	X	X		X	X	C	236117	New Housing For-Sale Builders
236118	Residential Remodelers								X	X	X		X	X	C	236118	Residential Remodelers
236210	Industrial Building Construction								X	X	X		X	X	C	236210	Industrial Building Construction
236220	Commercial and Institutional Building Construction								X	X	X		X	X	C	236220	Commercial and Institutional Building Construction

237110	Water and Sewer Line and Related Structures Construction									X	X	X		X	X	C	237110	Water and Sewer Line and Related Structures Construction
237120	Oil and Gas Pipeline and Related Structures Construction									X	X	X		X	X	C	237120	Oil and Gas Pipeline and Related Structures Construction
237130	Power and Communication Line and Related Structures Construction									X	X	X		X	X	C	237130	Power and Communication Line and Related Structures Construction
237210	Land Subdivision									X	X	X		X	X	C	237210	Land Subdivision
237310	Highway, Street, and Bridge Construction (Management office only)														P	P	237310	Highway, Street, and Bridge Construction (Management Office Only)
237990	Other Heavy and Civil Engineering																237990	Other Heavy and Civil Engineering
238110	Poured Concrete Foundation and Structure Contractors																238110	Poured Concrete Foundation and Structure Contractors
238120	Structural Steel and Precast Concrete Contractors																238120	Structural Steel and Precast Concrete Contractors
238130	Framing Contractors																238130	Framing Contractors
238140	Masonry Contractors																238140	Masonry Contractors
238150	Glass and Glazing Contractors															C	238150	Glass and Glazing Contractors
238160	Roofing Contractors																238160	Roofing Contractors
238170	Siding Contractors																238170	Siding Contractors
238190	Other Foundation, Structure, and Building Exterior Contractors - <i>except building fireproofing contractors</i>																238190	Other Foundation, Structure, and Building Exterior Contractors
238190	Other Foundation, Structure, and Building Exterior Contractors - <i>building fireproofing contractors</i>															C	238310	Drywall and Insulation Contractors
238210	Electrical Contractors and Other Wiring Installation Contractors															C	238210	Electrical Contractors and Other Wiring Installation Contractors
238220	Plumbing, Heating, and Air-Conditioning Contractors															C	238220	Plumbing, Heating, and Air-Conditioning Contractors
238290	Other Building Equipment Contractors																238290	Other Building Equipment Contractors
238310	Drywall and Insulation Contractors															C	238310	Drywall and Insulation Contractors
238320	Painting and Wall Covering Contractors															C	238320	Painting and Wall Covering Contractors
238330	Flooring Contractors - <i>fireproof flooring construction contractors</i>															C	238310	Drywall and Insulation Contractors
238330	Flooring Contractors - <i>except fireproof flooring construction contractors</i>															C	238330	Flooring Contractors
238340	Tile and Terrazzo Contractors															C	238340	Tile and Terrazzo Contractors
238350	Finish Carpentry Contractors															C	238350	Finish Carpentry Contractors
238390	Other Building Finishing Contractors															C	238390	Other Building Finishing Contractors
238910	Site Preparation Contractors																238910	Site Preparation Contractors
238990	All Other Specialty Trade Contractors															C	238990	All Other Specialty Trade Contractors
311111	Dog and Cat Food Manufacturing																311111	Dog and Cat Food Manufacturing
311119	Other Animal Food Manufacturing																311119	Other Animal Food Manufacturing
311211	Flour Milling																311211	Flour Milling
311212	Rice Milling																311212	Rice Milling

311213	Malt Manufacturing															311213	Malt Manufacturing
311221	Wet Corn Milling															311221	Wet Corn Milling
311222	Soybean Processing															311224	Soybean and Other Oilseed Processing
311223	Other Oilseed Processing															311224	Soybean and Other Oilseed Processing
311225	Fats and Oils Refining and Blending															311225	Fats and Oils Refining and Blending
311230	Breakfast Cereal Manufacturing															311230	Breakfast Cereal Manufacturing
311311	Sugarcane Mills															311314	Cane Sugar Manufacturing
311312	Cane Sugar Refining															311314	Cane Sugar Manufacturing
311313	Beet Sugar Manufacturing															311313	Beet Sugar Manufacturing
311320	Chocolate and Confectionery Manufacturing from Cacao Beans														P	311351	Chocolate and Confectionery Manufacturing from Cacao Beans
311330	Confectionery Manufacturing from Purchased Chocolate									P	P	P	P	P		311352	Confectionery Manufacturing from Purchased Chocolate
311340	Nonchocolate Confectionery Manufacturing									P	P	P		P		311340	Nonchocolate Confectionery Manufacturing
311411	Frozen Fruit, Juice, and Vegetable Manufacturing															311411	Frozen Fruit, Juice, and Vegetable Manufacturing
311412	Frozen Specialty Food Manufacturing															311412	Frozen Specialty Food Manufacturing
311421	Fruit and Vegetable Canning															311421	Fruit and Vegetable Canning
311422	Specialty Canning															311422	Specialty Canning
311423	Dried and Dehydrated Food Manufacturing															311423	Dried and Dehydrated Food Manufacturing
311511	Fluid Milk Manufacturing															311511	Fluid Milk Manufacturing
311512	Creamery Butter Manufacturing															311512	Creamery Butter Manufacturing
311513	Cheese Manufacturing															311513	Cheese Manufacturing
311514	Dry, Condensed, and Evaporated Dairy Product Manufacturing															311514	Dry, Condensed, and Evaporated Dairy Product Manufacturing
311520	Ice Cream and Frozen Dessert															311520	Ice Cream and Frozen Dessert
311611	Animal (except Poultry) Slaughtering															311611	Animal (except Poultry) Slaughtering
311612	Meat Processed from Carcasses															311612	Meat Processed from Carcasses
311613	Rendering and Meat Byproduct Processing															311613	Rendering and Meat Byproduct Processing
311615	Poultry Processing															311615	Poultry Processing
311711	Seafood Canning															311710	Seafood Product Preparation and Packaging
311712	Fresh and Frozen Seafood Processing															311710	Seafood Product Preparation and Packaging
311811	Retail Bakeries									P	P	P	P	P		311811	Retail Bakeries
311812	Commercial Bakeries														P	311812	Commercial Bakeries
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P	311813	Frozen Cakes, Pies, and Other Pastries Manufacturing
311821	Cookie and Cracker Manufacturing														P	311821	Cookie and Cracker Manufacturing
311822	Flour Mixes and Dough Manufacturing from Purchased Flour														C	311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour
311823	Dry Pasta Manufacturing														C	311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour
311830	Tortilla Manufacturing														C	311830	Tortilla Manufacturing
311911	Roasted Nuts and Peanut Butter														P	311911	Roasted Nuts and Peanut Butter
311919	Other Snack Food Manufacturing														P	311919	Other Snack Food Manufacturing
311920	Coffee and Tea Manufacturing														P	311920	Coffee and Tea Manufacturing

311930	Flavoring Syrup and Concentrate Manufacturing															311930	Flavoring Syrup and Concentrate Manufacturing
311941	Mayonnaise, Dressing, and Other Prepared Sauce Manufacturing															311941	Mayonnaise, Dressing, and Other Prepared Sauce Manufacturing
311942	Spice and Extract Manufacturing														C	311942	Spice and Extract Manufacturing
311991	Perishable Prepared Food Manufacturing															311991	Perishable Prepared Food Manufacturing
311999	All Other Miscellaneous Food															311999	All Other Miscellaneous Food Manufacturing
312111	Soft Drink Manufacturing														P	312111	Soft Drink Manufacturing
312112	Bottled Water Manufacturing														P	312112	Bottled Water Manufacturing
312113	Ice Manufacturing														C	312113	Ice Manufacturing
312120	Breweries														C	312120	Breweries
312130	Wineries														C	312130	Wineries
312140	Distilleries														C	312140	Distilleries
312210	Tobacco Stemming and Redrying															312230	Tobacco Manufacturing
312221	Cigarette Manufacturing															312230	Tobacco Manufacturing
312229	Other Tobacco Product Manufacturing															312230	Tobacco Manufacturing
313111	Yarn Spinning Mills															313110	Fiber, Yarn, and Thread Mills
313112	Yarn Texturizing, Throwing, and Twisting															313110	Fiber, Yarn, and Thread Mills
313113	Thread Mills															313110	Fiber, Yarn, and Thread Mills
313210	Broadwoven Fabric Mills															313210	Broadwoven Fabric Mills
313221	Narrow Fabric Mills															313220	Narrow Fabric Mills and Schiffl Machine
313222	Schiffl Machine Embroidery														P	313220	Narrow Fabric Mills and Schiffl Machine
313230	Nonwoven Fabric Mills															313230	Nonwoven Fabric Mills
313241	Weft Knit Fabric Mills															313240	Knit Fabric Mills
313249	Other Knit Fabric and Lace Mills															313240	Knit Fabric Mills
313311	Broadwoven Fabric Finishing Mills															313310	Textile and Fabric Finishing Mills
313312	Textile and Fabric Finishing (except Broadwoven Fabric) Mills														P	313310	Textile and Fabric Finishing Mills
313320	Fabric Coating Mills														P	313320	Fabric Coating Mills
314110	Carpet and Rug Mills															314110	Carpet and Rug Mills
314121	Curtain and Drapery Mills									X				X	P	314120	Curtain and Linen Mills
314129	Other Household Textile Product Mills									X				X	P	314120	Curtain and Linen Mills
314911	Textile Bag Mills														P	314910	Textile Bag and Canvas Mills
314912	Canvas and Related Product Mills														P	314910	Textile Bag and Canvas Mills
314991	Rope, Cordage, and Twine Mills															314994	Rope, Cordage, Twine, Tire Cord, and Tire Fabric Mills
314992	Tire Cord and Tire Fabric Mills															314994	Rope, Cordage, Twine, Tire Cord, and Tire Fabric Mills
314999	All Other Miscellaneous Textile Product														C	314999	All Other Miscellaneous Textile Product Mills
315111	Sheer Hosiery Mills															315110	Hosiery and Sock Mills
315119	Other Hosiery and Sock Mills															315110	Hosiery and Sock Mills
315191	Outerwear Knitting Mills															315190	Other Apparel Knitting Mills
315192	Underwear and Nightwear Knitting Mills															315190	Other Apparel Knitting Mills
315211	Men's and Boys' Cut and Sew Apparel Contractors														P	315210	Cut and Sew Apparel Contractors

315212	Women's, Girls', and Infants' Cut and Sew Apparel Contractors														P	315210	Cut and Sew Apparel Contractors
315221	Men's and Boys' Cut and Sew Underwear and Nightwear Manufacturing														P	315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315222	Men's and Boys' Cut and Sew Suit, Coat, and Overcoat Manufacturing														P	315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315223	Men's and Boys' Cut and Sew Shirt (except Work Shirt) Manufacturing														P	315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315224	Men's and Boys' Cut and Sew Trouser, Slack, and Jean Manufacturing														P	315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315225	Men's and Boys' Cut and Sew Work Clothing Manufacturing														P	315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315228	Men's and Boys' Cut and Sew Other Outerwear Manufacturing														P	315220	Men's and Boys' Cut and Sew Apparel Manufacturing
315231	Women's and Girls' Cut and Sew Lingerie, Loungewear, and Nightwear Manufacturing														P	315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315232	Women's and Girls' Cut and Sew Blouse and Shirt Manufacturing														P	315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315233	Women's and Girls' Cut and Sew Dress Manufacturing														P	315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315234	Women's and Girls' Cut and Sew Suit, Coat, Tailored Jacket, and Skirt														P	315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315239	Women's and Girls' Cut and Sew Other Outerwear Manufacturing														P	315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315291	Infants' Cut and Sew Apparel Manufacturing														P	315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing
315292	Fur and Leather Apparel Manufacturing														P	315280	Other Cut and Sew Apparel Manufacturing
315299	All Other Cut and Sew Apparel														P	315280	Other Cut and Sew Apparel Manufacturing
315991	Hat, Cap, and Millinery Manufacturing														P	315990	Apparel Accessories and Other Apparel Manufacturing
315992	Glove and Mitten Manufacturing														P	315990	Apparel Accessories and Other Apparel Manufacturing
315993	Men's and Boys' Neckwear Manufacturing														P	315990	Apparel Accessories and Other Apparel Manufacturing
315999	Other Apparel Accessories and Other Apparel Manufacturing														P	315990	Apparel Accessories and Other Apparel Manufacturing
316110	Leather and Hide Tanning and Finishing															316110	Leather and Hide Tanning and Finishing
316211	Rubber and Plastics Footwear														P	316210	Footwear Manufacturing
316212	House Slipper Manufacturing														P	316210	Footwear Manufacturing
316213	Men's Footwear (except Athletic) Manufacturing														P	316210	Footwear Manufacturing
316214	Women's Footwear (except Athletic) Manufacturing														P	316210	Footwear Manufacturing
316219	Other Footwear Manufacturing														P	316210	Footwear Manufacturing

316991	Luggage Manufacturing															P	316998	All Other Leather Good and Allied Product Manufacturing
316992	Women's Handbag and Purse															P	316992	Women's Handbag and Purse Manufacturing
316993	Personal Leather Good (except Women's Handbag and Purse) Manufacturing															P	316998	All Other Leather Good and Allied Product Manufacturing
316999	All Other Leather Good and Allied Product Manufacturing															P	316998	All Other Leather Good and Allied Product Manufacturing
321113	Sawmills															X	321113	Sawmills
321114	Wood Preservation															X	321114	Wood Preservation
321211	Hardwood Veneer and Plywood															C	321211	Hardwood Veneer and Plywood
321212	Softwood Veneer and Plywood															C	321212	Softwood Veneer and Plywood
321213	Engineered Wood Member (except Truss) Manufacturing															C	321213	Engineered Wood Member (except Truss) Manufacturing
321214	Truss Manufacturing															C	321214	Truss Manufacturing
321219	Reconstituted Wood Product Manufacturing															C	321219	Reconstituted Wood Product Manufacturing
321911	Wood Window and Door Manufacturing															C	321911	Wood Window and Door Manufacturing
321912	Cut Stock, Resawing Lumber, and Planing															C	321912	Cut Stock, Resawing Lumber, and Planing
321918	Other Millwork (including Flooring)															C	321918	Other Millwork (including Flooring)
321920	Wood Container and Pallet Manufacturing															C	321920	Wood Container and Pallet Manufacturing
321991	Manufactured Home (Mobile Home) Manufacturing															C	321991	Manufactured Home (Mobile Home) Manufacturing
321992	Prefabricated Wood Building Manufacturing															C	321992	Prefabricated Wood Building Manufacturing
321999	All Other Miscellaneous Wood Product Manufacturing															C	321999	All Other Miscellaneous Wood Product Manufacturing
322110	Pulp Mills																322110	Pulp Mills
322121	Paper (except Newsprint) Mills																322121	Paper (except Newsprint) Mills
322122	Newsprint Mills																322122	Newsprint Mills
322130	Paperboard Mills																322130	Paperboard Mills
322211	Corrugated and Solid Fiber Box															C	322211	Corrugated and Solid Fiber Box
322212	Folding Paperboard Box Manufacturing															P	322212	Folding Paperboard Box Manufacturing
322213	Setup Paperboard Box Manufacturing															P	322219	Other Paperboard Container Manufacturing
322214	Fiber Can, Tube, Drum, and Similar Products Manufacturing															P	322219	Other Paperboard Container Manufacturing
322215	Nonfolding Sanitary Food Container Manufacturing															P	322219	Other Paperboard Container Manufacturing
322221	Coated and Laminated Packaging Paper Manufacturing															C	322220	Paper Bag and Coated and Treated Paper Manufacturing
322222	Coated and Laminated Paper Manufacturing															C	322220	Paper Bag and Coated and Treated Paper Manufacturing
322223	Coated Paper Bag and Pouch Manufacturing															C	322220	Paper Bag and Coated and Treated Paper Manufacturing
322224	Uncoated Paper and Multiwall Bag Manufacturing															C	322220	Paper Bag and Coated and Treated Paper Manufacturing
322225	Laminated Aluminum Foil Manufacturing for Flexible Packaging Uses															C	322220	Paper Bag and Coated and Treated Paper Manufacturing

322226	Surface-Coated Paperboard Manufacturing																	C	322220	Paper Bag and Coated and Treated Paper Manufacturing
322231	Die-Cut Paper and Paperboard Office Supplies Manufacturing																	C	322230	Stationery Product Manufacturing
322232	Envelope Manufacturing																	C	322230	Stationery Product Manufacturing
322233	Stationery, Tablet, and Related Product Manufacturing																	C	322230	Stationery Product Manufacturing
322291	Sanitary Paper Product Manufacturing																	C	322291	Sanitary Paper Product Manufacturing
322299	All Other Converted Paper Product Manufacturing																	C	322299	All Other Converted Paper Product Manufacturing
323110	Commercial Lithographic Printing																	P	323111	Commercial Printing (except Screen and
323111	Commercial Gravure Printing																	P	323111	Commercial Printing (except Screen and
323112	Commercial Flexographic Printing																	P	323111	Commercial Printing (except Screen and
323113	Commercial Screen Printing																	P	323113	Commercial Screen Printing
323114	Quick Printing								P	P	P	P	P	P	P	P	P	P	323111	Commercial Printing (except Screen and
323115	Digital Printing								P	P	P	P	P	P	P	P	P	P	323111	Commercial Printing (except Screen and
323116	Manifold Business Forms Printing																	P	323111	Commercial Printing (except Screen and
323117	Books Printing																	P	323117	Books Printing
323118	Blankbook, Looseleaf Binders, and Devices Manufacturing																	P	323111	Commercial Printing (except Screen and Books)
323119	Other Commercial Printing																	P	323111	Commercial Printing (except Screen and
323121	Tradebinding and Related Work																	P	323120	Support Activities for Printing
323122	Prepress Services																	P	323120	Support Activities for Printing
324110	Petroleum Refineries																		324110	Petroleum Refineries
324121	Asphalt Paving Mixture and Block Manufacturing																		324121	Asphalt Paving Mixture and Block Manufacturing
324122	Asphalt Shingle and Coating Materials Manufacturing																		324122	Asphalt Shingle and Coating Materials Manufacturing
324191	Petroleum Lubricating Oil and Grease Manufacturing																		324191	Petroleum Lubricating Oil and Grease Manufacturing
324199	All Other Petroleum and Coal Products Manufacturing																		324199	All Other Petroleum and Coal Products Manufacturing
325110	Petrochemical Manufacturing																		325110	Petrochemical Manufacturing
325120	Industrial Gas Manufacturing																		325120	Industrial Gas Manufacturing
325131	Inorganic Dye and Pigment Manufacturing																		325130	Synthetic Dye and Pigment Manufacturing
325132	Synthetic Organic Dye and Pigment Manufacturing																		325130	Synthetic Dye and Pigment Manufacturing
325181	Alkalies and Chlorine Manufacturing																		325180	Other Basic Inorganic Chemical
325182	Carbon Black Manufacturing																		325180	Other Basic Inorganic Chemical
325188	All Other Basic Inorganic Chemical Manufacturing																		325180	Other Basic Inorganic Chemical Manufacturing
325191	Gum and Wood Chemical Manufacturing																		325194	Cyclic Crude, Intermediate, and Gum and Wood Chemical Manufacturing
325192	Cyclic Crude and Intermediate Manufacturing																		325194	Cyclic Crude, Intermediate, and Gum and Wood Chemical Manufacturing

325193	Ethyl Alcohol Manufacturing															325193	Ethyl Alcohol Manufacturing
325199	All Other Basic Organic Chemical Manufacturing															325199	All Other Basic Organic Chemical Manufacturing
325211	Plastics Material and Resin Manufacturing															325211	Plastics Material and Resin Manufacturing
325212	Synthetic Rubber Manufacturing															325212	Synthetic Rubber Manufacturing
325221	Cellulosic Organic Fiber Manufacturing															325220	Artificial and Synthetic Fibers and Filaments Manufacturing
325222	Noncellulosic Organic Fiber Manufacturing									C					C	325220	Artificial and Synthetic Fibers and Filaments Manufacturing
325311	Nitrogenous Fertilizer Manufacturing															325311	Nitrogenous Fertilizer Manufacturing
325312	Phosphatic Fertilizer Manufacturing															325312	Phosphatic Fertilizer Manufacturing
325314	Fertilizer (Mixing Only) Manufacturing															325314	Fertilizer (Mixing Only) Manufacturing
325320	Pesticide and Other Agricultural Chemical Manufacturing															325320	Pesticide and Other Agricultural Chemical Manufacturing
325411	Medicinal and Botanical Manufacturing									C					C	325411	Medicinal and Botanical Manufacturing
325412	Pharmaceutical Preparation Manufacturing									C					C	325412	Pharmaceutical Preparation Manufacturing
325413	In-Vitro Diagnostic Substance									C					C	325413	In-Vitro Diagnostic Substance Manufacturing
325414	Biological Product (except Diagnostic) Manufacturing									C					C	325414	Biological Product (except Diagnostic) Manufacturing
325510	Paint and Coating Manufacturing															325510	Paint and Coating Manufacturing
325520	Adhesive Manufacturing															325520	Adhesive Manufacturing
325611	Soap and Other Detergent Manufacturing															325611	Soap and Other Detergent Manufacturing
325612	Polish and Other Sanitation Good Manufacturing															325612	Polish and Other Sanitation Good Manufacturing
325613	Surface Active Agent Manufacturing															325613	Surface Active Agent Manufacturing
325620	Toilet Preparation Manufacturing															325620	Toilet Preparation Manufacturing
325910	Printing Ink Manufacturing															325910	Printing Ink Manufacturing
325920	Explosives Manufacturing															325920	Explosives Manufacturing
325991	Custom Compounding of Purchased Resins														P	325991	Custom Compounding of Purchased Resins
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing														P	325992	Photographic Film, Paper, Plate, and Chemical Manufacturing
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P	325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing
326111	Plastics Bag and Pouch Manufacturing														C	326111	Plastics Bag and Pouch Manufacturing
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C	326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P	326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing
326121	Unlaminated Plastics Profile Shape Manufacturing														P	326121	Unlaminated Plastics Profile Shape Manufacturing
326122	Plastics Pipe and Pipe Fitting														P	326122	Plastics Pipe and Pipe Fitting Manufacturing
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P	326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing
326140	Polystyrene Foam Product Manufacturing														P	326140	Polystyrene Foam Product Manufacturing

326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P	326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing
326160	Plastics Bottle Manufacturing														P	326160	Plastics Bottle Manufacturing
326191	Plastics Plumbing Fixture Manufacturing														P	326191	Plastics Plumbing Fixture Manufacturing
326192	Resilient Floor Covering Manufacturing														P	326199	All Other Plastics Product Manufacturing
326199	All Other Plastics Product Manufacturing														P	326199	All Other Plastics Product Manufacturing
326211	Tire Manufacturing (except Retreading)															326211	Tire Manufacturing (except Retreading)
326212	Tire Retreading														C	326212	Tire Retreading
326220	Rubber and Plastics Hoses and Belting Manufacturing															326220	Rubber and Plastics Hoses and Belting Manufacturing
326291	Rubber Product Manufacturing for Mechanical Use														P	326291	Rubber Product Manufacturing for Mechanical Use
326299	All Other Rubber Product Manufacturing														P	326299	All Other Rubber Product Manufacturing
327111	Vitreous China Plumbing Fixture and China and Earthenware Bathroom Accessories Manufacturing														P	327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing
327112	Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing									X			X		P	327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing
327113	Porcelain Electrical Supply Manufacturing														P	327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing
327121	Brick and Structural Clay Tile Manufacturing															327120	Clay Building Material and Refractories Manufacturing
327122	Ceramic Wall and Floor Tile Manufacturing															327120	Clay Building Material and Refractories Manufacturing
327123	Other Structural Clay Product Manufacturing															327120	Clay Building Material and Refractories Manufacturing
327124	Clay Refractory Manufacturing															327120	Clay Building Material and Refractories Manufacturing
327125	Nonclay Refractory Manufacturing															327120	Clay Building Material and Refractories Manufacturing
327211	Flat Glass Manufacturing														P	327211	Flat Glass Manufacturing
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P	327212	Other Pressed and Blown Glass and Glassware Manufacturing
327213	Glass Container Manufacturing														P	327213	Glass Container Manufacturing
327215	Glass Product Manufacturing Made of Purchased Glass														P	327215	Glass Product Manufacturing Made of Purchased Glass
327310	Cement Manufacturing															327310	Cement Manufacturing
327320	Ready-Mix Concrete Manufacturing															327320	Ready-Mix Concrete Manufacturing
327331	Concrete Block and Brick Manufacturing															327331	Concrete Block and Brick Manufacturing
327332	Concrete Pipe Manufacturing															327332	Concrete Pipe Manufacturing
327390	Other Concrete Product Manufacturing															327390	Other Concrete Product Manufacturing
327410	Lime Manufacturing															327410	Lime Manufacturing
327420	Gypsum Product Manufacturing															327420	Gypsum Product Manufacturing
327910	Abrasive Product Manufacturing															327910	Abrasive Product Manufacturing
327991	Cut Stone and Stone Product															327991	Cut Stone and Stone Product Manufacturing

327992	Ground or Treated Mineral and Earth Manufacturing															327992	Ground or Treated Mineral and Earth Manufacturing
327993	Mineral Wool Manufacturing															327993	Mineral Wool Manufacturing
327999	All Other Miscellaneous Nonmetallic Mineral Product Manufacturing															327999	All Other Miscellaneous Nonmetallic Mineral Product Manufacturing
331111	Iron and Steel Mills															331110	Iron and Steel Mills and Ferroalloy
331112	Electrometallurgical Ferroalloy Product Manufacturing															331110	Iron and Steel Mills and Ferroalloy Manufacturing
331210	Iron and Steel Pipe and Tube Manufacturing from Purchased Steel															331210	Iron and Steel Pipe and Tube Manufacturing from Purchased Steel
331221	Rolled Steel Shape Manufacturing															331221	Rolled Steel Shape Manufacturing
331222	Steel Wire Drawing															331222	Steel Wire Drawing
331311	Alumina Refining															331313	Alumina Refining and Primary Aluminum
331312	Primary Aluminum Production															331313	Alumina Refining and Primary Aluminum
331314	Secondary Smelting and Alloying of															331314	Secondary Smelting and Alloying of
331315	Aluminum Sheet, Plate, and Foil															331315	Aluminum Sheet, Plate, and Foil
331316	Aluminum Extruded Product Manufacturing															331318	Other Aluminum Rolling, Drawing, and
331319	Other Aluminum Rolling and Drawing															331318	Other Aluminum Rolling, Drawing, and
331411	Primary Smelting and Refining of Copper															331410	Nonferrous Metal (except Aluminum) Smelting and Refining
331419	Primary Smelting and Refining of Nonferrous Metal (except Copper and															331410	Nonferrous Metal (except Aluminum) Smelting and Refining
331421	Copper Rolling, Drawing, and Extruding															331420	Copper Rolling, Drawing, Extruding, and
331422	Copper Wire (except Mechanical) Drawing															331420	Copper Rolling, Drawing, Extruding, and
331423	Secondary Smelting, Refining, and Alloying of Copper															331420	Copper Rolling, Drawing, Extruding, and Alloying
331491	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing, and Extruding															331491	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing, and Extruding
331492	Secondary Smelting, Refining, and Alloying of Nonferrous Metal (except Copper and Aluminum)															331492	Secondary Smelting, Refining, and Alloying of Nonferrous Metal (except Copper and Aluminum)
331511	Iron Foundries															331511	Iron Foundries
331512	Steel Investment Foundries															331512	Steel Investment Foundries
331513	Steel Foundries (except Investment)															331513	Steel Foundries (except Investment)
331521	Aluminum Die-Casting Foundries															331523	Nonferrous Metal Die-Casting Foundries
331522	Nonferrous (except Aluminum) Die-Casting Foundries															331523	Nonferrous Metal Die-Casting Foundries
331524	Aluminum Foundries (except Die-Casting)															331524	Aluminum Foundries (except Die-Casting)
331525	Copper Foundries (except Die-Casting)															331529	Other Nonferrous Metal Foundries (except Die-Casting)
331528	Other Nonferrous Foundries (except Die-Casting)															331529	Other Nonferrous Metal Foundries (except Die-Casting)
332111	Iron and Steel Forging															332111	Iron and Steel Forging
332112	Nonferrous Forging															332112	Nonferrous Forging
332114	Custom Roll Forming														P	332114	Custom Roll Forming

332115	Crown and Closure Manufacturing																	332119	Metal Crown, Closure, and Other Metal Stamping (except Automotive)
332116	Metal Stamping																	332119	Metal Crown, Closure, and Other Metal Stamping (except Automotive)
332117	Powder Metallurgy Part Manufacturing																P	332117	Powder Metallurgy Part Manufacturing
332211	Cutlery and Flatware (except Precious) Manufacturing																P	332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious)
332212	Hand and Edge Tool Manufacturing																P	332216	Saw Blade and Handtool Manufacturing
332213	Saw Blade and Handsaw Manufacturing																P	332216	Saw Blade and Handtool Manufacturing
332214	Kitchen Utensil, Pot, and Pan Manufacturing																P	332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious)
332311	Prefabricated Metal Building and Component Manufacturing																P	332311	Prefabricated Metal Building and Component Manufacturing
332312	Fabricated Structural Metal Manufacturing																P	332312	Fabricated Structural Metal Manufacturing
332313	Plate Work Manufacturing																P	332313	Plate Work Manufacturing
332321	Metal Window and Door Manufacturing																P	332321	Metal Window and Door Manufacturing
332322	Sheet Metal Work Manufacturing																P	332322	Sheet Metal Work Manufacturing
332323	Ornamental and Architectural Metal Work Manufacturing																P	332323	Ornamental and Architectural Metal Work Manufacturing
332410	Power Boiler and Heat Exchanger Manufacturing																P	332410	Power Boiler and Heat Exchanger Manufacturing
332420	Metal Tank (Heavy Gauge) Manufacturing																P	332420	Metal Tank (Heavy Gauge) Manufacturing
332431	Metal Can Manufacturing																P	332431	Metal Can Manufacturing
332439	Other Metal Container Manufacturing																P	332439	Other Metal Container Manufacturing
332510	Hardware Manufacturing																P	332510	Hardware Manufacturing
332611	Spring (Heavy Gauge) Manufacturing																P	332613	Spring Manufacturing
332612	Spring (Light Gauge) Manufacturing																P	332613	Spring Manufacturing
332618	Other Fabricated Wire Product																P	332618	Other Fabricated Wire Product
332710	Machine Shops																P	332710	Machine Shops
332721	Precision Turned Product Manufacturing																P	332721	Precision Turned Product Manufacturing
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing																P	332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing
332811	Metal Heat Treating																	332811	Metal Heat Treating
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers																P	332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring																P	332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
332911	Industrial Valve Manufacturing																P	332911	Industrial Valve Manufacturing
332912	Fluid Power Valve and Hose Fitting Manufacturing																C	332912	Fluid Power Valve and Hose Fitting Manufacturing
332913	Plumbing Fixture Fitting and Trim																P	332913	Plumbing Fixture Fitting and Trim
332919	Other Metal Valve and Pipe Fitting Manufacturing																P	332919	Other Metal Valve and Pipe Fitting Manufacturing
332991	Ball and Roller Bearing Manufacturing																P	332991	Ball and Roller Bearing Manufacturing

333412	Industrial and Commercial Fan and Blower Manufacturing															P	333413	Industrial and Commercial Fan and Blower and Air Purification Equipment
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing															P	333414	Heating Equipment (except Warm Air Furnaces) Manufacturing
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing															P	333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing
333511	Industrial Mold Manufacturing															C	333511	Industrial Mold Manufacturing
333512	Machine Tool (Metal Cutting Types) Manufacturing															P	333517	Machine Tool Manufacturing
333513	Machine Tool (Metal Forming Types) Manufacturing															P	333517	Machine Tool Manufacturing
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing															P	333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing
333515	Cutting Tool and Machine Tool Accessory Manufacturing															P	333515	Cutting Tool and Machine Tool Accessory Manufacturing
333516	Rolling Mill Machinery and Equipment Manufacturing															P	333519	Rolling Mill and Other Metalworking Machinery Manufacturing
333518	Other Metalworking Machinery Manufacturing															P	333519	Rolling Mill and Other Metalworking Machinery Manufacturing
333611	Turbine and Turbine Generator Set Units Manufacturing															P	333611	Turbine and Turbine Generator Set Units Manufacturing
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing															P	333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing
333613	Mechanical Power Transmission Equipment Manufacturing															P	333613	Mechanical Power Transmission Equipment Manufacturing
333618	Other Engine Equipment Manufacturing															P	333618	Other Engine Equipment Manufacturing
333911	Pump and Pumping Equipment															P	333911	Pump and Pumping Equipment
333912	Air and Gas Compressor Manufacturing															C	333912	Air and Gas Compressor Manufacturing
333913	Measuring and Dispensing Pump															P	333913	Measuring and Dispensing Pump
333921	Elevator and Moving Stairway															P	333921	Elevator and Moving Stairway Manufacturing
333922	Conveyor and Conveying Equipment Manufacturing															P	333922	Conveyor and Conveying Equipment Manufacturing
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing															P	333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing															P	333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing
333991	Power-Driven Handtool Manufacturing															C	333991	Power-Driven Handtool Manufacturing
333992	Welding and Soldering Equipment Manufacturing															P	333992	Welding and Soldering Equipment Manufacturing
333993	Packaging Machinery Manufacturing															P	333993	Packaging Machinery Manufacturing
333994	Industrial Process Furnace and Oven Manufacturing															P	333994	Industrial Process Furnace and Oven Manufacturing
333995	Fluid Power Cylinder and Actuator Manufacturing															P	333995	Fluid Power Cylinder and Actuator Manufacturing

333996	Fluid Power Pump and Motor															P	333996	Fluid Power Pump and Motor Manufacturing
333997	Scale and Balance Manufacturing															P	333997	Scale and Balance Manufacturing
333999	All Other Miscellaneous General Purpose Machinery Manufacturing															C	333999	All Other Miscellaneous General Purpose Machinery Manufacturing
334111	Electronic Computer Manufacturing															P	334111	Electronic Computer Manufacturing
334112	Computer Storage Device Manufacturing															P	334112	Computer Storage Device Manufacturing
334113	Computer Terminal Manufacturing															P	334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing
334119	Other Computer Peripheral Equipment Manufacturing - <i>digital camera</i>															P	333316	Photographic and Photocopying Equipment Manufacturing
334119	Other Computer Peripheral Equipment Manufacturing - <i>except digital camera manufacturing</i>															P	334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing
334210	Telephone Apparatus Manufacturing															P	334210	Telephone Apparatus Manufacturing
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing															P	334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing
334290	Other Communications Equipment Manufacturing															P	334290	Other Communications Equipment Manufacturing
334310	Audio and Video Equipment Manufacturing															P	334310	Audio and Video Equipment Manufacturing
334411	Electron Tube Manufacturing															P	334419	Other Electronic Component Manufacturing
334412	Bare Printed Circuit Board Manufacturing															P	334412	Bare Printed Circuit Board Manufacturing
334413	Semiconductor and Related Device Manufacturing															P	334413	Semiconductor and Related Device Manufacturing
334414	Electronic Capacitor Manufacturing															P	334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
334415	Electronic Resistor Manufacturing															P	334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
334416	Electronic Coil, Transformer, and Other Inductor Manufacturing															P	334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
334417	Electronic Connector Manufacturing															P	334417	Electronic Connector Manufacturing
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing															P	334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
334419	Other Electronic Component Manufacturing															P	334419	Other Electronic Component Manufacturing
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing															P	334510	Electromedical and Electrotherapeutic Apparatus Manufacturing
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing															P	334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing
334512	Automatic Environmental Control Manufacturing for Residential, Commercial,															P	334512	Automatic Environmental Control Manufacturing for Residential, Commercial,
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables															P	334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables

334514	Totalizing Fluid Meter and Counting Device Manufacturing														P	334514	Totalizing Fluid Meter and Counting Device Manufacturing
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical														P	334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals
334516	Analytical Laboratory Instrument							C							P	334516	Analytical Laboratory Instrument
334517	Irradiation Apparatus Manufacturing														P	334517	Irradiation Apparatus Manufacturing
334518	Watch, Clock, and Part Manufacturing														P	334519	Other Measuring and Controlling Device Manufacturing
334519	Other Measuring and Controlling Device Manufacturing							P		P	P	P	P	P	P	334519	Other Measuring and Controlling Device Manufacturing
334611	Software Reproducing										P	P	P	P	P	334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing
334612	Prerecorded Compact Disc (except Software), Tape, and Record Reproducing										P	P	P	P	P	334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing
334613	Magnetic and Optical Recording Media Manufacturing														P	334613	Blank Magnetic and Optical Recording Media Manufacturing
335110	Electric Lamp Bulb and Part Manufacturing														P	335110	Electric Lamp Bulb and Part Manufacturing
335121	Residential Electric Lighting Fixture Manufacturing														P	335121	Residential Electric Lighting Fixture Manufacturing
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P	335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing
335129	Other Lighting Equipment Manufacturing														P	335129	Other Lighting Equipment Manufacturing
335211	Electric Housewares and Household Fan Manufacturing														P	335210	Small Electrical Appliance Manufacturing
335212	Household Vacuum Cleaner Manufacturing														P	335210	Small Electrical Appliance Manufacturing
335221	Household Cooking Appliance														P	335221	Household Cooking Appliance
335222	Household Refrigerator and Home Freezer Manufacturing														P	335222	Household Refrigerator and Home Freezer Manufacturing
335224	Household Laundry Equipment														P	335224	Household Laundry Equipment
335228	Other Major Household Appliance Manufacturing														P	335228	Other Major Household Appliance Manufacturing
335311	Power, Distribution, and Specialty Transformer Manufacturing														P	335311	Power, Distribution, and Specialty Transformer Manufacturing
335312	Motor and Generator Manufacturing														P	335312	Motor and Generator Manufacturing
335313	Switchgear and Switchboard Apparatus Manufacturing														P	335313	Switchgear and Switchboard Apparatus Manufacturing
335314	Relay and Industrial Control Manufacturing														P	335314	Relay and Industrial Control Manufacturing
335911	Storage Battery Manufacturing														P	335911	Storage Battery Manufacturing
335912	Primary Battery Manufacturing														P	335912	Primary Battery Manufacturing
335921	Fiber Optic Cable Manufacturing															335921	Fiber Optic Cable Manufacturing
335929	Other Communication and Energy Wire Manufacturing															335929	Other Communication and Energy Wire Manufacturing
335931	Current-Carrying Wiring Device															335931	Current-Carrying Wiring Device
335932	Noncurrent-Carrying Wiring Device Manufacturing														P	335932	Noncurrent-Carrying Wiring Device Manufacturing

335991	Carbon and Graphite Product														P	335991	Carbon and Graphite Product Manufacturing
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P	335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing
336111	Automobile Manufacturing														C	336111	Automobile Manufacturing
336112	Light Truck and Utility Vehicle														C	336112	Light Truck and Utility Vehicle Manufacturing
336120	Heavy Duty Truck Manufacturing														C	336120	Heavy Duty Truck Manufacturing
336211	Motor Vehicle Body Manufacturing														C	336211	Motor Vehicle Body Manufacturing
336212	Truck Trailer Manufacturing														C	336212	Truck Trailer Manufacturing
336213	Motor Home Manufacturing														C	336213	Motor Home Manufacturing
336214	Travel Trailer and Camper Manufacturing														C	336214	Travel Trailer and Camper Manufacturing
336311	Carburetor, Piston, Piston Ring, and Valve Manufacturing														C	336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing
336312	Gasoline Engine and Engine Parts Manufacturing														C	336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing
336321	Vehicular Lighting Equipment Manufacturing														P	336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing
336322	Other Motor Vehicle Electrical and Electronic Equipment Manufacturing														P	336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C	336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing
336340	Motor Vehicle Brake System Manufacturing														C	336340	Motor Vehicle Brake System Manufacturing
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C	336350	Motor Vehicle Transmission and Power Train Parts Manufacturing
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P	336360	Motor Vehicle Seating and Interior Trim Manufacturing
336370	Motor Vehicle Metal Stamping														X	336370	Motor Vehicle Metal Stamping
336391	Motor Vehicle Air-Conditioning														C	336390	Other Motor Vehicle Parts Manufacturing
336399	All Other Motor Vehicle Parts														C	336390	Other Motor Vehicle Parts Manufacturing
336411	Aircraft Manufacturing														C	336411	Aircraft Manufacturing
336412	Aircraft Engine and Engine Parts														C	336412	Aircraft Engine and Engine Parts
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing														P	336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing
336414	Guided Missile and Space Vehicle Manufacturing														C	336414	Guided Missile and Space Vehicle Manufacturing
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts														C	336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment														C	336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment
336510	Railroad Rolling Stock Manufacturing														C	336510	Railroad Rolling Stock Manufacturing
336611	Ship Building and Repairing															336611	Ship Building and Repairing
336612	Boat Building														C	336612	Boat Building
336991	Motorcycle, Bicycle, and Parts														C	336991	Motorcycle, Bicycle, and Parts
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing														C	336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing

336999	All Other Transportation Equipment Manufacturing														C	336999	All Other Transportation Equipment Manufacturing
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C	337110	Wood Kitchen Cabinet and Countertop Manufacturing
337121	Upholstered Household Furniture Manufacturing									X		X			C	337121	Upholstered Household Furniture Manufacturing
337122	Nonupholstered Wood Household Furniture Manufacturing									X		X			C	337122	Nonupholstered Wood Household Furniture Manufacturing
337124	Metal Household Furniture Manufacturing														C	337124	Metal Household Furniture Manufacturing
337125	Household Furniture (except Wood and Metal) Manufacturing														C	337125	Household Furniture (except Wood and Metal) Manufacturing
337127	Institutional Furniture Manufacturing														C	337127	Institutional Furniture Manufacturing
337129	Wood Television, Radio, and Sewing Machine Cabinet Manufacturing														C	321999	All Other Miscellaneous Wood Product Manufacturing
337211	Wood Office Furniture Manufacturing														C	337211	Wood Office Furniture Manufacturing
337212	Custom Architectural Woodwork and Millwork Manufacturing														C	337212	Custom Architectural Woodwork and Millwork Manufacturing
337214	Office Furniture (except Wood)														C	337214	Office Furniture (except Wood)
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C	337215	Showcase, Partition, Shelving, and Locker Manufacturing
337910	Mattress Manufacturing														C	337910	Mattress Manufacturing
337920	Blind and Shade Manufacturing														P	337920	Blind and Shade Manufacturing
339112	Surgical and Medical Instrument														P	339112	Surgical and Medical Instrument
339113	Surgical Appliance and Supplies						C					C	C		P	339113	Surgical Appliance and Supplies
339114	Dental Equipment and Supplies						C								P	339114	Dental Equipment and Supplies
339115	Ophthalmic Goods Manufacturing						C								P	339115	Ophthalmic Goods Manufacturing
339116	Dental Laboratories						P						C	C	P	339116	Dental Laboratories
339911	Jewelry (except Costume) Manufacturing														P	339910	Jewelry and Silverware Manufacturing
339912	Silverware and Hollowware Manufacturing														P	339910	Jewelry and Silverware Manufacturing
339913	Jewelers' Material and Lapidary Work Manufacturing														P	339910	Jewelry and Silverware Manufacturing
339914	Costume Jewelry and Novelty														P	339910	Jewelry and Silverware Manufacturing
339920	Sporting and Athletic Goods Manufacturing														P	339920	Sporting and Athletic Goods Manufacturing
339931	Doll and Stuffed Toy Manufacturing														P	339930	Doll, Toy, and Game Manufacturing
339932	Game, Toy, and Children's Vehicle Manufacturing														P	339930	Doll, Toy, and Game Manufacturing
339941	Pen and Mechanical Pencil Manufacturing														P	339940	Office Supplies (except Paper)
339942	Lead Pencil and Art Good Manufacturing														P	339940	Office Supplies (except Paper)
339943	Marking Device Manufacturing														P	339940	Office Supplies (except Paper)
339944	Carbon Paper and Inked Ribbon														P	339940	Office Supplies (except Paper)
339950	Sign Manufacturing										C	C	C	C	C	339950	Sign Manufacturing
339991	Gasket, Packing, and Sealing Device Manufacturing														P	339991	Gasket, Packing, and Sealing Device Manufacturing
339992	Musical Instrument Manufacturing														P	339992	Musical Instrument Manufacturing

339993	Fastener, Button, Needle, and Pin Manufacturing														P	339993	Fastener, Button, Needle, and Pin Manufacturing
339994	Broom, Brush, and Mop Manufacturing														P	339994	Broom, Brush, and Mop Manufacturing
339995	Burial Casket Manufacturing														P	339995	Burial Casket Manufacturing
339999	All Other Miscellaneous Manufacturing														C	339999	All Other Miscellaneous Manufacturing
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C	423110	Automobile and Other Motor Vehicle Merchant Wholesalers
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P	423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers
423130	Tire and Tube Merchant Wholesalers														C	423130	Tire and Tube Merchant Wholesalers
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C	423140	Motor Vehicle Parts (Used) Merchant Wholesalers
423210	Furniture Merchant Wholesalers														P	423210	Furniture Merchant Wholesalers
423220	Home Furnishing Merchant Wholesalers														P	423220	Home Furnishing Merchant Wholesalers
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P	423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P	423320	Brick, Stone, and Related Construction Material Merchant Wholesalers
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P	423330	Roofing, Siding, and Insulation Material Merchant Wholesalers
423390	Other Construction Material Merchant Wholesalers														P	423390	Other Construction Material Merchant Wholesalers
423410	Photographic Equipment and Supplies Merchant Wholesalers														P	423410	Photographic Equipment and Supplies Merchant Wholesalers
423420	Office Equipment Merchant Wholesalers														P	423420	Office Equipment Merchant Wholesalers
423430	Computer and Computer Peripheral Equipment and Software Merchant														P	423430	Computer and Computer Peripheral Equipment and Software Merchant
423440	Other Commercial Equipment Merchant Wholesalers														P	423440	Other Commercial Equipment Merchant Wholesalers
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P	423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers
423460	Ophthalmic Goods Merchant Wholesalers														P	423460	Ophthalmic Goods Merchant Wholesalers
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P	423490	Other Professional Equipment and Supplies Merchant Wholesalers
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P	423510	Metal Service Centers and Other Metal Merchant Wholesalers
423520	Coal and Other Mineral and Ore Merchant Wholesalers															423520	Coal and Other Mineral and Ore Merchant Wholesalers
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P	423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers
423620	Electrical and Electronic Appliance, Television, and Radio Set Merchant Wholesalers - <i>except electric water heaters</i>														P	423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers

423620	Electrical and Electronic Appliance, Television, and Radio Set Merchant Wholesalers - <i>electric water heaters</i>														P	423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P	423690	Other Electronic Parts and Equipment Merchant Wholesalers
423710	Hardware Merchant Wholesalers														P	423710	Hardware Merchant Wholesalers
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers - <i>gas household appliances</i>														P	423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers - <i>except gas household appliances</i>														P	423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant														P	423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P	423740	Refrigeration Equipment and Supplies Merchant Wholesalers
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P	423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P	423820	Farm and Garden Machinery and Equipment Merchant Wholesalers
423830	Industrial Machinery and Equipment Merchant Wholesalers														P	423830	Industrial Machinery and Equipment Merchant Wholesalers
423840	Industrial Supplies Merchant Wholesalers														P	423840	Industrial Supplies Merchant Wholesalers
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P	423850	Service Establishment Equipment and Supplies Merchant Wholesalers
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant														P	423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P	423920	Toy and Hobby Goods and Supplies Merchant Wholesalers
423930	Recyclable Material Merchant Wholesalers														P	423930	Recyclable Material Merchant Wholesalers
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P	423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers
423990	Other Miscellaneous Durable Goods Merchant Wholesalers												X	X		423990	Other Miscellaneous Durable Goods Merchant Wholesalers
424110	Printing and Writing Paper Merchant Wholesalers														P	424110	Printing and Writing Paper Merchant Wholesalers
424120	Stationery and Office Supplies Merchant Wholesalers														P	424120	Stationery and Office Supplies Merchant Wholesalers
424130	Industrial and Personal Service Paper Merchant Wholesalers														P	424130	Industrial and Personal Service Paper Merchant Wholesalers
424210	Drugs and Druggists' Sundries Merchant Wholesalers														P	424210	Drugs and Druggists' Sundries Merchant Wholesalers

424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers														P	424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers														P	424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers														P	424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers
424340	Footwear Merchant Wholesalers														P	424340	Footwear Merchant Wholesalers
424410	General Line Grocery Merchant														P	424410	General Line Grocery Merchant Wholesalers
424420	Packaged Frozen Food Merchant														P	424420	Packaged Frozen Food Merchant
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P	424430	Dairy Product (except Dried or Canned) Merchant Wholesalers
424440	Poultry and Poultry Product Merchant Wholesalers														P	424440	Poultry and Poultry Product Merchant Wholesalers
424450	Confectionery Merchant Wholesalers														P	424450	Confectionery Merchant Wholesalers
424460	Fish and Seafood Merchant Wholesalers														P	424460	Fish and Seafood Merchant Wholesalers
424470	Meat and Meat Product Merchant														P	424470	Meat and Meat Product Merchant
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P	424480	Fresh Fruit and Vegetable Merchant Wholesalers
424490	Other Grocery and Related Products Merchant Wholesalers														P	424490	Other Grocery and Related Products Merchant Wholesalers
424510	Grain and Field Bean Merchant														P	424510	Grain and Field Bean Merchant Wholesalers
424520	Livestock Merchant Wholesalers														P	424520	Livestock Merchant Wholesalers
424590	Other Farm Product Raw Material Merchant Wholesalers															424590	Other Farm Product Raw Material Merchant Wholesalers
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P	424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers
424690	Other Chemical and Allied Products Merchant Wholesalers														C	424690	Other Chemical and Allied Products Merchant Wholesalers
424710	Petroleum Bulk Stations and Terminals														X	424710	Petroleum Bulk Stations and Terminals
424720	Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)															424720	Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)
424810	Beer and Ale Merchant Wholesalers														C	424810	Beer and Ale Merchant Wholesalers
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														C	424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers
424910	Farm Supplies Merchant Wholesalers														P	424910	Farm Supplies Merchant Wholesalers
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P	424920	Book, Periodical, and Newspaper Merchant Wholesalers
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P	424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers
424940	Tobacco and Tobacco Product Merchant Wholesalers														P	424940	Tobacco and Tobacco Product Merchant Wholesalers
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P	424950	Paint, Varnish, and Supplies Merchant Wholesalers

424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers														P	424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers
425110	Business to Business Electronic Markets									P	P	P	P	P	P	425110	Business to Business Electronic Markets
425120	Wholesale Trade Agents and Brokers							P						P	P	425120	Wholesale Trade Agents and Brokers
441110	New Car Dealers										C	C	C	P	P	441110	New Car Dealers
441120	Used Car Dealers											C	C	P	P	441120	Used Car Dealers
441210	Recreational Vehicle Dealers											C	C	C	C	441210	Recreational Vehicle Dealers
441221	Motorcycle, ATV, and Personal Watercraft Dealers											C	C	C	C	441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers
441222	Boat Dealers											C	C	C	C	441222	Boat Dealers
441229	All Other Motor Vehicle Dealers												C	C	C	441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers
441310	Automotive Parts and Accessories Stores										C	C	C	C	C	441310	Automotive Parts and Accessories Stores
441320	Tire Dealers												C	C	C	441320	Tire Dealers
442110	Furniture Stores									P	P	P	P	C	C	442110	Furniture Stores
442210	Floor Covering Stores									P	P	P	P	C	C	442210	Floor Covering Stores
442291	Window Treatment Stores									P	P	P	P	P	P	442291	Window Treatment Stores
442299	All Other Home Furnishings Stores									C	C	P	P	P	P	442299	All Other Home Furnishings Stores
443111	Household Appliance Stores									C	C	P	P	P	P	443141	Household Appliance Stores
443112	Radio, Television, and Other Electronics									C	C	P	P	P	P	443142	Electronics Stores
443120	Computer and Software Stores							P		C	C	P	P	P	P	443142	Electronics Stores
443130	Camera and Photographic Supplies Stores									C	C	P	P	P	P	443142	Electronics Stores
444110	Home Centers										C	C	C	P	P	444110	Home Centers
444120	Paint and Wallpaper Stores									C	P	P	P	P	P	444120	Paint and Wallpaper Stores
444130	Hardware Stores									P	P	P	P	P	P	444130	Hardware Stores
444190	Other Building Material Dealers										C	C	C	P	P	444190	Other Building Material Dealers
444210	Outdoor Power Equipment Stores									C	C	C	P	P	P	444210	Outdoor Power Equipment Stores
444220	Nursery, Garden Center, and Farm Supply Stores									C			C	P	P	444220	Nursery, Garden Center, and Farm Supply Stores
445110	Supermarkets and Other Grocery (except Convenience) Stores									C	P	P	P	P	P	445110	Supermarkets and Other Grocery (except Convenience) Stores
445120	Convenience Stores							C		C	C	C	C	C	C	445120	Convenience Stores
445210	Meat Markets									P	P	P	P	P	P	445210	Meat Markets
445220	Fish and Seafood Markets														P	445220	Fish and Seafood Markets
445230	Fruit and Vegetable Markets									P	P	P	P	P	P	445230	Fruit and Vegetable Markets
445291	Baked Goods Stores									P	P	P	P	P	P	445291	Baked Goods Stores
445292	Confectionery and Nut Stores									P	P	P	P	P	P	445292	Confectionery and Nut Stores
445299	All Other Specialty Food Stores									P	P	P	P	P	P	445299	All Other Specialty Food Stores
445310	Beer, Wine, and Liquor Stores									P	P	P	P	P	P	445310	Beer, Wine, and Liquor Stores
446110	Pharmacies and Drug Stores						P	P		P	P	P	P	P	P	446110	Pharmacies and Drug Stores
446120	Cosmetics, Beauty Supplies, and Perfume Stores									P	P	P	P	P	P	446120	Cosmetics, Beauty Supplies, and Perfume Stores
446130	Optical Goods Stores									P	P	P	P	P	P	446130	Optical Goods Stores
446191	Food (Health) Supplement Stores						P			P	P	P	P	P	P	446191	Food (Health) Supplement Stores
446199	All Other Health and Personal Care Stores									P	P	P	P	P	P	446199	All Other Health and Personal Care Stores

447110	Gasoline Stations with Convenience Stores											C	C	C	C	C	447110	Gasoline Stations with Convenience Stores
447190	Other Gasoline Stations												C	C	C	C	447190	Other Gasoline Stations
448110	Men's Clothing Stores											P	P	P	P	C	448110	Men's Clothing Stores
448120	Women's Clothing Stores											P	P	P	P	C	448120	Women's Clothing Stores
448130	Children's and Infants' Clothing Stores											P	P	P	P	C	448130	Children's and Infants' Clothing Stores
448140	Family Clothing Stores											P	P	P	P	C	448140	Family Clothing Stores
448150	Clothing Accessories Stores											P	P	P	P	C	448150	Clothing Accessories Stores
448190	Other Clothing Stores											P	P	P	P	P	448190	Other Clothing Stores
448210	Shoe Stores											P	P	P	P	P	448210	Shoe Stores
448310	Jewelry Stores											P	P	P	P	C	448310	Jewelry Stores
448320	Luggage and Leather Goods Stores											P	P	P	P	C	448320	Luggage and Leather Goods Stores
451110	Sporting Goods Stores											C	C	P	P	P	451110	Sporting Goods Stores
451120	Hobby, Toy, and Game Stores											P	P	P	P	P	451120	Hobby, Toy, and Game Stores
451130	Sewing, Needlework, and Piece Goods											P	P	P	P	P	451130	Sewing, Needlework, and Piece Goods
451140	Musical Instrument and Supplies Stores											P	P	P	P	P	451140	Musical Instrument and Supplies Stores
451211	Book Stores											P	P	P	P	P	451211	Book Stores
451212	News Dealers and Newsstands								P			P	P	P	P	P	451212	News Dealers and Newsstands
451220	Prerecorded Tape, Compact Disc, and Record Stores											P	P	P	P	P	443142	Electronics Stores
452111	Department Stores (except Discount Department Stores)											C	C	C	C	P	452111	Department Stores (except Discount Department Stores)
452112	Discount Department Stores											C	C	C	C	P	452112	Discount Department Stores
452910	Warehouse Clubs and Supercenters											X	C	C	C	P	452910	Warehouse Clubs and Supercenters
452990	All Other General Merchandise Stores								C			C	C	C	C	P	452990	All Other General Merchandise Stores
453110	Florists						P					P	P	P	P	P	453110	Florists
453210	Office Supplies and Stationery Stores						P	P				P	P	P	P	P	453210	Office Supplies and Stationery Stores
453220	Gift, Novelty, and Souvenir Stores						P					P	P	P	P	P	453220	Gift, Novelty, and Souvenir Stores
453310	Used Merchandise Stores (No outside sales, exchange or drop-off of used goods).											P	P	P	P	P	453310	Used Merchandise Stores (No outside sales, exchange or drop-off of used goods).
453910	Pet and Pet Supplies Stores											P	P	P	P	P	453910	Pet and Pet Supplies Stores
453920	Art Dealers											P	P	P	P	P	453920	Art Dealers
453930	Manufactured (Mobile) Home Dealers															C	453930	Manufactured (Mobile) Home Dealers
453991	Tobacco Stores											P	P	P	P	P	453991	Tobacco Stores
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)											P	P	P	P	P	453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)
454111	Electronic Shopping											P	P	P	P	P	454111	Electronic Shopping
454112	Electronic Auctions															P	454112	Electronic Auctions
454113	Mail-Order Houses															P	454113	Mail-Order Houses
454210	Vending Machine Operators															P	454210	Vending Machine Operators
454311	Heating Oil Dealers															C	454310	Fuel Dealers
454312	Liquefied Petroleum Gas (Bottled Gas)															C	454310	Fuel Dealers
454319	Other Fuel Dealers																454310	Fuel Dealers
454390	Other Direct Selling Establishments											P	P	P			454390	Other Direct Selling Establishments
481111	Scheduled Passenger Air Transportation																481111	Scheduled Passenger Air Transportation
481112	Scheduled Freight Air Transportation															P	481112	Scheduled Freight Air Transportation

481211	Nonscheduled Chartered Passenger Air Transportation															481211	Nonscheduled Chartered Passenger Air Transportation
481212	Nonscheduled Chartered Freight Air Transportation															481212	Nonscheduled Chartered Freight Air Transportation
481219	Other Nonscheduled Air Transportation							X		X	P		P			481219	Other Nonscheduled Air Transportation
482111	Line-Haul Railroads													P		482111	Line-Haul Railroads
482112	Short Line Railroads													X		482112	Short Line Railroads
483111	Deep Sea Freight Transportation															483111	Deep Sea Freight Transportation
483112	Deep Sea Passenger Transportation															483112	Deep Sea Passenger Transportation
483113	Coastal and Great Lakes Freight															483113	Coastal and Great Lakes Freight
483114	Coastal and Great Lakes Passenger Transportation															483114	Coastal and Great Lakes Passenger Transportation
483211	Inland Water Freight Transportation															483211	Inland Water Freight Transportation
483212	Inland Water Passenger Transportation															483212	Inland Water Passenger Transportation
484110	General Freight Trucking, Local															484110	General Freight Trucking, Local
484121	General Freight Trucking, Long-Distance, Truckload															484121	General Freight Trucking, Long-Distance, Truckload
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C	484122	General Freight Trucking, Long-Distance, Less Than Truckload
484210	Used Household and Office Goods Moving														C	484210	Used Household and Office Goods Moving
484220	Specialized Freight (except Used Goods) Trucking, Local														C	484220	Specialized Freight (except Used Goods) Trucking, Local
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C	484230	Specialized Freight (except Used Goods) Trucking, Long-Distance
485111	Mixed Mode Transit Systems														C	485111	Mixed Mode Transit Systems
485112	Commuter Rail Systems														C	485112	Commuter Rail Systems
485113	Bus and Other Motor Vehicle Transit														C	485113	Bus and Other Motor Vehicle Transit
485119	Other Urban Transit Systems											X		P		485119	Other Urban Transit Systems
485210	Interurban and Rural Bus Transportation												C	C	C	485210	Interurban and Rural Bus Transportation
485310	Taxi Service														C	485310	Taxi Service
485320	Limousine Service														P	485320	Limousine Service
485410	School and Employee Bus Transportation											X			C	485410	School and Employee Bus Transportation
485510	Charter Bus Industry										C				C	485510	Charter Bus Industry
485991	Special Needs Transportation										C				C	485991	Special Needs Transportation
485999	All Other Transit and Ground Passenger Transportation										C				C	485999	All Other Transit and Ground Passenger Transportation
486110	Pipeline Transportation of Crude Oil														C	486110	Pipeline Transportation of Crude Oil
486210	Pipeline Transportation of Natural Gas														C	486210	Pipeline Transportation of Natural Gas
486910	Pipeline Transportation of Refined Petroleum Products														C	486910	Pipeline Transportation of Refined Petroleum Products
486990	All Other Pipeline Transportation														C	486990	All Other Pipeline Transportation
487110	Scenic and Sightseeing Transportation, Land															487110	Scenic and Sightseeing Transportation, Land
487210	Scenic and Sightseeing Transportation, Water											X				487210	Scenic and Sightseeing Transportation, Water
487990	Scenic and Sightseeing Transportation, Other															487990	Scenic and Sightseeing Transportation, Other
488111	Air Traffic Control														P	488111	Air Traffic Control

488119	Other Airport Operations								X				X	X	X	P	488119	Other Airport Operations
488190	Other Support Activities for Air								X				X	X	X	P	488190	Other Support Activities for Air
488210	Support Activities for Rail Transportation																488210	Support Activities for Rail Transportation
488310	Port and Harbor Operations															X	488310	Port and Harbor Operations
488320	Marine Cargo Handling																488320	Marine Cargo Handling
488330	Navigational Services to Shipping															P	488330	Navigational Services to Shipping
488390	Other Support Activities for Water Transportation																488390	Other Support Activities for Water Transportation
488410	Motor Vehicle Towing															C	488410	Motor Vehicle Towing
488490	Other Support Activities for Road Transportation															C	488490	Other Support Activities for Road Transportation
488510	Freight Transportation Arrangement															P	488510	Freight Transportation Arrangement
488991	Packing and Crating															P	488991	Packing and Crating
488999	All Other Support Activities for															P	488999	All Other Support Activities for
491110	Postal Service								P				P	P	P	P	491110	Postal Service
492110	Couriers and Express Delivery Services															P	492110	Couriers and Express Delivery Services
492210	Local Messengers and Local Delivery															P	492210	Local Messengers and Local Delivery
493110	General Warehousing and Storage															C	493110	General Warehousing and Storage
493120	Refrigerated Warehousing and Storage															C	493120	Refrigerated Warehousing and Storage
493130	Farm Product Warehousing and Storage															X	493130	Farm Product Warehousing and Storage
493190	Other Warehousing and Storage															X	493190	Other Warehousing and Storage
511110	Newspaper Publishers							P		P	P		P	P	P	P	511110	Newspaper Publishers
511120	Periodical Publishers							P	P	P	P		P	P	P	P	511120	Periodical Publishers
511130	Book Publishers							P		P	P		P	P	P	P	511130	Book Publishers
511140	Directory and Mailing List Publishers							P		P	P		P	P	P	P	511140	Directory and Mailing List Publishers
511191	Greeting Card Publishers							P		P	P		P	P	P	P	511191	Greeting Card Publishers
511199	All Other Publishers							P		P	P		P	P	P	P	511199	All Other Publishers
511210	Software Publishers							P	P	P	P	P	P	P	P	P	511210	Software Publishers
512110	Motion Picture and Video Production											C	C	C	P	P	512110	Motion Picture and Video Production
512120	Motion Picture and Video Distribution											P	P	P	P	P	512120	Motion Picture and Video Distribution
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	C	C	512131	Motion Picture Theaters (except Drive-Ins)
512132	Drive-In Motion Picture Theaters															C	512132	Drive-In Motion Picture Theaters
512191	Teleproduction and Other Postproduction Services												P	P			512191	Teleproduction and Other Postproduction Services
512199	Other Motion Picture and Video Industries												P	P			512199	Other Motion Picture and Video Industries
512210	Record Production							P	P				P	P	P	P	512210	Record Production
512220	Integrated Record Production/Distribution																512220	Integrated Record Production/Distribution
512230	Music Publishers							P	P				P	P	P	P	512230	Music Publishers
512240	Sound Recording Studios							C				C	C	C	P	P	512240	Sound Recording Studios
512290	Other Sound Recording Industries							C				C	C	C	P	P	512290	Other Sound Recording Industries
515111	Radio Networks							C				C	C	C	C	C	515111	Radio Networks
515112	Radio Stations							C				C	C	C	C	C	515112	Radio Stations
515120	Television Broadcasting							C				C	C	C	C	C	515120	Television Broadcasting
515210	Cable and Other Subscription Programming							C				C	C	C	C	C	515210	Cable and Other Subscription Programming
517110	Wired Telecommunications Carriers							C	C			C	X	C	C	C	517110	Wired Telecommunications Carriers

517210	Wireless Telecommunications Carriers incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	517210	Wireless Telecommunications Carriers incl. Freestanding Antenna Facilities (except Satellite)
517410	Satellite Telecommunications							C	C			C		C		517410	Satellite Telecommunications
517911	Telecommunications Resellers							C			P	X	P	P		517911	Telecommunications Resellers
517919	All Other Telecommunications							C				C		C		517919	All Other Telecommunications
CC517929	NA	C					C	C	C	C	C	C	C	C		CC517929	Roof-Mounted Communication Equipment
518210	Data Processing, Hosting, and Related Services							P	P		P		P	P		518210	Data Processing, Hosting, and Related Services
519110	News Syndicates							P			P	X	P	P		519110	News Syndicates
519120	Libraries and Archives					P		P	P	P	P	P	P	P		519120	Libraries and Archives
519130	Internet Publishing and Broadcasting and Web Search Portals							P	P	P	P	P	P	P		519130	Internet Publishing and Broadcasting and Web Search Portals
519190	All Other Information Services							P	P		P		P	P		519190	All Other Information Services
521110	Monetary Authorities-Central Bank							P		X	P	X	P	P		521110	Monetary Authorities-Central Bank
522110	Commercial Banking					C		C		C	C	C	C	C		522110	Commercial Banking
522120	Savings Institutions					C		C		C	C	C	C	C		522120	Savings Institutions
522130	Credit Unions					C		C		C	C	C	C	C		522130	Credit Unions
522190	Other Depository Credit Intermediation							C			C		C	C		522190	Other Depository Credit Intermediation
522210	Credit Card Issuing							P		P	P	P	P			522210	Credit Card Issuing
522220	Sales Financing							P		P	P	P	P	P		522220	Sales Financing
522291	Consumer Lending							P		P	P	P	P	P		522291	Consumer Lending
522292	Real Estate Credit							P		P	P	P	P	P		522292	Real Estate Credit
522293	International Trade Financing							P		P	P	P	P	P		522293	International Trade Financing
522294	Secondary Market Financing							P		P	P	P	P	P		522294	Secondary Market Financing
522298	All Other Nondepository Credit Intermediation (incl. Pawnshops)							X		X		X	X	X		522298	All Other Nondepository Credit Intermediation (incl. Pawnshops)
522310	Mortgage and Nonmortgage Loan Brokers							P			P		P			522310	Mortgage and Nonmortgage Loan Brokers
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities							P		X	P	P	P			522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities
522390	Other Activities Related to Credit							P		X	P	P	P			522390	Other Activities Related to Credit
523110	Investment Banking and Securities Dealing							P			P	P	P			523110	Investment Banking and Securities Dealing
523120	Securities Brokerage							P		P	P	P	P			523120	Securities Brokerage
523130	Commodity Contracts Dealing							P		P		P	P			523130	Commodity Contracts Dealing
523140	Commodity Contracts Brokerage							P		P		P	P			523140	Commodity Contracts Brokerage
523210	Securities and Commodity Exchanges							P		P	P	P	P			523210	Securities and Commodity Exchanges
523910	Miscellaneous Intermediation							P			P		P			523910	Miscellaneous Intermediation
523920	Portfolio Management							P		P	P	P	P			523920	Portfolio Management
523930	Investment Advice							P		P	P	P	P			523930	Investment Advice
523991	Trust, Fiduciary, and Custody Activities							P		X	P	P	P			523991	Trust, Fiduciary, and Custody Activities
523999	Miscellaneous Financial Investment							P		X	P	P	P			523999	Miscellaneous Financial Investment
524113	Direct Life Insurance Carriers							P		X	P	P	P			524113	Direct Life Insurance Carriers
524114	Direct Health and Medical Insurance							P		X	P	P	P			524114	Direct Health and Medical Insurance Carriers

524126	Direct Property and Casualty Insurance Carriers								P		X	P	P	P		524126	Direct Property and Casualty Insurance Carriers
524127	Direct Title Insurance Carriers								P		X	P	P	P		524127	Direct Title Insurance Carriers
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P		X	P	P	P		524128	Other Direct Insurance (except Life, Health, and Medical) Carriers
524130	Reinsurance Carriers								P		X	P	P	P		524130	Reinsurance Carriers
524210	Insurance Agencies and Brokerages								P		P	P	P	P		524210	Insurance Agencies and Brokerages
524291	Claims Adjusting								C		C	C	C	C	C	524291	Claims Adjusting
524292	Third Party Administration of Insurance and Pension Funds								P		X	P	P	P		524292	Third Party Administration of Insurance and Pension Funds
524298	All Other Insurance Related Activities								P		X	P	P	P		524298	All Other Insurance Related Activities
525110	Pension Funds								P		X	P	P	P		525110	Pension Funds
525120	Health and Welfare Funds								P		X	P	P	P		525120	Health and Welfare Funds
525190	Other Insurance Funds								P		X	P	P	P		525190	Other Insurance Funds
525910	Open-End Investment Funds								P		X	P	P	P		525910	Open-End Investment Funds
525920	Trusts, Estates, and Agency Accounts								P		X	P	P	P		525920	Trusts, Estates, and Agency Accounts
525990	Other Financial Vehicles								P		X	P	P	P		525990	Other Financial Vehicles
531110	Lessors of Residential Buildings and								P		X	P	P	P		531110	Lessors of Residential Buildings and
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)								P		P	P	P	P	P	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)
531130	Lessors of Miniwarehouses and Self-Storage Units															531130	Lessors of Miniwarehouses and Self-Storage Units
531190	Lessors of Other Real Estate Property								P			P	P	P		531190	Lessors of Other Real Estate Property
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P		525990	Offices of Real Estate Agents and Brokers
531311	Residential Property Managers								P		X	P	P	P		531311	Residential Property Managers
531312	Nonresidential Property Managers								P		X	P	P	P		531312	Nonresidential Property Managers
531320	Offices of Real Estate Appraisers								P		X	P	P	P		531320	Offices of Real Estate Appraisers
531390	Other Activities Related to Real Estate								P		X	P	P	P		531190	Other Activities Related to Real Estate
532111	Passenger Car Rental											C	C	C		532111	Passenger Car Rental
532112	Passenger Car Leasing											C	C	C		532112	Passenger Car Leasing
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C	532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing
532210	Consumer Electronics and Appliances										C	C	C	C	C	532210	Consumer Electronics and Appliances
532220	Formal Wear and Costume Rental										P	P	P	P	C	532220	Formal Wear and Costume Rental
532230	Video Tape and Disc Rental										P	P	P	P	C	532230	Video Tape and Disc Rental
532291	Home Health Equipment Rental										P	P	P	P	C	532291	Home Health Equipment Rental
532292	Recreational Goods Rental										P	P	P	P	P	532292	Recreational Goods Rental
532299	All Other Consumer Goods Rental										C	C	C	C	C	532299	All Other Consumer Goods Rental
532310	General Rental Centers										C	C	C	C	C	532310	General Rental Centers
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and												NO	NO	P	532411	Commercial Air, Rail, and Water Transportation Equipment Rental and
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and												NO	NO	C	532412	Construction, Mining, and Forestry Machinery and Equipment Rental and
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P	532420	Office Machinery and Equipment Rental and Leasing

532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)							P		X	P	X	P			533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
541110	Offices of Lawyers							P			P	P	P	P		541110	Offices of Lawyers
541120	Offices of Notaries							P			P	P	P	P		541120	Offices of Notaries
541191	Title Abstract and Settlement Offices							P		P	P	P	P	P		541191	Title Abstract and Settlement Offices
541199	All Other Legal Services							P			P		P	P		541199	All Other Legal Services
541211	Offices of Certified Public Accountants							P	X		P	P	P	P		541211	Offices of Certified Public Accountants
541213	Tax Preparation Services							P			P	P	P	P		541213	Tax Preparation Services
541214	Payroll Services							P	X		P	P	P	P		541214	Payroll Services
541219	Other Accounting Services							P	X		P	P	P	P		541219	Other Accounting Services
541310	Architectural Services							P	X		P	P	P	P		541310	Architectural Services
541320	Landscape Architectural Services										P	P	P	P		541320	Landscape Architectural Services
541330	Engineering Services							P			P	P	P	P		541330	Engineering Services
541340	Drafting Services							P			P	P	P	P		541340	Drafting Services
541350	Building Inspection Services							P			P	P		P		541350	Building Inspection Services
541360	Geophysical Surveying and Mapping							P	X		P	P	P	P		541360	Geophysical Surveying and Mapping
541370	Surveying and Mapping (except Geophysical) Services							P	X		P	P	P	P		541370	Surveying and Mapping (except Geophysical) Services
541380	Testing Laboratories							P	P		P	P	P	P		541380	Testing Laboratories
541410	Interior Design Services							P				P	P	P		541410	Interior Design Services
541420	Industrial Design Services							P			P	P	P	P		541420	Industrial Design Services
541430	Graphic Design Services							P	X	X	P	P	P	P		541430	Graphic Design Services
541490	Other Specialized Design Services							P			P		P	P		541490	Other Specialized Design Services
541511	Custom Computer Programming Services							P			P		P	P		541511	Custom Computer Programming Services
541512	Computer Systems Design Services							P	X		P	P	P	P		541512	Computer Systems Design Services
541513	Computer Facilities Management Services							P	P	X	P	P	P	P		541513	Computer Facilities Management Services
541519	Other Computer Related Services							P	X		P	P	P	P		541519	Other Computer Related Services
541611	Administrative Management and General Management Consulting Services							P			P		P	P		541611	Administrative Management and General Management Consulting Services
541612	Human Resources Consulting Services							P			P		P	P		541612	Human Resources Consulting Services
541613	Marketing Consulting Services						P	P		X	P	P	P	P		541613	Marketing Consulting Services
541614	Process, Physical Distribution, and Logistics Consulting Services							P			P		P	P		541614	Process, Physical Distribution, and Logistics Consulting Services
541618	Other Management Consulting Services							P	X	X	P	P	P	P		541618	Other Management Consulting Services
541620	Environmental Consulting Services							P	P	X	P	P	P	P		541620	Environmental Consulting Services
541690	Other Scientific and Technical Consulting Services							P	P	X	P	P	P	P		541690	Other Scientific and Technical Consulting Services
541711	Research and Development in Biotechnology							P	P							541711	Research and Development in Biotechnology
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)							P	P							541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)

541720	Research and Development in the Social Sciences and Humanities								P	P			X	P		541720	Research and Development in the Social Sciences and Humanities
541810	Advertising Agencies								P		X	P	P	P	P	541810	Advertising Agencies
541820	Public Relations Agencies								P	X	X	P	P	P	P	541820	Public Relations Agencies
541830	Media Buying Agencies								P		X	P	P	P	P	541830	Media Buying Agencies
541840	Media Representatives								P		X	P	P	P	P	541840	Media Representatives
541850	Display Advertising								P			P	P	P	P	541850	Outdoor Advertising
541860	Direct Mail Advertising								P		X		P	P	P	541860	Direct Mail Advertising
541870	Advertising Material Distribution Services								P			P	P	P	P	541870	Advertising Material Distribution Services
541890	Other Services Related to Advertising								P			P	P	P	P	541890	Other Services Related to Advertising
541910	Marketing Research and Public Opinion								P			P	P	P	P	541910	Marketing Research and Public Opinion
541921	Photography Studios, Portrait										P	P	P	P	P	541921	Photography Studios, Portrait
541922	Commercial Photography											P	P	P	P	541922	Commercial Photography
541930	Translation and Interpretation Services								P			P		P	P	541930	Translation and Interpretation Services
541940	Veterinary Services										P	P	P	P	P	541940	Veterinary Services
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P	541990	All Other Professional, Scientific, and Technical Services
551111	Offices of Bank Holding Companies								P			P	P	P	P	551111	Offices of Bank Holding Companies
551112	Offices of Other Holding Companies								P			P	P	P	P	551112	Offices of Other Holding Companies
551114	Corporate, Subsidiary, and Regional Managing Offices								P		X	P	P	P	P	551114	Corporate, Subsidiary, and Regional Managing Offices
CC561100	N/A													P		CC561100	Business Enterprise Center (as defined in Chapter 405, Zoning Ordinance)
561110	Office Administrative Services								P			P	P	P	P	561110	Office Administrative Services
561210	Facilities Support Services										X				P	561210	Facilities Support Services
561311	Employment Placement Agencies								P			C	C	C	P	561311	Employment Placement Agencies
561312	Executive Search Services								P			P	P	P	P	561312	Executive Search Services
561320	Temporary Help Services								P			P	P	P	P	561320	Temporary Help Services
561330	Professional Employer Organizations								P			P	P	P	C	561330	Professional Employer Organizations
561410	Document Preparation Services								P	P	X	P	P	P	P	561410	Document Preparation Services
561421	Telephone Answering Services								C			C		C	P	561421	Telephone Answering Services
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C	561422	Telemarketing Bureaus and Other Contact Centers
561431	Private Mail Centers											P	P	P	C	561431	Private Mail Centers
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P	561439	Other Business Service Centers (including Copy Shops)
561440	Collection Agencies								P		X	P	P	P	P	561440	Collection Agencies
561450	Credit Bureaus								P		X	P	P	P	P	561450	Credit Bureaus
561491	Repossession Services														C	561491	Repossession Services
561492	Court Reporting and Stenotype Services								P		X	P	P	P	P	561492	Court Reporting and Stenotype Services
561499	All Other Business Support Services								P		P	P	P	P	P	561499	All Other Business Support Services
561510	Travel Agencies								P		P	P	P	P	P	561510	Travel Agencies
561520	Tour Operators								P			P		P	P	561520	Tour Operators
561591	Convention and Visitors Bureaus								P			P		P	P	561591	Convention and Visitors Bureaus

561599	All Other Travel Arrangement and Reservation Services								P	P		P	P	P	P	561599	All Other Travel Arrangement and Reservation Services
561611	Investigation Services										P	P	P	P	P	561611	Investigation Services
561612	Security Guards and Patrol Services														C	561612	Security Guards and Patrol Services
561613	Armored Car Services														C	561613	Armored Car Services
561621	Security Systems Services (except Locksmiths)							C				C	C	C	P	561621	Security Systems Services (except Locksmiths)
561622	Locksmiths									P	P	P	P	P	P	561622	Locksmiths
561710	Exterminating and Pest Control Services														P	561710	Exterminating and Pest Control Services
561720	Janitorial Services															561720	Janitorial Services
561730	Landscaping Services														C	561730	Landscaping Services
561740	Carpet and Upholstery Cleaning Services														P	561740	Carpet and Upholstery Cleaning Services
561790	Other Services to Buildings and Dwellings														P	561790	Other Services to Buildings and Dwellings
561910	Packaging and Labeling Services									C	C	C			P	561910	Packaging and Labeling Services
561920	Convention and Trade Show Organizers							P			P		P	P	P	561920	Convention and Trade Show Organizers
561990	All Other Support Services							C			C	C	C	P	P	561990	All Other Support Services
562111	Solid Waste Collection															562111	Solid Waste Collection
562112	Hazardous Waste Collection															562112	Hazardous Waste Collection
562119	Other Waste Collection														X	562119	Other Waste Collection
562211	Hazardous Waste Treatment and Disposal														X	562211	Hazardous Waste Treatment and Disposal
562212	Solid Waste Landfill														X	562212	Solid Waste Landfill
562213	Solid Waste Combustors and Incinerators															562213	Solid Waste Combustors and Incinerators
562219	Other Nonhazardous Waste Treatment and Disposal															562219	Other Nonhazardous Waste Treatment and Disposal
562910	Remediation Services															562910	Remediation Services
562920	Materials Recovery Facilities															562920	Materials Recovery Facilities
562991	Septic Tank and Related Services												X	X		562991	Septic Tank and Related Services
562998	All Other Miscellaneous Waste Management Services														P	562998	All Other Miscellaneous Waste Management Services
611110	Elementary and Secondary Schools	C	C	C	C	C	P		X	X	X	X	X	X	X	611110	Elementary and Secondary Schools
611210	Junior Colleges						P		C		C	C	C	C	C	611210	Junior Colleges
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C	611310	Colleges, Universities, and Professional Schools
611410	Business and Secretarial Schools								C			C	C	C	C	611410	Business and Secretarial Schools
611420	Computer Training								C			C	C	C	C	611420	Computer Training
611430	Professional and Management Development Training								C			C	C	C	C	611430	Professional and Management Development Training
611511	Cosmetology and Barber Schools											C	C	C	C	611511	Cosmetology and Barber Schools
611512	Flight Training												X	X		611512	Flight Training
611513	Apprenticeship Training							P				P	P	P	P	611513	Apprenticeship Training
611519	Other Technical and Trade Schools							C						C	C	611519	Other Technical and Trade Schools
611610	Fine Arts Schools											C	C	C	P	611610	Fine Arts Schools
611620	Sports and Recreation Instruction											C	C	C	P	611620	Sports and Recreation Instruction
611630	Language Schools							P						P	P	611630	Language Schools
611691	Exam Preparation and Tutoring							P		P	P	P	P	P	P	611691	Exam Preparation and Tutoring

611692	Automobile Driving Schools													C	C	C	C	611692	Automobile Driving Schools
611699	All Other Miscellaneous Schools and Instruction								C					C	C	C	C	611699	All Other Miscellaneous Schools and Instruction
611710	Educational Support Services								P			X		P	P	P	P	611710	Educational Support Services
621111	Offices of Physicians (except Mental Health Specialists)							P	P			P		P	P	P	C	621111	Offices of Physicians (except Mental Health Specialists)
621112	Offices of Physicians, Mental Health Specialists							P	P			P		P	P	P	P	621112	Offices of Physicians, Mental Health Specialists
621210	Offices of Dentists							P	P			P		P	P	P	X	621210	Offices of Dentists
621310	Offices of Chiropractors							P	P			P		P	P	P	X	621310	Offices of Chiropractors
621320	Offices of Optometrists							P	P			P		P	P	P	X	621320	Offices of Optometrists
621330	Offices of Mental Health Practitioners (except Physicians)							P	P			P		P	P	P	X	621330	Offices of Mental Health Practitioners (except Physicians)
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P			P		P	P	P	X	621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists
621391	Offices of Podiatrists							P	P			P		P	P	P	X	621391	Offices of Podiatrists
621399	Offices of All Other Miscellaneous Health Practitioners							P	P			P		P	P	P	X	621399	Offices of All Other Miscellaneous Health Practitioners
621410	Family Planning Centers							P	C					C	C	C	X	621410	Family Planning Centers
621420	Outpatient Mental Health and Substance Abuse Centers							P							C		C	621420	Outpatient Mental Health and Substance Abuse Centers
621491	HMO Medical Centers							P	P			P		P	P	P	P	621491	HMO Medical Centers
621492	Kidney Dialysis Centers							P							C	C	C	621492	Kidney Dialysis Centers
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P		P	P	P	X	621493	Freestanding Ambulatory Surgical and Emergency Centers
621498	All Other Outpatient Care Centers							P							C		P	621498	All Other Outpatient Care Centers
621511	Medical Laboratories							P							C	P	X	621511	Medical Laboratories
621512	Diagnostic Imaging Centers							P							C	P	P	621512	Diagnostic Imaging Centers
621610	Home Health Care Services							P						P	P	P	P	621610	Home Health Care Services
621910	Ambulance Services														C		P	621910	Ambulance Services
621991	Blood and Organ Banks							P							X		P	621991	Blood and Organ Banks
621999	All Other Miscellaneous Ambulatory Health Care Services							P							C	C		621999	All Other Miscellaneous Ambulatory Health Care Services
622110	General Medical and Surgical Hospitals							P									X	622110	General Medical and Surgical Hospitals
622210	Psychiatric and Substance Abuse Hospitals							P									P	622210	Psychiatric and Substance Abuse Hospitals
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P										622310	Specialty (except Psychiatric and Substance Abuse) Hospitals
623110	Nursing Care Facilities							C						C	C	C		623110	Nursing Care Facilities (Skilled Nursing)
623210	Residential Mental Retardation Facilities (Subject to 405.450.B)	P	P	P	P	P		C						P				623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)
623220	Residential Mental Health and Substance Abuse Facilities					C		P						C	X			623220	Residential Mental Health and Substance Abuse Facilities
623311	Continuing Care Retirement Communities					C		C						C	C	C	X	623311	Continuing Care Retirement Communities
623312	Homes for the Elderly					C		C						C		C	X	623312	Assisted Living Facilities for the Elderly

623990	Other Residential Care Facilities (Subject to 405.450.B)	P	P	P	P	P		C				C				623990	Other Residential Care Facilities (Subject to 405.450.B)
624110	Child and Youth Services							P						P	P	624110	Child and Youth Services
624120	Services for the Elderly and Persons with Disabilities							P	C			P	P	P	X	624120	Services for the Elderly and Persons with Disabilities
624190	Other Individual and Family Services							P	P			P	P	P	P	624190	Other Individual and Family Services
624210	Community Food Services												C		P	624210	Community Food Services
624221	Temporary Shelters							C				C	C		C	624221	Temporary Shelters
624229	Other Community Housing Services											C	C		P	624229	Other Community Housing Services
624230	Emergency and Other Relief Services											C	C		C	624230	Emergency and Other Relief Services
624310	Vocational Rehabilitation Services												P		C	624310	Vocational Rehabilitation Services
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	624410	Child Day Care Services
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C	711110	Theater Companies and Dinner Theaters
711120	Dance Companies											C	C	C	C	711120	Dance Companies
711130	Musical Groups and Artists											C	C	C	C	711130	Musical Groups and Artists
711190	Other Performing Arts Companies											C	C	C	C	711190	Other Performing Arts Companies
711211	Sports Teams and Clubs											C	C	C	C	711211	Sports Teams and Clubs
711212	Racetracks											X			C	711212	Racetracks
711219	Other Spectator Sports											C	C	C	C	711219	Other Spectator Sports
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C	711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	X	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures
711510	Independent Artists, Writers, and Performers							C				C	C	C	X	711510	Independent Artists, Writers, and Performers
712110	Museums											C	C	C		712110	Museums
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C		712120	Historical Sites
712130	Zoos and Botanical Gardens											C	C	C		712130	Zoos and Botanical Gardens
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C		712190	Nature Parks and Other Similar Institutions
713110	Amusement and Theme Parks							P				C	C	C		713110	Amusement and Theme Parks
713120	Amusement Arcades										C	C	C	C		713120	Amusement Arcades
713210	Casinos (except Casino Hotels)															713210	Casinos (except Casino Hotels)
713290	Other Gambling Industries											C	C	C	C	713290	Other Gambling Industries
713910	Golf Courses and Country Clubs	C	C	C	C	C		C								713910	Golf Courses and Country Clubs
713920	Skiing Facilities															713920	Skiing Facilities
713930	Marinas															713930	Marinas
713940	Fitness and Recreational Sports Centers	C					C		C			P	P	P	P	713940	Fitness and Recreational Sports Centers
713950	Bowling Centers											C	C	C		713950	Bowling Centers
713990	All Other Amusement and Recreation											C	C	C	P	713990	All Other Amusement and Recreation
721110	Hotels (except Casino Hotels) and Motels								C			C	C	C		721110	Hotels (except Casino Hotels) and Motels
721120	Casino Hotels															721120	Casino Hotels
721191	Bed-and-Breakfast Inns	C	C	C	C	C										721191	Bed-and-Breakfast Inns
721199	All Other Traveler Accommodation															721199	All Other Traveler Accommodation

721211	RV (Recreational Vehicle) Parks and Campgrounds															721211	RV (Recreational Vehicle) Parks and Campgrounds
721214	Recreational and Vacation Camps (except Campgrounds)															721214	Recreational and Vacation Camps (except Campgrounds)
721310	Rooming and Boarding Houses						C									721310	Rooming and Boarding Houses
722110	Full-Service Restaurants							C		C	C	C	C	C		722511	Full-Service Restaurants
722211	Limited-Service Restaurants							C		C	C	C	C	C		722513	Limited-Service Restaurants
722212	Cafeterias, Grill Buffets, and Buffets						C			C	C	C	C	C		722514	Cafeterias, Grill Buffets, and Buffets
722213	Snack and Nonalcoholic Beverage Bars							C	C	C	C	C	C	C		722515	Snack and Nonalcoholic Beverage Bars
722310	Food Service Contractors										C	C	C	C		722310	Food Service Contractors
722320	Caterers											C	C	C	C	722320	Caterers
722330	Mobile Food Services										C	C	C	C	C	722330	Mobile Food Services
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C	722410	Drinking Places (Alcoholic Beverages)
811111	General Automotive Repair							C			C	C	C		C	811111	General Automotive Repair
811112	Automotive Exhaust System Repair												C		C	811112	Automotive Exhaust System Repair
811113	Automotive Transmission Repair							C			C	C	C		P	811113	Automotive Transmission Repair
811118	Other Automotive Mechanical and Electrical Repair and Maintenance							C			C	C	C		P	811118	Other Automotive Mechanical and Electrical Repair and Maintenance
811121	Automotive Body, Paint, and Interior Repair and Maintenance														P	811121	Automotive Body, Paint, and Interior Repair and Maintenance
811122	Automotive Glass Replacement Shops							C			C	C	C		P	811122	Automotive Glass Replacement Shops
811191	Automotive Oil Change and Lubrication							C			C	C	C	C	C	811191	Automotive Oil Change and Lubrication
811192	Car Washes							C			C	C	C	C	P	811192	Car Washes
811198	All Other Automotive Repair and							C			C	C	C		P	811198	All Other Automotive Repair and
811211	Consumer Electronics Repair and										C	C	C		C	811211	Consumer Electronics Repair and
811212	Computer and Office Machine Repair and Maintenance							P			P	P	P	P	P	811212	Computer and Office Machine Repair and Maintenance
811213	Communication Equipment Repair and Maintenance												X		P	811213	Communication Equipment Repair and Maintenance
811219	Other Electronic and Precision Equipment Repair and Maintenance												P		P	811219	Other Electronic and Precision Equipment Repair and Maintenance
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance												X		P	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
811411	Home and Garden Equipment Repair and Maintenance														P	811411	Home and Garden Equipment Repair and Maintenance
811412	Appliance Repair and Maintenance												P		P	811412	Appliance Repair and Maintenance
811420	Reupholstery and Furniture Repair												C		P	811420	Reupholstery and Furniture Repair
811430	Footwear and Leather Goods Repair										P	P	P	P	P	811430	Footwear and Leather Goods Repair
811490	Other Personal and Household Goods Repair and Maintenance														C	811490	Other Personal and Household Goods Repair and Maintenance
812111	Barber Shops										P	P	P	P	P	812111	Barber Shops
812112	Beauty Salons										P	P	P	P	C	812112	Beauty Salons
812113	Nail Salons										P	P	P	P	C	812113	Nail Salons
812191	Diet and Weight Reducing Centers										C	C	P	P	C	812191	Diet and Weight Reducing Centers

812199	Other Personal Care Services										C	C	C	C	C	812199	Other Personal Care Services
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C		812210	Funeral Homes and Funeral Services
812220	Cemeteries and Crematories	C					C				NO	C	NO	X		812220	Cemeteries and Crematories
812310	Coin-Operated Laundries and Drycleaners															812310	Coin-Operated Laundries and Drycleaners
812320	Drycleaning and Laundry Services (except Coin-Operated)										P	P	P	P		812320	Drycleaning and Laundry Services (except Coin-Operated)
812331	Linen Supply															812331	Linen Supply
812332	Industrial Launderers														P	812332	Industrial Launderers
812910	Pet Care (except Veterinary) Services										P	P	P		P	812910	Pet Care (except Veterinary) and Pet Spa (as defined in Chapter 405) Services
812921	Photofinishing Laboratories (except One-														P	812921	Photofinishing Laboratories (except One-
812922	One-Hour Photofinishing										P	P	P	P		812922	One-Hour Photofinishing
812930	Parking Lots and Garages												C	C	P	812930	Parking Lots and Garages
812990	All Other Personal Services										C	C	C	C	P	812990	All Other Personal Services
813110	Religious Organizations, Incl. Retreat	C	C	C	C	C	P	P	C	C	P	P	P	P	C	813110	Religious Organizations, Incl. Retreat
813211	Grantmaking Foundations								P		P	P	P	P	P	813211	Grantmaking Foundations
813212	Voluntary Health Organizations								P			P		P	P	813212	Voluntary Health Organizations
813219	Other Grantmaking and Giving Services								P			P		P	P	813219	Other Grantmaking and Giving Services
813311	Human Rights Organizations								P			P		P	P	813311	Human Rights Organizations
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P	813312	Environment, Conservation and Wildlife Organizations
813319	Other Social Advocacy Organizations	C							P			P	P	P	P	813319	Other Social Advocacy Organizations
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C	813410	Civic and Social Organizations
813910	Business Associations	C	C	C	C	C			P			P		P	P	813910	Business Associations
813920	Professional Organizations								P			P	P	P	C	813920	Professional Organizations
813930	Labor Unions and Similar Labor								P			P	P	P	C	813930	Labor Unions and Similar Labor
813940	Political Organizations								P			P	P	P	P	813940	Political Organizations
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)
814110	Private Households	P	P	P	P	P	P							C		814110	Private Households
921110	Executive Offices								P	P	X	P	P	P	C	921110	Executive Offices
921120	Legislative Bodies								P	P	X	P	P	P		921120	Legislative Bodies
921130	Public Finance Activities								P			P	P	P	P	921130	Public Finance Activities
921140	Executive and Legislative Offices, Combined								P	P	X	P	P	P	P	921140	Executive and Legislative Offices, Combined
921150	American Indian and Alaska Native Tribal Governments															921150	American Indian and Alaska Native Tribal Governments
921190	Other General Government Support								P	P	X	P	P	P	P	921190	Other General Government Support
922110	Courts								P		X		P	P	P	922110	Courts
922120	Police Protection						P	P	P	P	X	P	P	P	P	922120	Police Protection
922130	Legal Counsel and Prosecution								P	P	X	P	P	P		922130	Legal Counsel and Prosecution
922140	Correctional Institutions														P	922140	Correctional Institutions
922150	Parole Offices and Probation Offices												P			922150	Parole Offices and Probation Offices
922160	Fire Protection						P	X	P	P	X	P	P	P		922160	Fire Protection

[illegible]

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF CREVE COEUR TO CONVERT THE NAMING AND DEFINITIONS OF PERMITTED AND CONDITIONAL USES FROM THE 1987 STANDARD INDUSTRIAL CLASSIFICATION (SIC) SYSTEM TO THE 2012 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS), ALONG WITH CHANGES IN STATUS FOR CERTAIN USES RESULTING FROM THE CONVERSION, AND THE INCLUSION OF CERTAIN NEW USES.

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Zoning Code to convert references of uses from the 1987 SIC system to the NAICS due to market changes that have made many of the names and definitions obsolete, and to includes new segments of the market place; and,

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

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Tuesday, February 19, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendments at its meeting on March 18, 2013; and,

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

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

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

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

SECTION 1: Section 405.210 shall be amended to read as follows:

SECTION 405.210: REGULATION OF USES

It is the intent of this Chapter to permit certain uses, not otherwise illegal, to locate in specified zoning districts, either as a permitted use or a conditional use.

1. Permitted uses. No structure shall be erected, constructed, reconstructed or structurally altered, nor shall any structure or land or combination thereof be used unless the use to which the structure and/or land is to be put is listed in the

permitted use section of the applicable zoning district and the use fully complies with all of the applicable district regulations, except for non-conformities, accessory uses and conditional uses. Permitted uses and conditional uses are generally listed according to the North American Industry Classification System (NAICS) Standard Industrial Classification (SIC) Manual published by the Office of Management and Budget, 2012 ~~1987~~ Edition. The specific uses set forth herein taken from the 2012 NAICS ~~1987~~ SIC Manual are adopted by reference as specifically set forth herein and made a part of this Chapter as if fully set out in this Chapter. A copy of the 2012 NAICS ~~1987~~ SIC Manual is on file in the Department of Community Development.

2. Conditional uses. No conditional use, as designated within this Chapter, shall hereafter be established unless such use has been approved pursuant to the provisions of Section 405.470. Any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use.
3. Uses not specifically listed. If a particular use is included in the NAICS SIC Manual, is not listed as a permitted use and is not within the same NAICS SIC classification code as a listed permitted use, it is not allowed in that district. If a particular use is not included in the NAICS SIC Manual and is substantially similar to uses in one (1) or more NAICS SIC classification codes which are not listed as permitted uses, it is not allowed within that district. If a particular use is not included anywhere in the NAICS SIC Manual and is substantially similar to one (1) or more of the permitted uses listed in that district, it may receive consideration for inclusion as a permitted use by the Planning and Zoning Commission.
4. Permitted and conditional uses for the Zoning Districts are provided in Table A of the Zoning Ordinance. (Attached)

SECTION 2: Section 405.250 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.250: "A" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Structures or land in the "A" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 3: Section 405.260 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.260: "B" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Any structure or land in the "B" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 4: Section 405.270 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.270: "C" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Any structure or land in the "C" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 5: Section 405.280 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.280: "D" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Any structure or land in the "D" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 6: Section 405.290 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.290: "AR" ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT.

- B. Permitted Uses. Any structure or land in the "AR" Attached Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 7: Section 405.300 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

- B. Permitted Uses. Any structure or land in the "HE" Higher Education District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 8: Section 405.310 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.310: "PH" PLANNED HOSPITAL DISTRICT

- B. Permitted Uses. Any structure or land in the "PH" Planned Hospital District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 9: Section 405.320 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.320: "PO" PLANNED OFFICE DISTRICT

- B. Permitted Uses. Structures or land in the "PO" Planned Office District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 10: Section 405.330 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.330: "RO" RESEARCH AND OFFICE PARK DISTRICT

- B. Permitted Uses. Structures or land in the "RO" Research and Office Park District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 11: Section 405.340 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.340: "MX" MIXED USE DISTRICT

- B. Permitted Uses. Structures or land in the "MX" Mixed Use District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 12: Section 405.350 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.350: "PC" PLANNED COMMUNITY DISTRICT

- B. Permitted Uses. Structures or land in the "PC" Planned Community District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 13: Section 405.360 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in its entirety as follows:

SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT

- B. Permitted Uses. Structures or land in the "GC" General Commercial District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 14: Section 405.370 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in its entirety as follows:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- B. Permitted Uses. Structures or land in the "CB" Core Business District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning

Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 15: Section 405.380 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.380: "LI" LIGHT INDUSTRIAL DISTRICT

- B. Permitted Uses. Structures or land in the "LI" Light Industrial District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 16: Section 405.390(D)(2)(a) Planned Residential Development shall be amended to read as follows:

SECTION 405.390: PLANNED ZONING DISTRICTS

- D. Relationship Of Planned Districts To Zoning Map.
 - 2. Types of planned zoning districts.
 - a. Planned residential development (PRD). A "planned residential development" shall mean a development on a plot of land, containing a limited mixture of uses and building types, which may include single-family houses, clustered housing, multi-family dwellings, open space and small service commercial (boutique style business uses) that complement the area. Although no particular combination of the aforementioned uses is predetermined, all applications for PRD zoning must contain a clear statement and placement of the specific uses within the district with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PRD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PRD is five (5.0) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land.

Design criteria.

- (1) Adjoining areas should be predominately residential or institutional.
- (2) Housing densities may not exceed six (6) units per acre for new single-family residential nor twenty (20) units per acre for new multi-family residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year floodplain.

- (3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (4) The floor area ratio (FAR) shall not exceed four-tenths (0.4). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed thirty-three percent (33%) of the site area and the sky exposure plane requirement is met.
- (5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (6) No new residential building may be located closer than twenty (20) feet to ~~any property line nor~~ any property line or any required buffer yard.
- (7) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
- (8) Balances increased structure densities for the subject property with more cohesive and organized open space.
- (9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
- (10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, ~~stormwater~~ storm water control, sanitary sewer and parks and recreation facilities.
- (11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (12) Places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in this Section.
- (13) Provides effective landscaping or screening in or around the separate developments within the PRD.
- (14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (15) Functionality and aesthetically integrates all proposed ~~stormwater~~ storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.

SECTION 17: Section 405.390(D)(2)(b) Planned Commercial Development shall be amended to read as follows:

SECTION 405.390: PLANNED ZONING DISTRICTS

D. Relationship Of Planned Districts To Zoning Map.

2. Types of planned zoning districts.

- b. Planned commercial development (PCD). A "planned commercial development" shall mean a development on a plot of land containing a mixture of commercial, office, miscellaneous service activities and multi-family dwellings when acceptable to the area. The purpose of a PCD is to provide sites for the development of commercial retail and office uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PCD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PCD zoning must contain a clear statement and placement of the specific uses within the district, with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PCD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PCD is three and one-half (3.5) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land. In addition, a PCD may not be requested for properties described by the Central Business District land use plan.

Design criteria.

- (1) Adjoining areas must be predominantly non-residential as defined for this district and the project shall have all access, not including emergency-use only driveways, from Olive Boulevard, Lindbergh Boulevard, North New Ballas Road or any street within the "LI" Light Industrial zoning district except that the project may also have cross access with an adjacent commercial property whose access is limited to only a major or minor arterial according to the City's published street classification map or from any street within the "LI" Light Industrial zoning district.
- (2) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (3) The floor area ratio (FAR) for new developments shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed forty percent (40%) of the site area and the sky exposure plane requirement is met.
- (4) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development. The buffer yard

shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

- (5) No new residential building may be located closer than fifteen (15) feet to ~~any property line~~ or any property line or any required buffer yard.
- (6) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
- (7) Makes efficient use of parking and storage areas including cooperative parking facilities.
- (8) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (9) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, ~~stormwater~~ storm water control, sanitary sewer and parks and recreation facilities.
- (10) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (11) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (12) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (13) Allows for on-street parking and locate surface parking to the side and rear of buildings.
- (14) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (15) Places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in this Section.
- (16) Provides effective landscape or screening in or around the separate developments within the PCD.
- (17) Functionally and aesthetically integrates all proposed ~~stormwater~~ storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with surrounding development.

SECTION 18: Section 405.450 (B) shall be amended to read as follows:

SECTION 405.450: PERMITTED USES

B. Group Homes. (NAICS 62310 and 623990) The following specific standards shall be met before a permit shall be issued for a group home:

1. Use regulations. The prevailing lot size requirements, building bulk regulations and yard setback requirements of the single-family residential district ("A", "B", "C" or "D" district) in which the group home is to be located shall be satisfied by any existing single-family residence structure to be converted to group home occupancy or by any structure to be newly constructed for such occupancy, such group homes shall not be permitted in any attached residential district ("AR" district) or other condominium or multi-family project such as within the "CB" Core Business District.

2. Site density and certification of occupancy. The owner or operator of a group home shall be duly licensed by the Department of Mental Health of the State of Missouri or accreditation acceptable to that department pursuant to Section 630.705 through Section 630.805, RSMo., or shall have applied for such license. Residents of such facilities must be mentally retarded, physically disabled or developmentally disabled as defined under Section 630.005, RSMo. The home occupants shall not exceed eight (8) persons and the number of resident house parents shall not exceed two (2) persons. The objective of this certification of group home occupancy is to ensure that the occupancy of a group home is maintained exclusively for persons with valid developmental handicaps or disabilities at the above stated maximum density per group home. Specifically excluded are all other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. Community density. In order to preclude the impaction of any single neighborhood or subdivision, no group home permitted in accordance with this Section shall be located within two thousand five hundred (2,500) feet of another such group home in the City of Creve Coeur.
4. Residential appearance. The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood or subdivision.

SECTION 19: Section 405.470 Conditional Uses shall be amended to read as follows:

SECTION 405.470: CONDITIONAL USES

1. Electric Power Distribution (NAICS 221122) ~~Public utility substations, distribution facilities and distribution cabinets~~ (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts). Shall provide a minimum six (6) foot high screen of evergreen plant material or wall between any structure exceeding three (3) feet in height, with the exception of utility poles and any adjacent residential or institutional use or any right-of-way or street.
2. Retreat Houses (NAICS 813110) operated by non-profit or religious, fraternal or community service organizations including overnight accommodations for guests or members (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).
 - a. Shall be located on sites of at least three (3) acres.
 - b. Overnight accommodations shall be limited to guests or members.
 - c. The maximum capacity of such overnight guest facilities shall not exceed a ratio of four (4) overnight guests per acre of site occupied by the retreat house.
3. Accessory retail sales (NAICS 45299 All Other General Merchandise Stores and NAICS 445120 Convenience Stores) (conditional use in the "PO" districts).
 - a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.

- b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.
 - c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.
4. Roof-mounted communication equipment (CC-517929) (conditional use in the "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).
- a. Roof-mounted communication equipment shall not exceed fifteen (15) feet in height as measured from the roof of the building and shall meet the sky-exposure plane requirement in the applicable zoning district if applicable.
 - b. Prior to approval of roof-mounted communication equipment by the City Council, the applicant shall document their efforts to locate their communication equipment on an existing communication tower within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower is not feasible or not desirable.
 - c. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - d. In addition to the requirements of Section 405.1080, the site plan for the roof-mounted communication shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - e. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - f. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment.
 - g. Roof-mounted communication equipment shall not be located within one hundred fifty (150) feet of any residential structure.
 - h. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
5. Roof-mounted communication equipment (CC-517929) (conditional use in the "A" district).
- a. Roof-mounted communication equipment may be located in a residential parcel if the property is over twenty (20) acres and is primarily used as a public or private school or place of worship.
 - b. The location of the roof-mounted communication equipment shall be no less than three hundred (300) feet from any residential structure measured from the location of the proposed communication equipment.

- c. Any equipment building, cabinet or similar elements serving the antenna must be located within the structure on which it is mounted or below grade level so as to minimize the visibility from the outside of said structure.
 - d. No antenna shall project above the existing height of the structure upon which it is mounted.
 - e. Prior to approval of roof-mounted communication equipment by the City Council, the applicant shall document its efforts to locate its communication equipment on an existing communication tower or rooftop within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower or rooftop is not feasible or not desirable.
 - f. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - g. In addition to the requirements of Section 405.1080, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof, and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - h. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - i. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the communication equipment owner's expense. The owner shall provide the City with a copy of its notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment.
 - j. Signs and lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
 - k. At the time of application for a conditional use permit, the owner of the subject property is required to provide the City a letter consenting to allow the co-location of up to three (3) communication service providers on the same structure and within the same equipment shelter.
6. Communication Towers (NAICS 517210) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).
- a. A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.
 - b. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A", "B", "C", "D" and "AR" Districts.
 - c. The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.

- d. Communication tower operators of any tower approved after the effective date of this Chapter shall provide for the co-location of other communications providers on their tower for reasonable compensation and shall make adequate space available for public safety communication antennas.
 - e. Prior to approval of a communication tower by the City Council, the applicant shall document efforts to locate the proposed antenna on an existing communication tower within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower is not feasible.
 - f. The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.
 - g. All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
 - h. In addition to the requirements of Section 405.1080, the site plan for the communication tower shall include the following information:
 - (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.
 - i. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations.
 - j. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
 - k. A communication tower shall not be located closer than fifty (50) feet to any street right-of-way.
 - l. The provisions of Section 405.620 shall not apply to communication towers.
7. Electromedical and Electrotherapeutic Apparatus Manufacturing (NAICS 334510), Surgical Appliance and Supplies Manufacturing (NAICS 339113), Dental Equipment and Supplies Manufacturing (NAICS 339114), and Ophthalmic Goods Manufacturing (NAICS 339115) Fabrication and/or assembly

- of specialized medical equipment or components (conditional use in the "PH" district).
- a. Shall clearly be accessory to the medical specialty use.
 - b. Shall be located in the same building as the medical specialty use.
 - c. Shall occupy less than fifty percent (50%) of the floor area of the building devoted to the medical specialty, not to exceed ten thousand (10,000) square feet.
8. All drive-through and drive-in Drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC-442100) (conditional use in the "PC", "GC" and "CB" districts).
- a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. Drive-thru service for restaurants may be located only on sites of not less than three (3) acres.
9. Water Supply and Irrigation Systems Water supply storage—NAICS 221310 SIC Code 4941 (conditional use in the "LI" district).
- a. Shall be located on lots of at least three (3) acres.
 - b. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.
10. Sewage Treatment Facilities Sewage treatment plants-- NAICS 221320 SIC Code 4952 (conditional use in the "LI" district).
- a. Shall be located on lots of at least three (3) acres.
 - b. Shall be allowed only as an accessory use to an industrial use.
 - c. Shall be limited to the treatment of industrial waste prior to transmittal to the sanitary sewer system.
 - d. Shall receive all necessary permits from the Metropolitan St. Louis Sewer District, St. Louis County, the State of Missouri and the Federal Government prior to initiating operation.
11. New Car DealersAutomotive dealers-- NAICS 441110 SIC Code 551 (conditional use in the "GC" and "CB" districts).
- a. Site size. Shall be located on lots of not less than one (1) acre.
 - b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - d. Motor vehicle dealers (new or new and used) (all uses NAICS 441110). A motor vehicle dealer, whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a

period of three (3) years from the later of the date of such termination or January 24, 2011, provided the dealer gives the City written notice of such termination within thirty (30) days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.

12. New Car Dealers, Used Car Dealers, ~~Motor Vehicle, new and used, used only, Motorcycle Dealers, and Boat Dealers~~ -- NAICS 441110, 441120, 441221 and 441222 SIC Codes 551, 552, and 557 (conditional use in the "LI" District).
- a. Indoor operations only. All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.
 - b. Site size. Shall be located on lots of not less than one (1) acre.
 - c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.
13. Gasoline Service Stations-- NAICS 447110 and 447190 SIC Code 554 (conditional use in the "PC", "GC" and "CB" districts). The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section 405.1070, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.
- a. Site size. Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever is greater. A dispenser may have more than one (1) hose.
 - b. Setbacks. All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned for service at pump islands.
 - c. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building. Where adjacent to a residential district ("A", "B", "C", "D", "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.
 - d. Parking and access. In addition to providing parking in accordance with Section 405.820(F), there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.
 - e. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate

by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").

- f. Retail sales. Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.
 - g. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - h. Major repairs prohibited. Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.
 - i. Trailer and equipment rental prohibited. Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.
 - j. Gasoline deliveries. No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.
 - k. Pump island location. Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.
 - l. Landscaping and buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
 - m. Curb cuts and corner radius. On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.
 - n. Sight lines. Landscaping provided along the street frontage in accordance with paragraph (12)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).
14. Food Services and Drinking Places (NAICS 722) Eating and Drinking Establishments. Shall be located on sites of not less than two (2) acres with the following exceptions:
- a. The acreage requirement does not apply to properties within the "GC" District;
 - b. The acreage requirement does not apply to restaurants in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage; and

- c. ~~In the "MX" District restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.~~
Drive-thru or drive-up services:
- i. Shall provide space for at least three (3) cars per drive-up window or station.
 - ii. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - iii. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - iv. Drive-thru service for restaurants may be located only on sites of not less than three (3) acres.
- d. In the "MX" District:
- i. Restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.
 - ii. Shall be located on sites of not less than two (2.0) acres;
 - iii. Shall be located on the ground floor of the structure;
 - iv. Shall not occupy more than forty percent (40%) of the approved building square footage for the building footprint and a single eating and drinking establishment shall not exceed three thousand five hundred (3,500) square feet in size;
 - v. Shall have a minimum of sixteen (16) seats for dining; and
 - vi. Shall not provide drive-thru or drive-up services to patrons. "Drive-thru" and "drive-up" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window and/or receive food service in their automobiles.
15. ~~Hotels, and Motels motels and tourist courts-- NAICS 721110 SIC Code 701~~
 (conditional use in the "PC", "GC", "CB" and "LI" district).
- a. Shall be located on lots of not less than three (3) acres.
16. Hotels and Motels, and Rooming and Boarding Houses Organization hotels and lodging houses on membership basis-- NAICS 721110, and 721310 SIC Code 704
 (conditional use in the "HE" district).
- a. Shall be located on lots of not less than twenty (20) acres.
 - b. Shall be accessory to a permitted principal use.
17. Cemeteries and Crematories-- NAICS 812220 SIC Code 726 (conditional use in the "A", "HE", and "PC" districts).
- a. Shall be located on sites of at least forty (40) acres.
 - b. The use of the site shall be limited to cremation and final interment of bodies or ashes in the ground, in columbariums, in mausoleums or similar

facilities and the customary accessory uses to support a cemetery.—No funeral homes or similar uses shall be allowed.

18. Funeral Homes and Funeral Services-- NAICS 812210--SIC Code 726 (conditional use in the "A", "HE", "MX", "PC", and "GC" and "CB" districts).
 - a. Shall be located on lots of not less than one (1) acre.
19. Passenger Car Rental and Leasing Automotive rental and leasing, without drivers-- NAICS 53211--SIC Code 751 (conditional use in the "GC", and "CB", and "LI" districts).
 - a. Reserved.
 - b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
20. Tire Dealers, General Automotive Repair, Automotive Transmission Repair, Other Automotive Mechanical and Electrical Repair and Maintenance, Oil Change, Automotive Glass Replacement Shops, and All Other Automotive Repair and Maintenance Automotive exhaust system repair shops, automotive transmission repair shops, general automotive repair shops, and automotive repair shops not elsewhere classified-- NAICS 441320, 811111, 811113, 811118, 811122, 811191 and 811198--SIC Codes 7533, 7537, 7538 and 7539 (conditional uses in the "GC", "CB" and "LI" districts).
 - a. Site size. Shall be located on lots of at least one (1) acre.
 - b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - c. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
 - d. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - e. Body repairs prohibited. No body and fender work, top and upholstery work shall be permitted on the premises.
 - f. Landscaping and buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
21. Motion Picture Theaters (except Drive-Ins)-- NAICS 512131--SIC Code 7832 (conditional use in the "PC", "GC" and "CB" districts).
 - a. Shall be located on lots of not less than three (3) acres.

22. Various Membership Organizations ~~Private clubs--~~ NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990 ~~SIC Code 7997 and SIC Code 8641~~ (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).
- Shall be located on sites of at least three (3) acres.
 - Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
23. ~~Amusement and recreation services--SIC Code 79 (conditional use in the "A", "B", "C", "D", "AR", "MR", "PO", "PC", "GC" and "CB" districts).~~
- ~~Shall be located on lots of not less than one-half (½) acre, unless a larger lot is required by the applicable zoning district regulations.~~
2324. Nursing Care Facilities, Residential Mental Retardation, Mental Health and Substance Abuse Facilities, and Community Care Facilities for the Elderly ~~Nursing and personal care facilities--~~ NAICS 623110, 623210, 623311 and 623990 (except Boot Camps and Halfway Group Homes) ~~SIC Code 805~~ (conditional use in the "HE", "PH", PC, "GC" and "CB" districts).
- Shall be located on sites of at least three (3) acres.
 - The density of development (for apartment-type units) within a personal care facility shall not exceed twenty (20) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
 - Personal care facilities shall be primarily residential in character; however, convalescent and nursing homes, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
 - No building shall be located within fifty (50) feet of any property line.
2425. Outpatient Mental Health and Substance Abuse Center ~~Alcohol and drug treatment, outpatient clinics--~~ NAICS 62142 ~~SIC Code 8093~~ (conditional use in the "GC" district).
- Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
 - The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
 - Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
2526. Elementary and Secondary Schools-- ~~NAICS 611110~~ ~~SIC Code 821~~ (conditional use in the "A", "B", "C", "D", and "AR", ~~"MR", "PO" and "RO"~~ districts).
- Shall be located on lots of not less than three (3) acres; and
 - Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
 - Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.

- ~~27. Libraries SIC Code 823 (conditional use in the "PO" and "RO" districts).~~
~~a. Shall be located on lots of not less than three (3) acres.~~

2628. Adult Day Care Centers (NAICS 624120) (conditional uses in the "HE", and "PO" and "RO" districts).

- a. Shall be located on lots of not less than three (3) acres.
- b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
- c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.

2729. Child Day Care Services-- NAICS 624410 SIC Code 835 (conditional use in the "A", "B", "C", "D", "AR", "MR", "HE", "PO" and "RO" districts).

- a. Shall be located on lots of not less than three (3) acres.
- b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
- c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.

~~30. Orphanages or children's homes SIC Code 836 (conditional use in the "HE", "PH" and "GC" districts).~~

- ~~a. Shall be located on lots of not less than three (3) acres.~~

2831. Residential Mental Health and Substance Abuse Facilities Alcohol and drug rehabilitation centers, residential-- NAICS 623220 SIC Code 836 (conditional use in the "GC" "PC" district).

- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
- b. Not more than twenty (20) persons shall reside in the building at one time.
- c. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
- d. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.

2932. Religious Organizations Places of worship-- NAICS 813110 SIC Code 866 (conditional use in the "A", "B", "C", "D", "AR", "MR", "PO", and "RO", and "LI" districts).

- a. Shall be located on lots of not less than three (3) acres;
- b. Shall provide a minimum of one (1) acre of land per one hundred (100) seats in the main auditorium.
- c. In the "A" Single-Family Residential District: If the primary use on the site and conditional use permit is listed as a church or other place of worship and whereas such facilities are located on a lot of twenty (20) acres or more in area, the maximum site coverage on the site may be increased from twenty-five percent (25%) to thirty-five percent (35%). The buffer yard requirement shall be increased to one hundred (100) feet for all new

construction or improvements on the site abutting to or across the street from residentially zoned property.

- ~~3033.~~ Multi-family dwellings (conditional use in the "AR" district).
- a. Shall be located on sites of at least five (5) acres.
 - b. The minimum dwelling unit size shall not be less than nine hundred (900) square feet per unit.
 - c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.
 - d. Private usable open space. Private usable open space shall be provided in accordance with the standards for all multi-family residential building or development described in Section 405.710.
 - e. Visual environment enhancement. In the site development plan for any building or structure or any tract or tracts in the "AR" District, there shall be set aside a sum of money equal to not less than two percent (2%) of the proposed total construction cost, which sum shall be used for the erection, construction or installation of special or extraordinary walks, patios, fountains, pools, statuary, landscaping and other applicable objects of art or beautification upon such tract or tracts. There shall be specified on such site development plan an itemized cost estimate of such items including the manner in which the sum of money is to be used for this visual environment enhancement.
- ~~3134.~~ Multi-family dwellings (conditional use in the "CB" district).
- a. Shall be located on sites of at least three (3) acres.
 - b. The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.
 - c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.
- ~~3235.~~ Building or structure exceeding a floor area ratio of 1.0, but not exceeding 1.25 (conditional use in the "CB" district).
- a. All projects seeking a floor area ratio (FAR) exceeding one (1.0) shall be limited to a FAR of eight-tenths (0.8) for the office use portion of the building. The intent is to encourage projects that provide mixed-use developments and reduce peak hour vehicular congestion. All projects should incorporate uses that include, but not be limited to, restaurants, personal service providers and incidental retail and service establishments, that are oriented to both on- and off-site users.

SECTION 20: SECTION 405.700 Dedication of Public Parks and Open Space shall be amended to read as follows:

SECTION 405.700: DEDICATION OF PUBLIC PARKS AND OPEN SPACE

The City Council is specifically empowered to establish public parks on public land in any zoning district and may either accept or reject any portion of the property in any zoning district which the developers thereof may voluntarily desire to dedicate to the City

as a public park. If any portion of such district is so voluntarily dedicated, such portion of the property must be shown on the approved site development plan, all subject to the recommendation of the Planning and Zoning Commission and the approval of the City Council.

SECTION 21: SECTION 405.820 Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

1. Shopping centers designed for retail uses in NAICS 442, 443, 444, 445, 446, 448, 451, 452, 453 ~~SIC Codes 53, 54, 56 and 59~~ and personal service establishments shall provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required.
2. Residential uses.
 - a. One- and two-unit structures shall provide two (2) parking spaces per dwelling unit.
 - b. Multi-family uses shall provide two (2) parking spaces per dwelling unit for the first fifty (50) dwelling units; one and three-quarter (1¾) spaces per dwelling unit for the second fifty (50) dwelling units; and one and one-half (1½) spaces per dwelling unit for all units in excess of one hundred (100) units.
3. Churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly: one (1) space for each four (4) seats.
4. General offices including professional, governmental or institutional except as specifically enumerated in this Article: For buildings less than fifteen thousand (15,000) square feet, four (4) stalls per one thousand (1,000) square feet of gross leasable floor area. For buildings greater than fifteen thousand (15,000) square feet, three and three-tenths (3.3) stalls per one thousand (1,000) square feet of gross leasable floor area.
5. Business Enterprise Center (as defined herein): 0.85 parking spaces per one hundred fifty (150) square feet of office suite space.

C. Agriculture, Forestry, ~~And Fishing and Hunting~~ (NAICS 11 ~~SIC Codes 01-14~~).

1. Veterinary services. One (1) parking space per two hundred (200) square feet of floor area.
2. All other uses. One (1) parking space per five hundred (500) square feet of floor area and two (2) spaces per acre of land area.

D. Construction (~~NAICS 23~~~~SIC Codes 15-17~~). One (1) space per five hundred (500) square feet of floor area plus one (1) space per three thousand (3,000) square feet of outdoor storage area.

E. Manufacturing, Transportation, ~~Telecommunication~~ And Utility Uses (~~NAICS 22, 31-33, 48-49, 51~~~~SIC Codes 19-49~~).

1. Manufacturing (NAICS 31-33 ~~SIC Codes 19-39~~).

- a. Research and development facility. One (1) parking space per four hundred (400) square feet of floor area.
 - b. All other manufacturing. One (1) parking space for every five hundred (500) square feet of floor area.
 - 2. Transportation, ~~et~~telecommunication and utility uses (NAICS 22, 48-49, 517 ~~all uses within SIC codes 40-49~~). One (1) parking space for every four hundred (400) square feet of floor area.
- F. Wholesale And Retail Trade (NAICS 42, 44-45, 49 722 ~~SIC codes 50-59~~).
- 1. Automotive Dealers (NAICS 4411-4413~~SIC Code 55~~) (not including automobile repair (~~SIC Code 75~~)):
 - a. Automobile or boat dealers (NAICS 4411-4412, SIC Codes 5510, 5520, 5550, 5560 and 5590). One (1) space per two hundred fifty (250) square feet of show room floor area plus three (3) parking spaces per service bay plus one (1) space per one thousand two hundred fifty (1,250) square feet of total aggregate building area. Parking spaces typically occupied by new or used automobiles for sale shall not be counted towards the required off-street parking requirements. Such parking spaces occupied by automobiles for sale do not have to meet the minimum parking space requirements specified in this Chapter.
 - b. ~~Auto parts~~Automotive Parts, Accessories, and Tire Stores stores (NAICS 4413~~SIC Code 5530~~). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 - c. ~~Gasoline service S~~tations (NAICS 447~~SIC Code 5540~~). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus three (3) spaces for every service bay.
 - d. All other automotive uses. Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 - 2. Building Material and Garden Equipment and Supplies Dealers ~~materials and garden supplies~~ (NAICS 444~~SIC Code 52~~). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus one space per one thousand (1,000) square feet of outdoor display area.
 - 3. Furniture and Home Furnishings Stores (including carpeting and major appliances) (NAICS 442~~SIC Code 57~~). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 - 4. General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores) (NAICS 443, 445, 446, 448, 451, 452, and 453~~SIC Codes 53, 54, 56 and 59~~). Four (4) parking spaces per one thousand (1,000) square feet of floor area.
 - 5. Food Services and Drinking Places (NAICS 722). ~~Restaurants and bars (SIC Code 58)~~.
 - a. One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.

- b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities.

6. ~~Wholesale Trade Wholesaling, warehousing and storage businesses (NAICS 42, 49 SIC Codes 50 and 51)~~ shall have their parking requirements based on the following:

Building Size	Parking Spaces
Less than 5,000 square feet	1 space per 1,000 square feet
5,000 to 15,000 square feet	1 space per 1,500 square feet
15,001 to 40,000 square feet	1 space per 2,000 square feet
Greater than 40,001 square feet	1 space per 2,500 square feet
or one (1) space per employee on the largest shift, whichever is greater.	

- G. Finance, Insurance And Real Estate (~~NAICS 52 and 531 SIC Codes 60-69~~).
1. ~~Finance and Insurance Banks and savings and loans (NAICS 52 SIC Code 60)~~.
 - a. For buildings up to fifteen thousand (15,000) square feet in size, four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 - b. For buildings greater than fifteen thousand (15,000) square feet in size, three and three-tenths (3.3) parking stalls per one thousand (1,000) square feet of gross leasable floor area.
 2. All other finance (credit agencies, securities and commodities services), insurance and real estate offices. Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
- H. Services (~~SIC Codes 70-89~~).
1. ~~Accommodation Hotels and other lodging places (NAICS 721110 SIC Code 70)~~. One and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms.
 2. Personal and Laundry services (NAICS 812 SIC Code 72).
 - a. ~~Dry-cleaning and Laundry Services Laundry, cleaning and garment services (NAICS 81232 SIC Code 7210)~~.
 - (1) ~~Dry-cleaning and Laundry Services (except Coin-Operated) cleaning pickup establishments (NAICS 812320 SIC Code 7219)~~. One (1) space per one hundred fifty (150) square feet of floor area for the pickup area and one (1) space per three hundred (300) square feet of floor area for clothing storage and other areas.
 - (2) All other uses. One (1) space per three hundred (300) square feet of floor area.
 - b. Hair, Nail and Skin Care Services, Barber Shops, Beauty Salons, Nail Salons, and Other Personal Care Services Barbershops, beauty shops, nail salons and tanning salons (NAICS 81211) SIC Codes

- ~~7230 and 7240).~~ Three and one-half (3.5) spaces per barber, beautician and/or manicurist station or one (1) space per one hundred (100) square feet of floor area, whichever is greater.
- c. ~~Death Care Services Funeral homes, mortuaries and similar facilities (NAICS 8122SIC Code 7260).~~ One (1) space per fifty (50) square feet of floor space devoted to parlors, individual funeral service rooms and similar areas plus one (1) space for each funeral vehicle kept on the premises plus one (1) parking space per employee.
 - d. All other personal service establishments. One (1) space per two hundred (200) square feet of floor area.
3. Miscellaneous business services (Advertising Agencies NAICS 54181, News Syndicates/agencies NAICS51911, and ~~television and radio Broadcasting (except Internet) Facilities, NAICS 5151~~) (~~SIC Code 73 except 737~~).
 - a. One (1) space per three hundred (300) square feet of floor area.
 - b. Computer Systems Design and Related Services~~Computer services (NAICS 5415SIC Code 737).~~ One (1) space per two hundred (200) square feet of floor area.
 4. Automotive Repair and Maintenance ~~Automobile repair and services (NAICS 6111SIC Code 75).~~ One (1) space per three hundred (300) square feet of floor area plus one (1) space per service bay.
 5. Electronic and Precision Equipment Repair and Maintenance (NAICS 8112), Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance (NAICS 8113), and Personal and Household Goods Repair and Maintenance (NAICS 8114). ~~Miscellaneous repair services (SIC Code 76).~~ One (1) space per three hundred (300) square feet of floor area.
 6. Motion Pictures and Video Industries (NAICS 5121SIC Code 78).
 - a. Single motion picture theaters. One (1) space per three (3) seats.
 - b. Multi-plex motion picture theaters. (NAICS 512131) One (1) space per four (4) seats. Except, however, that such theaters may have their parking modified by the provisions of Section 405.800(G)(3) or for multi-plex theaters located with shopping centers containing over twenty-five thousand (25,000) square feet of floor area which provide at least six (6) parking spaces per one thousand (1,000) square feet of floor area or multi-plex theaters located with shopping centers over fifty thousand (50,000) square feet of floor area which provide at least five (5) parking spaces per one thousand (1,000) square feet of floor area may provide parking according to the following standards:

Gross Retail Area	Parking Standard
25,000--49,999	1 space per 5 seats
50,000--79,999	1 space per 6 seats
80,000--99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

- c. Video Tape and Disc Rental (NAICS ~~53223~~SIC Code 7840). One (1) space per two hundred (200) square feet of floor area.
 - d. All other motion picture uses. One (1) space per three hundred (300) square feet of floor area.
- 7. Amusement and recreation facilities ~~SIC Code 79~~.
 - a. Fine Arts Schools (NAICS 61161) and Sports and Recreation Instruction (NAICS 61162). ~~Dance studios, schools and halls (including martial arts and similar schools) (SIC Code 7910).~~ One (1) space per two hundred (200) square feet of floor area.
 - b. Fitness and Recreational Sports Centers (NAICS 71394), and All Other Amusement and Recreation Industries Amusement game parlors, pool halls and other similar recreational buildings (NAICS 713990). One (1) space per one hundred fifty (150) square feet of floor area.
 - c. Bowling centers (NAICS 71395 ~~SIC Code 7930~~). Five (5) spaces per lane.
 - d. Golf Courses and Country Clubs ~~courses (NAICS 71391~~SIC Code 7992). Four (4) spaces per hole.
 - e. Public or private commercially operated recreational complexes and associated structures. Five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings.
- 8. Health Care and Social Assistance (NAICS 62).~~Medical and other health services (SIC Code 80).~~
 - a. Ambulatory Health Care Services (NAICS 621). ~~Medical and dental offices and outpatient clinics (SIC Codes 8010, 8020, 8030 and 8040).~~
 - (1) Buildings under fifteen thousand (15,000) square feet. Four (4) spaces per one thousand (1,000) square feet of gross leasable floor area.
 - (2) Buildings greater than fifteen thousand (15,000) square feet. Three and three-tenths (3.3) spaces per one thousand (1,000) square feet of gross leasable floor area.
 - b. Nursing and Residential Care personal care ~~F~~facilities (NAICS 623 ~~SIC Code 8050~~). One (1) space per two (2) patient beds.
 - c. Hospitals (NAICS 622 ~~SIC Code 8060~~).
 - (1) Eighty-five one-hundredths (0.85) space per employee on duty at any one (1) shift change or sixty-five one-hundredths (0.65) space per full-time equivalent total employment, whichever is greater, and additional parking spaces shall be provided for visitors on the basis of six-tenths (0.6) space per hospital bed.
 - (2) The parking requirements for a hospital may be reduced by the Planning and Zoning Commission if a total parking analysis which reflects all uses provided is submitted by the applicant and approved by the Planning and Zoning Commission.
 - d. Other health services. Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

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9. Professional, Scientific, and Technical Services ~~Legal services (NAICS 54 SIC Code 81).~~ One (1) space per two hundred fifty (250) square feet of floor area.
10. Educational Services (~~NAICS 61 SIC Code 82~~).
 - a. Elementary and Secondary Schools (~~NAICS 6111 SIC Code 8210~~).
 - (1) High schools. One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee.
 - (2) Junior high and elementary schools. Two (2) spaces per classroom.
 - b. Colleges, Universities, Business Schools and Technical/Vocational Schools (~~NAICS 6112, 6113, 6114, and 6115 SIC Codes 8220 and 8240~~). One (1) space for every two (2) students based on the maximum design capacity of the school plus one (1) space for every employee.
 - c. Other educational services. One (1) space per three hundred (300) square feet of floor area.
11. Social Assistance services (NAICS 6244 SIC Code 83).
 - a. Child Day Care ~~Services facilities (NAICS 62441 SIC Code 8350)~~. One and one-half (1.5) spaces per staff person required for the licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility.
 - b. All other social service uses. One (1) space per three hundred (300) square feet of floor area.
12. Museums, Historical Sites, and Similar Institutions ~~art galleries, botanical and zoological gardens (NAICS 7121 SIC Code 84)~~. One (1) space per three hundred (300) square feet of floor area plus one (1) space per two thousand five hundred (2,500) square feet of outdoor display area.
13. Grant-making and Giving Services, Social Advocacy Organizations, Civic and Social Organizations, and Business, Professional, Labor, Political and Similar Organizations ~~Membership organizations (NAICS 8132, 8133, 8134, and 8139 SIC Code 86)~~. One (1) space per two hundred (200) square feet of floor area.
14. ~~Other services (SIC Codes 87, 88 and 89). One (1) space per three hundred (300) square feet of floor area.~~

SECTION 22: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

ROBERT HOFFMAN

BILL NO. _____

ORDINANCE NO. _____

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems								X	X	X		X	X	C
221320	Sewage Treatment Facilities								X	X	X		X	X	C
236115	New Single-Family Housing Construction (except For-Sale Builders)								X	X	X		X	X	C
236116	New Multifamily Housing Construction (except For-Sale Builders)								X	X	X		X	X	C
236117	New Housing For-Sale Builders								X	X	X		X	X	C
236118	Residential Remodelers								X	X	X		X	X	C
236210	Industrial Building Construction								X	X	X		X	X	C
236220	Commercial and Institutional Building Construction								X	X	X		X	X	C
237110	Water and Sewer Line and Related Structures Construction								X	X	X		X	X	C
237120	Oil and Gas Pipeline and Related Structures Construction								X	X	X		X	X	C
237130	Power and Communication Line and Related Structures Construction								X	X	X		X	X	C
237210	Land Subdivision								X	X	X		X	X	C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P
238150	Glass and Glazing Contractors														C
238210	Electrical Contractors and Other Wiring Installation Contractors														C
238220	Plumbing, Heating, and Air-Conditioning Contractors														C
238310	Drywall and Insulation Contractors														C
238320	Painting and Wall Covering Contractors														C
238330	Flooring Contractors														C
238340	Tile and Terrazzo Contractors														C
238350	Finish Carpentry Contractors														C
238390	Other Building Finishing Contractors														C
238990	All Other Specialty Trade Contractors														C
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P	P	P
311340	Nonchocolate Confectionery Manufacturing										P	P	P		P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C
313220	Narrow Fabric Mills and Schiffli Machine Embroidery														P
313310	Textile and Fabric Finishing Mills														P
313320	Fabric Coating Mills														P
314120	Curtain and Linen Mills										X		X		P
314910	Textile Bag and Canvas Mills														P
314999	All Other Miscellaneous Textile Product Mills														C
315210	Cut and Sew Apparel Contractors														P
315220	Men's and Boys' Cut and Sew Apparel Manufacturing														P
315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing														P
315280	Other Cut and Sew Apparel Manufacturing														P
315990	Apparel Accessories and Other Apparel Manufacturing														P
316210	Footwear Manufacturing														P
316992	Women's Handbag and Purse Manufacturing														P
316998	All Other Leather Good and Allied Product Manufacturing														P
321113	Sawmills														X
321114	Wood Preservation														X
321211	Hardwood Veneer and Plywood Manufacturing														C
321212	Softwood Veneer and Plywood Manufacturing														C
321213	Engineered Wood Member (except Truss) Manufacturing														C
321214	Truss Manufacturing														C
321219	Reconstituted Wood Product Manufacturing														C
321911	Wood Window and Door Manufacturing														C
321912	Cut Stock, Resawing Lumber, and Planing														C
321918	Other Millwork (including Flooring)														C
321920	Wood Container and Pallet Manufacturing														C
321991	Manufactured Home (Mobile Home) Manufacturing														C
321992	Prefabricated Wood Building Manufacturing														C
321999	All Other Miscellaneous Wood Product Manufacturing														C
322211	Corrugated and Solid Fiber Box Manufacturing														C
322212	Folding Paperboard Box Manufacturing														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
322219	Other Paperboard Container Manufacturing														P
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activites for Printing														P
325220	Artificial and Synthetic Fibers and Filaments Manufacturing									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P
326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing										X		X		P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P
332911	Industrial Valve Manufacturing														P
332912	Fluid Power Valve and Hose Fitting Manufacturing														C
332913	Plumbing Fixture Fitting and Trim Manufacturing														P
332919	Other Metal Valve and Pipe Fitting Manufacturing														P
332991	Ball and Roller Bearing Manufacturing														P
332992	Small Arms Ammunition Manufacturing														C
332993	Ammunition (except Small Arms) Manufacturing														C
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333111	Farm Machinery and Equipment Manufacturing														C
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C
333120	Construction Machinery Manufacturing														P
333131	Mining Machinery and Equipment Manufacturing														P
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P
333241	Food Product Machinery Manufacturing														P
333242	Semiconductor Machinery Manufacturing														P
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P
333244	Printing Machinery and Equipment Manufacturing														P
333249	Other Industrial Machinery Manufacturing														P
333314	Optical Instrument and Lens Manufacturing														P
333316	Photographic and Photocopying Equipment Manufacturing														P
333318	Other Commercial and Service Industry Machinery Manufacturing														P
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
333911	Pump and Pumping Equipment Manufacturing														P
333912	Air and Gas Compressor Manufacturing														C
333913	Measuring and Dispensing Pump Manufacturing														P
333921	Elevator and Moving Stairway Manufacturing														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
333997	Scale and Balance Manufacturing														P
333999	All Other Miscellaneous General Purpose Machinery Manufacturing														C
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semiconductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334613	Blank Magnetic and Optical Recording Media Manufacturing														P
334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing											P	P	P	P
335110	Electric Lamp Bulb and Part Manufacturing														P
335121	Residential Electric Lighting Fixture Manufacturing														P
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
335129	Other Lighting Equipment Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335221	Household Cooking Appliance Manufacturing														P
335222	Household Refrigerator and Home Freezer Manufacturing														P
335224	Household Laundry Equipment Manufacturing														P
335228	Other Major Household Appliance Manufacturing														P
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335911	Storage Battery Manufacturing														P
335912	Primary Battery Manufacturing														P
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
336111	Automobile Manufacturing														C
336112	Light Truck and Utility Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C
336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing										X		X		C
337122	Nonupholstered Wood Household Furniture Manufacturing										X		X		C
337124	Metal Household Furniture Manufacturing														C
337125	Household Furniture (except Wood and Metal) Manufacturing														C
337127	Institutional Furniture Manufacturing														C
337211	Wood Office Furniture Manufacturing														C
337212	Custom Architectural Woodwork and Millwork Manufacturing														C
337214	Office Furniture (except Wood) Manufacturing														C
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
337910	Mattress Manufacturing														C
337920	Blind and Shade Manufacturing														P
339112	Surgical and Medical Instrument Manufacturing														P
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P
339114	Dental Equipment and Supplies Manufacturing							C							P
339115	Ophthalmic Goods Manufacturing							C							P
339116	Dental Laboratories							P					C	C	P
339910	Jewelry and Silverware Manufacturing														P
339920	Sporting and Athletic Goods Manufacturing														P
339930	Doll, Toy, and Game Manufacturing														P
339940	Office Supplies (except Paper) Manufacturing														P
339950	Sign Manufacturing										C	C	C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing														P
339992	Musical Instrument Manufacturing														P
339993	Fastener, Button, Needle, and Pin Manufacturing														P
339994	Broom, Brush, and Mop Manufacturing														P
339995	Burial Casket Manufacturing														P
339999	All Other Miscellaneous Manufacturing														C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P
423130	Tire and Tube Merchant Wholesalers														C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C
423210	Furniture Merchant Wholesalers														P
423220	Home Furnishing Merchant Wholesalers														P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers												X	X	P
424110	Printing and Writing Paper Merchant Wholesalers														P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
424120	Stationery and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers														P
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers														P
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers														P
424340	Footwear Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P
424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P
424490	Other Grocery and Related Products Merchant Wholesalers														P
424510	Grain and Field Bean Merchant Wholesalers														P
424520	Livestock Merchant Wholesalers														P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P
424690	Other Chemical and Allied Products Merchant Wholesalers														C
424810	Beer and Ale Merchant Wholesalers														C
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														C
424910	Farm Supplies Merchant Wholesalers														P
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P
424940	Tobacco and Tobacco Product Merchant Wholesalers														P
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers														P
425110	Business to Business Electronic Markets								P		P	P	P	P	P
425120	Wholesale Trade Agents and Brokers								P				P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
441110	New Car Dealers												C	C	C
441120	Used Car Dealers														C
441210	Recreational Vehicle Dealers														C
441222	Boat Dealers											C	C	C	C
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
441310	Automotive Parts and Accessories Stores										C	C	C	C	C
441320	Tire Dealers												C		C
CC442100	All Drive-In and Drive-Through Services (excluding Food Services)											C	C	C	C
442110	Furniture Stores										P	P	P	P	C
442210	Floor Covering Stores										P	P	P	P	C
442291	Window Treatment Stores										P	P	P	P	P
442299	All Other Home Furnishings Stores										C	C	P	P	P
443141	Household Appliance Stores										C	C	P	P	P
443142	Electronics Stores										P	P	P	P	P
444110	Home Centers											C	C	C	P
444120	Paint and Wallpaper Stores										C	P	P	P	P
444130	Hardware Stores										P	P	P	P	P
444190	Other Building Material Dealers											C	C	C	P
444210	Outdoor Power Equipment Stores										C	C	C	P	P
444220	Nursery, Garden Center, and Farm Supply Stores										C			C	P
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P	P	P	P
445120	Convenience Stores								C		C	C	C	C	C
445210	Meat Markets										P	P	P	P	P
445220	Fish and Seafood Markets														P
445230	Fruit and Vegetable Markets										P	P	P	P	P
445291	Baked Goods Stores										P	P	P	P	P
445292	Confectionery and Nut Stores										P	P	P	P	P
445299	All Other Specialty Food Stores										P	P	P	P	P
445310	Beer, Wine, and Liquor Stores										P	P	P	P	P
446110	Pharmacies and Drug Stores							P	P		P	P	P	P	P
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P	P	P
446130	Optical Goods Stores										P	P	P	P	P
446191	Food (Health) Supplement Stores							P			P	P	P	P	P
446199	All Other Health and Personal Care Stores										P	P	P	P	P
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C
447190	Other Gasoline Stations											C	C	C	C
448110	Men's Clothing Stores										P	P	P	P	C
448120	Women's Clothing Stores										P	P	P	P	C
448130	Children's and Infants' Clothing Stores										P	P	P	P	C
448140	Family Clothing Stores										P	P	P	P	C
448150	Clothing Accessories Stores										P	P	P	P	C
448190	Other Clothing Stores										P	P	P	P	P
448210	Shoe Stores										P	P	P	P	P
448310	Jewelry Stores										P	P	P	P	C
448320	Luggage and Leather Goods Stores										P	P	P	P	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P
451120	Hobby, Toy, and Game Stores										P	P	P	P	P
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P
451140	Musical Instrument and Supplies Stores										P	P	P	P	P
451211	Book Stores										P	P	P	P	P
451212	News Dealers and Newsstands								P		P	P	P	P	P
452111	Department Stores (except Discount Department Stores)										C	C	C	C	P
452112	Discount Department Stores										C	C	C	C	P
452910	Warehouse Clubs and Supercenters										X	C	C	C	P
452990	All Other General Merchandise Stores								C		C	C	C	C	P
453110	Florists							P			P	P	P	P	P
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods).										P	P	P	P	P
453910	Pet and Pet Supplies Stores										P	P	P	P	P
453920	Art Dealers										P	P	P	P	P
453930	Manufactured (Mobile) Home Dealers														C
453991	Tobacco Stores										P	P	P	P	P
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
454111	Electronic Shopping										P	P	P	P	P
454112	Electronic Auctions													P	P
454113	Mail-Order Houses														P
454210	Vending Machine Operators														P
454310	Fuel Dealers														C
454390	Other Direct Selling Establishments										P	P	P		
481112	Scheduled Freight Air Transportation														P
481219	Other Nonscheduled Air Transportation								X		X	P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
485119	Other Urban Transit Systems												X		P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi Service														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation												X		C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation								X			X	X	X	P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														C
493120	Refrigerated Warehousing and Storage														C
493130	Farm Product Warehousing and Storage														x
493190	Other Warehousing and Storage														x
511110	Newspaper Publishers								P		P	P		P	P
511120	Periodical Publishers								P	P	P	P		P	P
511130	Book Publishers								P		P	P		P	P
511140	Directory and Mailing List Publishers								P		P	P		P	P
511191	Greeting Card Publishers								P		P	P		P	P
511199	All Other Publishers								P		P	P		P	P
511210	Software Publishers								P	P	P	P	P	P	P
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512210	Record Production								P	P			P	P	P
512220	Integrated Record Production/Distribution														P
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
515111	Radio Networks								C			C	C	C	C
515112	Radio Stations								C			C	C	C	C
515120	Television Broadcasting								C			C	C	C	C
515210	Cable and Other Subscription Programming								C			C	C	C	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
517110	Wired Telecommunications Carriers								C	C		C	X	C	C
517210	Wireless Telecommunications Carriers incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
517410	Satellite Telecommunications								C	C			C		C
517911	Telecommunications Resellers								C			P	X	P	P
517919	All Other Telecommunications								C				C		C
CC517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C
518210	Data Processing, Hosting, and Related Services								P	P		P		P	P
519110	News Syndicates								P			P	X	P	P
519120	Libraries and Archives						P		P	P	P	P	P	P	P
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P
519190	All Other Information Services								P	P		P		P	P
521110	Monetary Authorities-Central Bank								P		X	P	X	P	P
522110	Commercial Banking						C		C		C	C	C	C	C
522120	Savings Institutions						C		C		C	C	C	C	C
522130	Credit Unions						C		C		C	C	C	C	C
522190	Other Depository Credit Intermediation								C			C		C	C
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P
522298	All Other Nondepository Credit Intermediation (incl. Pawnshops)								X		X		X	X	X
522310	Mortgage and Nonmortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P		X	P	P	P	
522390	Other Activities Related to Credit Intermediation								P		X	P	P	P	
523110	Investment Banking and Securities Dealing								P			P	P	P	
523120	Securities Brokerage								P		P	P	P	P	
523130	Commodity Contracts Dealing								P		P		P	P	
523140	Commodity Contracts Brokerage								P		P		P	P	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P			P		P	
523920	Portfolio Management								P		P	P	P	P	
523930	Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P		X	P	P	P	
523999	Miscellaneous Financial Investment Activities								P		X	P	P	P	
524113	Direct Life Insurance Carriers								P		X	P	P	P	
524114	Direct Health and Medical Insurance Carriers								P		X	P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P		X	P	P	P	
524127	Direct Title Insurance Carriers								P		X	P	P	P	

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P		X	P	P	P	
524130	Reinsurance Carriers								P		X	P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C
524292	Third Party Administration of Insurance and Pension Funds								P		X	P	P	P	
524298	All Other Insurance Related Activities								P		X	P	P	P	
525110	Pension Funds								P		X	P	P	P	
525120	Health and Welfare Funds								P		X	P	P	P	
525190	Other Insurance Funds								P		X	P	P	P	
525910	Open-End Investment Funds								P		X	P	P	P	
525920	Trusts, Estates, and Agency Accounts								P		X	P	P	P	
525990	Other Financial Vehicles								P		X	P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P		X	P	P	P	
531120	Lessors of Nonresidential Buildings (excpet Miniwarehouses)								P		P	P	P	P	P
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P		X	P	P	P	
531312	Nonresidential Property Managers								P		X	P	P	P	
531320	Offices of Real Estate Appraisers								P		X	P	P	P	
531390	Other Activities Related to Real Estate								P		X	P	P	P	
532111	Passenger Car Rental											C	C	C	
532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
532220	Formal Wear and Costume Rental										P	P	P	P	C
532230	Video Tape and Disc Rental										P	P	P	P	C
532291	Home Health Equipment Rental										P	P	P	P	C
532292	Recreational Goods Rental										P	P	P	P	P
532299	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing												NO	NO	P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing												NO	NO	C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P		X	P	X	P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P	X		P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P	X		P	P	P	P
541219	Other Accounting Services								P	X		P	P	P	P
541310	Architectural Services								P	X		P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P		P
541360	Geophysical Surveying and Mapping Services								P	X		P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P	X		P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P	X	X	P	P	P	P
541490	Other Specialized Design Services								P			P		P	P
541511	Custom Computer Programming Services								P			P		P	P
541512	Computer Systems Design Services								P	X		P	P	P	P
541513	Computer Facilities Management Services								P	P	X	P	P	P	P
541519	Other Computer Related Services								P	X		P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P		X	P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P	X	X	P	P	P	P
541620	Environmental Consulting Services								P	P	X	P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P	X	P	P	P	P
541711	Research and Development in Biotechnology								P	P					
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P					
541720	Research and Development in the Social Sciences and Humanities								P	P			X	P	
541810	Advertising Agencies								P		X	P	P	P	P
541820	Public Relations Agencies								P	X	X	P	P	P	P
541830	Media Buying Agencies								P		X	P	P	P	P
541840	Media Representatives								P		X	P	P	P	P
541850	Outdoor Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P		X		P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P
551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P	X	P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	
561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services										X				P
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P	X	P	P	P	P
561421	Telephone Answering Services								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P		X	P	P	P	P
561450	Credit Bureaus								P		X	P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P		X	P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C
611110	Elementary and Secondary Schools	C	C	C	C	C	P		X	X	X	X	X	X	X
611210	Junior Colleges						P		C		C	C	C	C	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development Training								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P
611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P		X	P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P					C		P
621511	Medical Laboratories							P					C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P				P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P					X		P
621999	All Other Miscellaneous Ambulatory Health Care Services							P					C	C	
622110	General Medical and Surgical Hospitals							P							X
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C	X		
623311	Continuing Care Retirement Communities						C	C				C	C	C	X
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	X
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes.	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P						P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	X
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks											X			C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	X
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C	C	X
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks							P				C	C	C	
713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)														P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
721191	Bed-and-Breakfast Inns	C	C	C	C	C									
721310	Rooming and Boarding Houses						C	C							
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C
811111	General Automotive Repair												C		C
811112	Automotive Exhaust System Repair												C		C
811113	Automotive Transmission Repair												C		C
811118	Other Automotive Mechanical and Electrical Repair and Maintenance												C		C
811121	Automotive Body, Paint, and Interior Repair and Maintenance														C
811122	Automotive Glass Replacement Shops												C		C
811191	Automotive Oil Change and Lubrication Shops												C	C	C
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
811211	Consumer Electronics Repair and Maintenance										C	C	C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P	P	P	P
811213	Communication Equipment Repair and Maintenance												X		P
811219	Other Electronic and Precision Equipment Repair and Maintenance												P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance												X		P
811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Reupholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair										P	P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops										P	P	P	P	P
812112	Beauty Salons										P	P	P	P	C
812113	Nail Salons										P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors and Turkish baths)										C	C	C	C	C
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries not associated with a place of worship and all Crematories	C					C				NO	C	NO	X	

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
812320	Drycleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program.										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers														P
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405.120) Services										P	P	P		P
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	
812930	Parking Lots and Garages												C	C	P
812990	All Other Personal Services										C	C	C	C	P
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P			P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households	P	P	P	P	P	P							C	
921110	Executive Offices								P	P	X	P	P	P	C
921120	Legislative Bodies								P	P	X	P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P	X	P	P	P	P
921190	Other General Government Support								P	P	X	P	P	P	P
922110	Courts								P		X		P	P	P
922120	Police Protection						P	P	P	P	X	P	P	P	P
922130	Legal Counsel and Prosecution								P	P	X	P	P	P	
922140	Correctional Institutions														P
922150	Parole Offices and Probation Offices												P		
922160	Fire Protection						P	X	P	P	X	P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C	X	C	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

PZ 021913.txt
1 PLANNING AND ZONING COMMISSION PUBLIC HEARING
2 CITY OF CREVE COEUR, MISSOURI
3 300 NORTH NEW BALLAS ROAD
4 TUESDAY, FEBRUARY 19, 2013
5 7:00 P.M.
6
7 THOSE IN ATTENDANCE:
8 Mr. Tim Madden, Chairman
9 Mr. James Faron
10 Mr. Ken Howard
11 Mr. James Schnarr
12 Mr. Carl Lumley, City Attorney
13 Mr. Paul Langdon, Director of Community Development
14 Ms. Whitney Kelly, City Planner
15 Ms. Julie Lowery, Recording Secretary
16
17
18
19
20
21 McLaughlin Court Reporting Services, Inc.
22 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
23 4772 Gatesbury Drive
24 St. Louis, MO 63128
25 (314)487-2259

1 CHAIRMAN MADDEN: Like to call to order the 1
2 Planning Zoning Commission Meeting for the City of Creve
3 Coeur, Missouri for Tuesday, February 19th, 2013.
4 We'll start with roll call.
5 Dr. Barton won't be here.
6 Mr. Eberhardt won't be here.
Page 1

7 Mr. James Faron?
8 MR. FARON: Present.
9 CHAIRMAN MADDEN: Mr. Ken Howard?
10 MR. HOWARD: Present.
11 CHAIRMAN MADDEN: Ms. Kramer won't be here.
12 Mr. Jim Schnarr?
13 MR. SCHNARR: Present.
14 CHAIRMAN MADDEN: Carl Lumley, our City
15 Attorney?
16 MR. LUMLEY: Present.
17 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
18 of Community Development?
19 MR. LANGDON: Present.
20 CHAIRMAN MADDEN: Ms. Whitney Kelly, our City
21 Planner?
22 MS. KELLY: Present.
23 CHAIRMAN MADDEN: And, Ms. Judy Lowery, our
24 Recording Secretary?
25 MS. LOWERY: Present.

1 CHAIRMAN MADDEN: Okay. And that moves us to²
2 new business.
3 Number 13-004 is going to be a public hearing.
4 A request to amend various sections of the
5 Zoning Code to convert the naming and definitions of all
6 permitted and conditional uses in the Zoning Code from the
7 1987 Standard Industrial Classification System to the 2012
8 North American Industrial Classification System, along
9 with changes in status for certain uses resulting from the
10 conversion.
11 Anybody that might be speaking on this, if they

12 could be sworn in, please.

13 (Speakers were sworn in by the court reporter.)

14 CHAIRMAN MADDEN: Paul.

15 MR. LANGDON: Good evening, Mr. Chairman,
16 Members of the Commission.

17 My name is Paul Langdon, Director of Community
18 Development for the City.

19 This, hopefully, is the beginning of the end of
20 a long discussion related to uses in the City.

21 I think you probably know more about more uses
22 than you ever thought you would know in the City.

23 And that's a good thing. I think it's important
24 to recognize the -- sort of the spectrum of things that
25 are out there, and where they can and can't go.

1 The effort that we've gone through over the last³
2 several months has been to work you through, either on an
3 individual district basis or in discrete groups, so you
4 have a chance to kind of absorb what all is involved.

5 We've used colors and we've used certain text
6 short forms, primarily the letter X or the word "no" to
7 indicate where things are changed; to indicate where
8 things are brand new and haven't been available in the
9 past, or to indicate where something got a new name and a
10 new code number under the NAICS system, but really wasn't
11 any different than -- than what we had before.

12 All in all, there are 1200-odd uses listed under
13 the NAICS. Quite a few of those are not permitted in the
14 City; they're heavy industry; they're agriculture; related
15 to the military or related to marine, you know, harbors
16 and that kind -- stuff we simply don't have, so we've
17 taken all those out.

18 We did leave in quite a few uses in the
19 discussion process that we were taking out that have
20 actually been listed as permitted or conditional, but
21 really aren't relevant.

22 We were joking beforehand, one of them is flight
23 training. We don't even have a runway, so the only
24 helipads in town is at the hospitals, and they don't do
25 flight training there either, so -- so we deleted that

1 entirely. 4

2 But, you know, there are a few in here where you
3 see that there's no permitted district left, and those
4 will come out in the final version.

5 If you looked in -- look in the draft ordinance,
6 you'll see the Table A, which becomes sort of the master
7 list, that is part of the Zoning Code, if it's approved,
8 and we have tried to pare down all of the lists to just
9 those that are at least either permitted or conditional.

10 We did leave in a lot of Xs to show where things
11 were taken out of districts, or to indicate where they
12 weren't permitted before and they still aren't permitted
13 in the -- in the new version.

14 As you can image, with this many names and with
15 the double converse, remember your discussions we got as
16 far as 2002 with versions of the NAICS. With the final
17 change, we're bringing it right up to the latest version,
18 which is 2012. There are more changes to the names and
19 the numbers.

20 If you look in the Table A, for example, this
21 one here, it has a bold number. That indicates a -- a --
22 a use that was derived from 2007 version where it either

23 split up or was consolidated down.

24 We did provide that conversion table to you so
25 that you could see where that was happening. It was --

1 this table here and -- here we go. Where you had -- zoom⁵
2 in so you can see it here -- you had one use here, which
3 was cigarette manufacturing, which was then broken down
4 or -- or several versions of -- related to tobacco that
5 were consolidated to just tobacco manufacturer.

6 We did try to go through and find all those
7 places where there were duplicate listings because
8 something was consolidated. We didn't catch them all. It
9 was -- we have actually already gone through and made that
10 change, but because there are some other changes we want
11 to go over, I haven't printed it and provided to you
12 tonight. But before we get to the final vote, which I
13 would expect to be next time actually, we'll have a -- a
14 cleaned-up version for you.

15 The -- there were actually, as we went through
16 with fine-tooth comb looking for duplicates that we
17 missed, I did find two uses that had the wrong number, and
18 so I corrected those, so we'll -- we'll fix that.

19 In the staff report we identified several other
20 situations that we were trying to resolve as we got down
21 to the final format here.

22 One of them is that we have a number of uses in
23 the Zoning Code today that have -- that are conditional
24 and have special conditions attached to them all the time.

25 There's all separate part of the Zoning Code

1 that lists certain conditional uses and the⁶
2 pre-conditions, if you will, that go with them. We tried

3 to pick up all of those, make sure that nothing suddenly
4 was shed of its pre-conditions, but we did run into the
5 same difficulty with that section as we did with this
6 table.

7 Some of the combinations of uses and numbers and
8 names isn't the same as it used to be. And so we had to
9 make some interpretations as to what the new use was.

10 And it also brought to light the issue we have
11 with some uses that we have inserted into the Code, the
12 current Code, but simply aren't an NAICS name or number,
13 weren't in the SIC either. Rooftop antennas being one of
14 them. It's not a listed use. It's -- it's an accessory
15 to a building, but in order to regulate some of the
16 details of how they go in, we created it as a conditional
17 use in the current Zoning Code, and we're still doing that
18 with this new listing. But because there is no NAICS
19 number, we've -- we've made them up and inserted into the
20 table.

21 At the moment there's only three of those. I
22 think we're going to end up with at least one more, based
23 on some of the further review we've done since Friday
24 afternoon.

25 Those numbers preceded with the letter CC, Creve

1 Coeur, just indicate that -- that it's a number we
2 inserted. That if you go to the NAICS table you won't
3 find that number.

4 It is otherwise unique. We didn't duplicate the
5 digits. We just came up with a unique number and then
6 added the letter CC in front of it.

7 Rooftop antennas is one. Drive-throughs is

8 another. The drive-through, in and of itself, is not a
9 use that NAICS contemplates. It would be a bank with a
10 drive-through or a restaurant with a drive-through, but
11 just drive-through is not a use.

12 Because we have variations on those things, we
13 have restaurants, lots of restaurants that don't have
14 drive-throughs, and lots -- only one actually that does
15 because there's the potential down the road that we'll
16 have more because banking, although today pretty much
17 always has a drive-through, it doesn't necessarily have to
18 have one. Pharmacies normally do or don't have
19 drive-throughs.

20 We decided it was best, again, to keep that sort
21 of unique standing for drive-through as an activity as a
22 conditional use cause it allows us a little more control
23 over how they go in, and we know there are concerns in the
24 community about that. So it's another with a unique
25 number.

1 The other issue that we had was that some of the⁸
2 qualifiers are built right into the list itself, so if you
3 look at restaurants, there are -- are some restrictions
4 that we then moved from the list of permitted uses or
5 conditional uses over to those pre-Conditions, so we try
6 not to miss anything.

7 One of those is -- is this notion of lot size --
8 what's the word I'm looking for -- classes, they're like
9 Class I, Class II, Class II. The MX District has several
10 of them; the CB District has several of them. You know,
11 and this is sort of a -- a larger policy issue.
12 Without -- we didn't change anything from permitted to
13 conditional or conditional to permitted in this process,

14 but it occurred to us that -- that if you're already
15 reviewing a project for its ability to fit on a site,
16 dividing up sites or trying to regulate it by the site
17 size, sort of as a -- as a pre-decision that really wasn't
18 in the best interest of the marketplace or in our best
19 interest, where we may -- and we had an example, I believe
20 it was the donut shop.

21 MS. KELLY: Uh-huh.

22 MR. LANGDON: You could only have a donut shop
23 on a 3-acre site. I mean I couldn't explain that one. I
24 mean I understand, you know, with -- with, you know, fast
25 food restaurants, there was a point where we were really

1 concerned about where the market was going, and so they⁹
2 were required on 3-acre lots, and it's done a very
3 effective job of preventing any further food restaurants
4 beyond McDonald's.

5 But there were a whole bunch of these uses in
6 these classes of lot size that we simply couldn't explain
7 what difference the lot size made. They were either
8 conditional already, in which case we already had full
9 discretion, or it just seemed to be an arbitrary division,
10 based on conditions we can't explain. So we took that
11 out, frankly, we just took it out. Because we're deleting
12 all of the sections of permitted and conditional uses in
13 each district and then moving those to the table, it,
14 essentially, deleted those classes in the process.

15 We didn't -- didn't call that out, I don't
16 believe, specifically in the staff report. That was a
17 mistake on my part. And also, while I wanted to get that
18 on the record tonight, but not ask for a vote on a

19 recommendation from you all tonight, so you'll have time
20 to consider that and we'll hear your comments tonight if
21 you want us to bring it back, we'll figure out a way to do
22 that. But -- but that is one significant change.

23 The -- I think that's all the issues from the
24 staff report. There were a couple other items that we --
25 we've come up with.

1 We have some definitions in the Code. One would¹⁰
2 be dry-cleaners, the business enterprise center, where,
3 again, the use didn't exist in the SIC or it wasn't in a
4 form that -- that we wanted to encourage or the definition
5 included things we weren't comfortable with, so a unique
6 definition was made and incorporated into the Zoning Code
7 definitions.

8 In some cases those uses now exist in a form
9 that matches ours and so the definition's no longer
10 necessary.

11 A couple others, I think business enterprise
12 center being one of them, it's still not an NAICS category
13 of use. The definition has to remain.

14 The dry-cleaners is another one. We sort of
15 define what a dry-cleaner could be within the list of
16 permitted uses. Well, we could do that again, we could
17 put those into the table, just list, you know, the
18 requirements under name, or we can build it in by
19 definition. That's one that we need to correct.

20 Another one is sexually oriented businesses. We
21 created one catchall term for -- for a broad range of uses
22 that are collectively given that one title, and, again,
23 sort of a unique standing as a use, and, again, NAICS
24 doesn't do that. It is a bookstore as far as it's

25 concerned, NAICS is concerned. Whether or not it's an

1 adult bookstore or not is -- is really an issue that 11
2 resides with the City.

3 So, again, I think that definition has to stay
4 in the Code. We do need to list it in the table, which
5 haven't done. It -- I suppose it's sort of an arbitrary
6 issue, but, you know, we were deciding is -- is this an
7 entertainment business or is this a service or what, just
8 to make it reasonably findable by somebody looking to find
9 it, I want to make sure we get it in a sensible spot.

10 If you have any opinions on that, be happy to
11 hear them. My inclination is entertainment business, but
12 we could put it with those same sort of area that casinos
13 occur. Casinos are not on our list, but they are in the
14 NAICS.

15 The Planned Zoning Districts do not contain
16 specific uses. You have to request them. So that's why
17 you don't see Planned Zoning District at the top here.

18 If you look in the Planned Zoning District
19 listing today, there is no section called permitted uses
20 or conditional uses, so that's why it's not there.

21 One thing that we will add to this when we get
22 to that point, and that point, hopefully, is very soon, is
23 with the downtown, the form base code. While it'll be
24 just sort of broad sections of permitted and conditional,
25 just to make it obvious for people, the actual district

1 will say, you know, it's either office or retail or 12
2 residential, it's going to speak in real generalities and
3 we'll make sure the table reflects that.

4 But, again, once you sort of start using this
5 form of listing, you kind of have to stick with it. It's
6 dangerous to change gears as you go from one district to
7 another, cause, you know, the average user doesn't know
8 you've done that and it gets confusing. So -- so we will
9 incorporate that when the time comes. We're not quite
10 there yet with the downtown.

11 The -- probably the most challenging section in
12 all of this was the section relating to unique housing;
13 group homes, retreat homes, retirement homes, nursing
14 homes, all of those, are all in one big section of the
15 table from the 1987 SIC to the NAICS, they've changed a
16 lot. The nomenclator's changed. The -- the way that
17 they're parsed out has changed.

18 NAICS now pretty much reflects what is out there
19 in the real world, for example, assisted living is now
20 called assisted living, not housing for the elderly with
21 healthcare incidental, which is what the SIC called it.
22 We now have a discrete category for assisted, skilled
23 nursing, for example.

24 Group homes are kind of a tough animal because
25 they have -- they are in a protective class, but you can

13
1 do a group home for a lot of different things.

2 It can be for the developmentally disabled; they
3 can be just for seniors; they can be for people with
4 certain handicaps. It's a challenge to sort of work a
5 group home in as a use that is distinct from the others.

6 Mr. Lumley has raised a couple of questions
7 regarding how we've done that, and I think that's
8 something that I can't answer yet, because I got to go
9 through and look at how these lay out. But that is

10 something that we'll have a better answer for you next
11 time.

12 But if you have -- if you're looking at that
13 section in the Code and you're seeing, you know, these
14 uses that don't appear to be the right way to handle it,
15 please let me know. I don't know if you're prepared to do
16 that tonight or not. I would be surprised if you've gone
17 through and made specific notes on something as fine as
18 that.

19 MR. FARON: Is that 623990?

20 MR. LANGDON: Let's see. That sounds -- yes.

21 MR. FARON: Okay.

22 MR. LANGDON: Yes. It starts -- the first one
23 is that nursing care facility, 623110, and it runs all the
24 way through to -- well, really, you could go all the way
25 to 624410, which is child daycare, I think that one's a

1 little easier out of that group. But there's children --
2 child and youth services, services for the elderly and
3 persons with disabilities, individual family services,
4 community food services, shelters, other community housing
5 services. It's sort of a broad spectrum there.

6 And then you go up to 623210, residential,
7 intellectual and developmental disability facilities,
8 meaning group home in the residential setting. It could
9 be something larger in a commercial setting. And that's
10 why for that particular use you'll see permitted under the
11 residential districts, because we have to, Fair Housing
12 Act requires it. We have the whole section of the Code
13 that's identified there, 405450(B) that -- that alerts
14 people to that. That, you know, it may say it's

15 permitted, but it's subject to a -- a specific section of
16 the Code, and if they go there, they'll see the
17 requirements that apply to it.

18 But there's some others that we wanted to be
19 careful of. This is another one here. Residential care
20 facilities.

21 This is one where we did put in sort of a unique
22 exclusion to our -- our listing, again, so that it's
23 upfront, somebody doesn't have to go looking for it, cause
24 there are a lot of legal issues surrounding this kind of
25 housing.

15
1 What else? Just checking my notes. Automobile
2 dealers. I think that was one of the ones where we took
3 the -- the listing in the districts and incorporated into
4 the -- the pre-conditions.

5 I'm looking over at Whitney because she wrote as
6 much of this as I did, if not more.

7 Oh, yes, another interesting one. Electric
8 power distribution. Under the old Code we kind of had to
9 take a guess at how that was to be used because, again,
10 the SIC didn't really match what actually occurs in the
11 field, and then throw into that the utilities facilities
12 section, which we added to the Code a few years ago, which
13 was driven by state statute and the circumstances that we
14 had to deal with.

15 As I looked through the NAICS, the way they
16 parse it out is if you are the power generation company,
17 if you are Ameren's yard at Dorsett and 270, that's the --
18 the -- the electric power distribution use. The -- the
19 poles and the wires aren't; the transformer boxes in a
20 yard aren't. It's where they -- they physically reside,

21 that the company resides.

22 Now, you can argue they reside anywhere they
23 have a facility, I suppose. But as I read the definition,
24 it doesn't apply to any of those things. They're just
25 accessory to the site that they're on.

1 So we don't really have a regulation of those¹⁶
2 things. We do still have the utilities facilities section
3 of the Code, which says if you're putting these things on
4 private property, then there is a site plan review
5 process, just to make sure that that's done up --
6 according to Code and is done according to, you know, City
7 requirements and in the right of way, et cetera.

8 But I think there is some -- some confusion
9 there when you translate from the SIC in our old standard
10 to the new one. So if you're looking at, would be page 7
11 of the Ordinance 405470, Conditional Uses, you see public
12 utilities, substations, distribution facilities and
13 distribution cabinets deleted out because the NAICS
14 doesn't cover that.

15 And if it's a substation, I think it does fall
16 within that definition as printed in the NAICS, but if
17 it's just the little green box that, you know, sort of
18 enclosed on the corner of the lot, it -- that is not
19 included.

20 I don't think we've ever issued a CUP for the
21 green box on the corner of lot. But for a substation we
22 would certainly get involved. So just to help you parse
23 that out, I suppose is the issue there.

24 Again, and if you look at any of these and you
25 think, I don't even know what that's talking about, what

17
1 is that use, you can either look it up online, if you're
2 so inclined, or let me know, and we'll -- we'll pull it
3 out of -- of the book or look it up for you and email it
4 around to the group.

5 Definitions I would say are generally written in
6 plain English, and fairly easy to understand.

7 I think that's about it. As I said, there's --
8 there are some sections here, some changes here that I'm
9 not prepared to provide you a specific answer to. I would
10 like to have had specific answers for all of them, but we
11 just ran out of time.

12 But if there are any questions you have, we'll
13 take them tonight, and we'll certainly bring answers to
14 those and we'll fill in the gaps from what we presented
15 already.

16 CHAIRMAN MADDEN: Any questions?

17 Anybody in the audience?

18 Mr. Caldwell.

19 DAVID CALDWELL: David Caldwell, 257 Brooktrail
20 Court.

21 However my comment tonight -- comments and
22 questions tonight are related to the Light Industrial
23 District where I have a property there.

24 I understand that the purpose of this exercise
25 is more of a administrative or clerical function to change

18
1 the -- the designation and the nomenclator, but going over
2 the -- the Light Industrial District, it appears that this
3 is something that should be addressed in the upcoming
4 Comprehensive Plan review. That there's still such a
5 tremendous variety of permitted uses in the Light

6 Industrial District that it has no -- no united character
7 whatsoever.

8 We have -- I know some -- like flight training
9 and some things have been eliminated, but there are still
10 a lot of permitted uses in there that I would consider
11 relatively heavy industry, not a light industrial use, and
12 there's everything down to retail-type operations.

13 So I would encourage the Commission to include
14 in the Comprehensive Plan review going through these uses
15 and trying to come up with something which really defines
16 the Light Industrial District, and trying to steer other
17 types of uses to other parts of the community where they
18 would be a better fit and would -- it would be better for
19 the Light Industrial District, as well as being better for
20 the other parts of the community, if you had such things
21 along Olive or in the downtown rather than let them, you
22 know, stick off in the corner somewhere in a Light
23 Industrial area where they really don't fit in nearly as
24 well.

25 I do have a couple of specific questions on

1 the -- on the coding for the Light Industrial District. ¹⁹

2 I see that a lot of various things which are in
3 the SIC have been consolidated into a catchall, which is
4 wholesale trade agents and brokers, and it wasn't clear to
5 me that this was as -- said what we were doing in
6 wholesale as much as perhaps the SIC did, cause I wasn't
7 clear how warehousing, when it just says warehouse trade
8 agents and brokers, to me that almost implies like a
9 office only type of use and it doesn't specifically cover
10 warehousing.

11 And I may have missed it, but I didn't see
12 that -- that very clearly brought out in the NAICS that a
13 lot of these businesses do involve warehousing, as well as
14 just being the, you know, the agent or the broker for the
15 sale -- the wholesale trade.

16 So I -- maybe that's a question for Paul to --
17 to think about.

18 Now, specifically, I've tried to look at the
19 items, which were in red, which were eliminated this time,
20 which were permitted before, and I saw that -- that quite
21 a few doctors, chiropractors and the like, their offices
22 were all eliminated or not permitted anymore, whereas,
23 such things as family planning centers and blood and organ
24 banks, and I think nursing homes are permitted in the
25 Light Industrial District, which I don't think is

20
1 appropriate.

2 But why are -- why are doctors all of a sudden
3 prohibited when lawyers and other professional offices are
4 allowed? Specifically I'm thinking also that the Hans
5 Wiemann operation does have a surgical suite where they do
6 hair transplanting. That's done by a licensed physician.

7 So I would like for the staff or the Commission
8 to think about why we're kicking doctors out of -- I
9 wouldn't mind kicking them out if we kicked out all the
10 lawyers as well. So there seems to be an inconsistency
11 there, so I would like to have somebody take a look at
12 that before it's the final approval.

13 Those are my comments. If you have any
14 questions, I'd be happy to --

15 CHAIRMAN MADDEN: Any questions?

16 Paul, would you like to respond to some of

17 those?

18 MR. LANGDON: Yeah, actually I'll start with a
19 question for Mr. Caldwell.

20 When you refer to warehousing, you mean like,
21 you know, for rent, you can just put -- the business is
22 just there to store stuff as opposed to store particular
23 things?

24 DAVID CALDWELL: I was referring to, you know,
25 you got various types of goods like, you know, building

1 materials or sporting goods or whatever -- 21

2 MR. LANGDON: Yeah.

3 DAVID CALDWELL: -- and it says -- a lot of
4 these are changed to wholesale agents and brokers --

5 MR. LANGDON: Uh-huh.

6 DAVID CALDWELL: -- and so I was concerned
7 that -- that that didn't really carry the warehousing
8 function along with it, as well as what I'd understood the
9 old classification -- the definitions of the SIC codes, I
10 thought were pretty specific, that, you know, if you were
11 a wholesale agent or broker that that function included
12 the warehousing of the same goods.

13 Now, you could also have, like you say, just
14 warehousing in general, be -- I think like a rental, what
15 do you call it, rent a space or the --

16 MR. LANGDON: Right.

17 DAVID CALDWELL: I don't -- I think that's a
18 different category --

19 MR. LANGDON: It is.

20 DAVID CALDWELL: -- where you're renting out
21 small spaces to individuals on a retail-type operation.

22 MR. LANGDON: Right.

23 DAVID CALDWELL: But I wanted to be sure that we
24 weren't mixing up the definitions from the old to the new
25 with regard to the warehousing function part of being a

1 wholesale business. 22

2 MR. LANGDON: Okay. Yeah, I may have to -- to
3 sort of show me some examples because I'm not -- and
4 agreed, part of -- part of what gets challenging with the
5 way they've done it is with the NAICS is in a lot of cases
6 if it's even remotely similar in terms of the product say,
7 but the activity is very much the same stuff -- back in
8 this case, stuff comes in on tractor-trailer or by train,
9 it's shelved. It sits there until a deal is made with a
10 retailer, and then it goes out to the retailers or the
11 merchant wholesale, if you will, a lot of those get
12 categorized into one big chunk.

13 The other thing that they've done is they have,
14 in a lot of cases, especially with contractors and brokers
15 of various types, they have separated out the office
16 function from the actual warehouse facility, because so
17 often now they are in separate places.

18 We have -- and we've run into this with a coding
19 problem where somebody wants to run their contractor's
20 office, for example, or their wholesale business out of an
21 office space electronically and there is a warehouse
22 somewhere else where the stuff is. And we ask them what
23 they do, and when they say, well, we're, you know, we're a
24 wholesaler of whatever goods, well, that's not permitted
25 in the Core Business District. Well, yeah, but it's just

1 our office. Well, SIC never contemplated that. It just 23

2 assumed you were in one place. Well, that happens a lot.

3 But I think that may be a little of what --
4 where they've tried to translate some of that is what's
5 leading to some of the confusion that --

6 DAVID CALDWELL: So my operation might actually
7 be two NAICS codes; one for the office part of the
8 building and the other for the warehouse part of the
9 building?

10 MR. LANGDON: It could be, yes. I think, as a
11 practical matter, we would just classify you under the
12 primary function, which is the warehouse itself.

13 DAVID CALDWELL: Uh-huh.

14 MR. LANGDON: That's the biggest part of the
15 operation, that sort of sets the character, if you will.

16 But, yeah, if you wanted to split the -- the --
17 the big room away from the office functions, and, you
18 know, put the office somewhere else, that would enable you
19 to do that, and you would not have to have the office in
20 the Light Industrial area, but you would not be able to
21 have the warehouse in the office area.

22 That maybe -- maybe explained some of what
23 you're seeing.

24 DAVID CALDWELL: Did you want to comment on the
25 doctors?

1 MR. LANGDON: I know where it started. 24

2 Basically the -- I specifically remember the
3 conversation with Viena (phonetic), the intern who did the
4 early work on this. And I -- my comment was, well, you
5 know, we've got doctors permitted like everywhere else in
6 the City. We probably, you know, if we took them out of

7 the Light Industrial area, then it's certainly not going
8 to compromise their choices in the marketplace, there's
9 plenty of others.

10 But as I -- as I look at -- at the section of
11 Code, it's probably overly discreet just sort of hitting
12 on one group of medical practitioners.

13 I'm certainly open to leaving them in, or,
14 agreed, if you want to take all the professions out of the
15 Light Industrial area, we can do that, but there are quite
16 a few professions up there today.

17 The -- the other thing to remember is where the
18 Light Industrial is it does not include the Planned Office
19 area, which is the Corporate Square.

20 DAVID CALDWELL: It doesn't include Corporate
21 Square --

22 MR. LANGDON: Right.

23 DAVID CALDWELL: -- and it doesn't include the
24 strip along Lindbergh --

25 MR. LANGDON: Right.

25

1 DAVID CALDWELL: -- so.

2 MR. LANGDON: That's where a lot of those
3 professionals are, is in that area. They're not actually
4 in Light Industrial property, but it's not to say it
5 couldn't happen or would be undesirable if it did.

6 DAVID CALDWELL: What about -- what about
7 leaving -- taking the nursing homes out and assisted
8 living and all that?

9 MR. LANGDON: Again, I -- yeah, I think that's
10 the reasonable thing to do. Thinking about what's at
11 the -- the margins of the area. Generally I think Warson
12 would be the one place where some of those uses might try

13 to go, and it's Light -- it is zoned Light Industrial.

14 I think the thing that -- that try to keep in
15 mind is you've got Arch St. Louis there, which was
16 incorporated by a specific text amendment a couple years
17 ago. It's a family social services use. Which definitely
18 kind of blurs the line in terms of what services or, you
19 know, well, just say -- call it social services are
20 appropriate in a Light Industrial area, and whether we
21 want to start just allow them anyway or start, you know,
22 modifying that list.

23 DAVID CALDWELL: Well, there was another option
24 that was discussed on that, which was to reclassify the
25 strip along Warson, just like the strip along Lindbergh.

26

1 MR. LANGDON: Yes.

2 DAVID CALDWELL: To make it General --

3 MR. LANGDON: Commercial.

4 DAVID CALDWELL: -- General Commercial.

5 But that's another thing that could be
6 considered in the Comprehensive Planning update.

7 MR. LANGDON: That would be an actual rezoning
8 of property --

9 DAVID CALDWELL: Yeah.

10 MR. LANGDON: -- which goes beyond the scope of
11 this work.

12 DAVID CALDWELL: Right. Well, those are my --
13 my comments.

14 CHAIRMAN MADDEN: Thank you.

15 MR. FARON: Do they have -- do they provide
16 social service or social services at that facility or are
17 they more of the headquarters or the office?

18 MR. LANGDON: No, it's actually provided on that
19 site.

20 MR. FARON: And can I ask, is there a -- as
21 Mr. Caldwell was saying, is there a storage facility up
22 near the small hotel, near the Carpet Center, do we have a
23 storage like a, you know --

24 CHAIRMAN MADDEN: Used to.

25 MR. LANGDON: The City has --

1 MR. FARON: -- a storage or something? 27

2 MR. LANGDON: The City has a storage facility.

3 DAVID CALDWELL: Well, what's the NAICS say on
4 that?

5 MR. LANGDON: We don't zone City uses.

6 MR. FARON: But we don't -- there's not a
7 private business up there that -- I thought maybe --

8 MR. LANGDON: Not that provides storage per say.
9 There is a -- right next to it, in between the
10 motel and the City facility is a -- is a landscape company
11 that has an outside yard, very existing nonconforming
12 landscape company.

13 But I'm not aware of a, you know, storage for
14 rent facility.

15 MR. FARON: So does the LI District run up to
16 the backside of the properties facing Lindbergh? Is that
17 basically where we're saying, Red Cross, and that is not
18 in the LI District technically?

19 MR. LANGDON: Correct. If you look --

20 MR. FARON: Jackman Fabrics and stuff?

21 MR. LANGDON: -- at the zoning map to your left
22 there, the -- the -- it's the lobe that runs up to the
23 northeast corner of the City --

24 MR. FARON: Okay.

25 MR. LANGDON: -- the bright red that you can see

28

1 is General Commercial that's --

2 MR. FARON: Right.

3 MR. LANGDON: -- fronting Lindbergh. The pale

4 yellow area to the left -- right of that is the Light

5 Industrial area.

6 MR. FARON: Is off.

7 So the orange in the corner there is where the

8 church is and that -- that doesn't include Danforth, or is

9 that the orange there --

10 MR. LANGDON: Danforth is in the green area.

11 MR. FARON: Oh, I'm sorry, yeah, the orange

12 would be the -- the apartments there.

13 MR. LANGDON: The apartments.

14 MR. FARON: Yeah. So we don't -- the road that

15 cuts past the hotel -- or the motel I'll say -- that is LI

16 or not? I mean does that go all the way up --

17 DAVID CALDWELL: Around Old Olive.

18 MR. FARON: Oh, I see. Never mind.

19 MR. LANGDON: Yeah.

20 MR. FARON: I see where Danforth is. I'm sorry.

21 MR. LANGDON: Right.

22 MR. FARON: That's all in the -- yeah.

23 MR. LANGDON: Right.

24 MR. FARON: Okay.

25 CHAIRMAN MADDEN: Any other questions? Well --

29

1 MR. HOWARD: I have a question of Paul.

2 Will you go through the logic again of

3 eliminating the doctors.

4 MR. LANGDON: It was, essentially, to -- to
5 focus the use more to the office portions of the City
6 rather than the LI area, only because there's very few of
7 them up there now. And they do tend to drive pretty heavy
8 parking numbers. And a lot of the properties up there do
9 not have a lot of availability for parking, but, you know,
10 that was a decision sort of made as -- as a -- as a
11 suggestion, if you will. If -- because it's a discreet
12 area in the Code, you can see the list there, if you want
13 us to keep them in, we'll certainly keep them in.

14 I don't think it's a huge issue one way or the
15 other. I don't think we're talking about a major policy
16 shift either way.

17 But -- but there is the Hans Wiemann Clinic,
18 and -- and, certainly, I could see others.

19 We've had one of the buildings in the Planned
20 Office area convert to like a -- a sleep study center, I
21 guess, what they call it, (inaudible), so it's not in the
22 LI area, but it's adjacent to it. So there is interest in
23 parts of the medical community in being there.

24 I -- I -- I think one of the things that the
25 Comprehensive Plan says is that, you know, it says very

1 little about this part of the City, but one of the things³⁰
2 it says is the services provided should be supportive of
3 the primary uses up there, the industry, and that could be
4 a pretty broad spectrum of things, you know, my -- my
5 yardstick for that is, well, what might you reasonably run
6 out at lunch to do; what might you reasonably take a half
7 an hour off of work to do, and wouldn't it be nice if it
8 was right around the corner rather than a half an hour

9 drive away.

10 That could be a lot of things. But, you know,
11 would it be to go get surgery? No. I think that's a
12 unique trip. So do the surgery centers, hospitals really
13 need to be in the LI area, no, not when we have lots of
14 other areas for those to be in.

15 Could it be restaurant for lunch? Yeah, I would
16 think so. Lots of various services, yeah, the things, you
17 know, you run out to do at lunch.

18 So it gets to be difficult to put a limit on it,
19 but that's the general thinking. Again, the Commission
20 has a strong feeling one way or the other, I don't.

21 MR. HOWARD: Well, I would comment on the --
22 specifically dentists would fit into that, chiropractor,
23 optometrist would certainly fit within that yardstick.

24 MR. LANGDON: Uh-huh.

25 MR. HOWARD: Mental health, physical,

1 occupational, speech therapists seems to fit well with ³¹
2 that -- the Light Industrial. If you are involved in a
3 work comp case, then that happens all too often.

4 Podiatrists and health practitioners. So by --
5 by that yardstick --

6 MR. LANGDON: Uh-huh.

7 MR. HOWARD: -- I think those would -- would
8 comply, and I'm trying -- I'm trying to understand if
9 there's a conflict with the LI use.

10 DAVID CALDWELL: I'd like to put an anecdotal
11 thing. You mentioned physical therapy. We have --
12 currently have an employee who has to go to physical
13 therapy because of a work-related muscle strain.

14 MR. HOWARD: Good luck with that.

15 DAVID CALDWELL: Yeah.

16 MR. HOWARD: Right. And we have a similar

17 experience. And so my comment is that is not only

18 something that -- physical therapy that somebody could

19 make use of --

20 MR. LANGDON: Uh-huh.

21 MR. HOWARD: -- but they could specifically be

22 work related.

23 MR. LANGDON: Sure.

24 MR. HOWARD: In which case it would make sense

25 to keep that in -- in LI.

1 MR. LANGDON: Certainly seems reasonable. I ³²

2 don't have an objection.

3 MR. HOWARD: That -- I -- I completely agree in

4 ambulatory, surgical and emergency centers.

5 Medical laboratories would seem to be something

6 that is -- is suitable for Light Industry.

7 MR. LANGDON: Is suitable?

8 MR. HOWARD: Is suitable. I'm thinking --

9 MR. LANGDON: Yeah.

10 MR. HOWARD: -- of the Quest Diagnostics --

11 MR. LANGDON: Yeah.

12 MR. HOWARD: -- up on -- up on Page.

13 MR. LANGDON: Uh-huh.

14 MR. HOWARD: Why wouldn't we like to have

15 something like that down in our Light Industrial area.

16 MR. LANGDON: Sure. See -- oh, I see. 621511.

17 Uh-huh. Yeah. I would agree.

18 MR. HOWARD: 621511, yeah.

19 MR. LANGDON: We can make that change. If

20 that's the feeling of the group.

21 CHAIRMAN MADDEN: That's fine.

22 You done?

23 MR. HOWARD: Yes. Thank you.

24 CHAIRMAN MADDEN: Okay. Any other questions?

25 Comments?

1 Okay. That'll end our official public hearing.³³

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4

5 STATE OF MISSOURI)

6) SS

7 COUNTY OF ST. LOUIS)

8

9 I, Deborah K. McLaughlin, Registered Professional
10 Reporter, Missouri Certified Court Reporter, Illinois
11 Certified Shorthand Reporter and Kansas Certified Court
12 Reporter, do hereby certify that I reported the Planning
13 and Zoning Public Hearing stenographically and later
14 reduced to typewriting; and that this is a true and
15 accurate transcript of the public hearing.

16

17

18 _____, RPR, MO-CCR, IL-CSR, KS-CCR

19 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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INTEROFFICE MEMORANDUM

Date: March 18, 2013

To: Planning & Zoning Commission
From: Mark Perkins, City Administrator
Subject: FY 2014-2018 Capital Improvement Program

The draft FY14-18 Capital Improvement Program (CIP) is provided herein and will be presented to the Planning & Zoning Commission at its March 18, 2013 meeting.

Background

The CIP is a 5-year plan used to prioritize and plan for funding capital projects and to preserve and expand the City's infrastructure. The CIP serves as a guide for preparing the City's capital budget each year.

The City Council adopts an updated CIP each year after receiving input from citizens, staff, and the City's boards and committees. The CIP is also a tool that helps the Planning & Zoning Commission meet its responsibilities under Chapter 89 of the Revised Statutes of Missouri, which requires street plans and other public improvements to be reviewed by planning commissions (Sec 89.380 & 89.460 RSMo).

While the Commission is welcome to provide comments on any aspect of the CIP, it should also consider whether or not the proposed improvements conform with the Comprehensive Land Use Plan. The proposed draft CIP is primarily focused on preserving and improving existing infrastructure.

Requested Action

The Planning & Zoning Commission is requested to make a recommendation on the draft FY14-18 CIP and provide a letter on this action to the City Council.



City of Creve Coeur

To: Mayor and City Council
From: Mark Perkins, City Administrator
Date: February 25, 2013
Re: Capital Improvement Program Update – FY2014-18

The proposed Capital Improvement Program (CIP) for the five-year period beginning July 1, 2013 is provided herein. The plan is also being submitted to the Planning and Zoning Commission and Finance Committee for their review and recommendations. A public hearing before the City Council is scheduled for Monday, March 25. As in previous years, input from the public, City staff, and the City's boards, commissions and committees has been considered as part of the CIP update.

Revenues

The ½ cent capital improvement sales tax is the major funding source for the CIP. Capital sales tax revenues are projected to be \$1,870,000 at the end of the current fiscal year compared to last year's total of \$1,895,865, or a reduction of 1.4%. A 1.5% annual increase in sales tax revenue is projected in years 2014 through 2018.

A General Fund transfer of \$525,000 in the first year and \$400,000 each year thereafter is proposed. These transfers will provide additional funding for the City's street program and are possible due to the City's significant fund balance. General Fund transfers to the Capital Fund are made in most years, and are appropriate based on the transportation-oriented revenue sources of the General Fund which include the County Road and Bridge tax revenues.

In addition, the CIP includes a General Fund transfer of \$2,625,000 to retire the Millennium Park debt in January of 2014. By paying off this debt six years early, the city will save a considerable amount in interest. The current interest rate on the bonds is approximately 4% , while our investment earnings are averaging approximately 1%.

The City has been successful in obtaining grant funding for street and park projects, and it is anticipated that we will be able to obtain future grant funding as well to supplement the plan as presented.

Expenditures

Capital outlay for the next five years will range from \$2.2 million to \$2.8 million annually. These figures will likely increase as federal transportation funds are secured for certain projects.

Debt service has comprised a significant portion of the City's CIP dollars since the purchase and construction of Millennium Park in 2000. The CIP includes the scheduled debt payment of \$804,994 along with \$2,625,000 to retire this debt in FY 2014, six years ahead of schedule. This early retirement will free up nearly \$520,000 to \$707,000 annually for capital projects going forward.

Highlights for each major category are provided below:

9501 Building & Improvement Projects

Government Center Space Analysis and Preliminary Design (\$50,000) – A continuation of a project to be undertaken in the latter portion of FY 2013, to evaluate future upgrades and renovations to the Government Center. The last major renovation occurred in 1987, when the building was converted from an elementary school to the Government Center. Efficiency, accessibility and security upgrades will be considered as part of the scope of this project.

Public Art (\$55,000) – The Creve Coeur Arts Commission is requesting funds for art work to be placed on public land.

Public Works Equipment Storage Building (\$120,000) – Proposed to provide protection from the weather to extend the life of major equipment.

9506 Park Development Projects

Park Improvements and Grant Match (\$20,000) – City staff is currently working with a consultant to conduct a needs assessment of the Dielmann Recreation Complex and anticipates applying for a regional parks commission grant for improvements to the building, including flooring replacement and other renovations to improve the operational efficiency and usage of the facility.

9509 Storm Water Projects

Middlebrook Drive Storm Water Improvements (\$240,000) - This project involves replacing the culvert pipes under Middlebrook Drive and making associated repairs to the roadways. The project has been identified as a top priority by the Storm Water Committee.

Storm Water Master Plan Projects (\$150,000 annually) – The city completed an update to its Storm Water Master Plan in 2012 and has identified several projects to be completed over the next several years.

Siltation Removal – Golf Course (\$200,000) – The retention ponds on the city's golf course serve the office park to the north of the course and are an important component to storm water management in the area.

9510 Street & Sidewalk Projects

The majority of CIP expenditures are dedicated to preserving the City's streets and sidewalks through concrete-slab replacement, asphalt overlay, and other preservation techniques. An amount of \$1,133,000 is dedicated to this objective in FY2014. Priorities are guided by the City's infrastructure management program and street rating system.

Staff is proposing additional funding of \$300,000 annually for large street reconstruction projects. The city maintains a large number of 'composite' streets – asphalt over concrete – and these projects often result in extensive reconstruction. Chasselle Lane (\$350,000) will be reconstructed in FY 2014. This project was originally scheduled for FY13 but was deferred until a major sanitary sewer project by MSD was completed.

Graeser Road overlay (\$429,000) – Federal funds have been secured to cover 80% of the cost of this project, which includes an asphalt overlay from Ladue Rd. to Olive Blvd and curbing, gutter, and sidewalk repairs including accessibility ramps.

Emerson Road Reconstruction – grant match (\$285,000) - A conceptual plan was completed in FY12, and a grant match is now proposed to be included in the CIP. The project includes the reconstruction of the road pavement, placement of a sidewalk, storm water control systems in the city-owned section of ROW from Desmet High School to Old Ballas Road, and a higher-capacity right-turn lane from Emerson to Ladue. The amount of \$285,000 represents a 20% grant match for the project.

Mosley Road Preliminary Engineering (\$75,000) - Preliminary engineering will include development of a project scope and budget for future inclusion in the City's capital program.

Olive Blvd. Sidewalk Fernview West Phase 1 and 2 (\$140,000) – The project involves filling in existing gaps in the Olive Boulevard sidewalk network west of Mason Road to the western city limits, funds for phase 2 represent matching funds for a future grant application. The entire project cost will be included in future CIPs if the City is successful in obtaining the grant.

Coeur De Ville Drive Overlay – (\$550,000) - The city has secured a federal grant to cover 80% of the cost of the project, which includes an asphalt overlay between Olive Blvd. and Ladue Rd. as well as curbing, gutter, and sidewalk repairs including accessibility ramps. Additional plantings would be installed between Coeur De Ville and I-270 to expand the visual barrier.

Warson Road overlay Grant Match (\$90,000) – The project scope includes an asphalt overlay from the city's southern city limits to Olive Blvd and curbing, gutter, and sidewalk repairs. The full project cost will be included in future CIPs if the City is successful in obtaining the grant.

Olive Blvd. (New Ballas to Craig Road) Engineering (\$200,000) – The project scope includes center medians to improve traffic access management, wider sidewalks, and streetscaping enhancements.

9516 Capital Equipment

Proposed funding for capital equipment ranges from \$284,500 to \$335,955 per year over the next five years. Only capital equipment with a cost of \$20,000 or more, and a useful life of 5 years or longer are included in the CIP.

Future Project List

A list of potential projects for a future CIP is included. Future projects are identified as projects with either no available funding or with a scope and/or estimate that has not been fully developed. These projects are *not* part of the five-year CIP, but may warrant future consideration for funding.

Of particular note on this list:

- (1) Downtown Streetscape and Infrastructure – The city's Downtown Plan includes recommendations for capital improvements including civic plazas, streetscaping and other improvements.
- (15) Government Center Renovations – A space needs analysis and preliminary design will be completed in FY 2014, providing a scope to this project for possible inclusion in a future CIP.

CC: Planning & Zoning Commission, Finance Committee, Economic Development Commission, Storm Water Committee, Parks & Recreation Committee, Horticulture, Environment & Beautification Committee, and Climate Action Task Force

**Capital Improvement Program
FY14-18 Schedule for Annual Update**

November 2012 – January 2013	Solicit input from citizens, City committees, and City staff
February 25, 2013	Proposed CIP provided to City Council, P&Z and Finance
March 2013	P&Z and Finance Committee recommendation to Council
March 11 & March 25, 2013	City Council Work Sessions
March 25, 2013	Public Hearing before City Council
March 25 or April 8	City Council Approval

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2014-2018

	FY2012 BUDGETED	FY2012 ACTUAL	FY2013 BUDGETED	FY2013 PROJECTED	FY2014	FY2015	FY2016	FY2017	FY2018
9501 Building & Improvement Projects									
02 ADA Improvements (CDBG)	\$ 20,000	\$ 14,463	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
03 Dielmann Complex - Olive Blvd Signage	\$ 6,411	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12 Government Center Energy Efficiency Projects	\$ 750,000	\$ 192,695	\$ -	\$ 68,642	\$ -	\$ -	\$ -	\$ -	\$ -
13 Public Art	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -
14 Public Works Equipment Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -
15 Gov Center Space Analysis/Preliminary Design	\$ -	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -
17 Police Locker Room Renovation	\$ -	\$ -	\$ 70,000	\$ 85,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
18 Public Art Bus Shelter	\$ -	\$ 3,036	\$ 29,000	\$ -	\$ 31,965	\$ -	\$ -	\$ -	\$ -
19 Energy Audit	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 796,411	\$ 213,794	\$ 439,000	\$ 223,642	\$ 186,965	\$ 140,000	\$ 20,000	\$ 20,000	\$ 20,000
% of Total Capital Outlay	20%	8%	13%	8%	7%	5%	1%	1%	1%

9506 Park Development Projects									
01 Misc. Park Improvements & Grant Match	\$ -	\$ -	\$ -	\$ -	\$ 20,000		\$ 20,000	\$ -	\$ 20,000
06 Golf Course Bridge Replacement	\$ -	\$ -	\$ 25,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
07 Tappmeyer House Exterior Painting	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
09 Conway Park Playground Addition and Tennis Court Repairs	\$ 221,000	\$ 209,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 221,000	\$ 209,381	\$ 25,000	\$ 35,000	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 45,000
% of Total Capital Outlay	6%	7%	1%	1%	1%	0%	1%	0%	2%

9509 Storm Water Projects									
01 Storm Water Improvements Per Master Plan	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
02 Stormwater Master Plan Update	\$ 56,000	\$ 48,086	\$ -	\$ 5,850	\$ -	\$ -	\$ -	\$ -	\$ -
03 Chilton Ln Stormwater Improvements	\$ 50,000	\$ 16,460	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -
04 Middlebrook Dr Stormwater Improvements	\$ -	\$ -	\$ -	\$ 40,000	\$ 240,000	\$ -	\$ -	\$ -	\$ -
10 Siltation Removal at Golf Course Ponds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -
Subtotal	\$ 106,000	\$ 64,546	\$ 145,000	\$ 190,850	\$ 240,000	\$ 150,000	\$ 150,000	\$ 350,000	\$ 150,000
% of Total Capital Outlay	3%	2%	4%	7%	9%	6%	6%	14%	7%

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2014-2018

	FY2012 BUDGETED	FY2012 ACTUAL	FY2013 BUDGETED	FY2013 PROJECTED	FY2014	FY2015	FY2016	FY2017	FY2018
9510 Street & Sidewalk Improvements									
01 Street/Sidewalk Maintenance Program	\$ 1,100,000	\$ 1,037,622	\$ 1,350,000	\$ 1,150,000	\$ 1,133,000	\$ 1,202,000	\$ 1,238,060	\$ 1,275,201	\$ 1,313,458
02 Street Reconstruction	\$ -	\$ -	\$ -	\$ 100,000	\$ 350,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
03 Conway Road Sidewalk & Resurfacing	\$ 700,000	\$ 715,469	\$ -	\$ 44,193	\$ -	\$ -	\$ -	\$ -	\$ -
11 Emerson Road (grant match)	\$ 4,626	\$ 4,626	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 250,000	\$ -
12 Dautel Road Realignment	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13 West Olive Lighting	\$ 530,000	\$ 8,707	\$ 530,000	\$ 380,000	\$ -	\$ -	\$ -	\$ -	\$ -
14 Ladue Sidewalk infill - Graeser to Coeur De Ville	\$ -	\$ 25,204	\$ 520,000	\$ 470,500	\$ -	\$ -	\$ -	\$ -	\$ -
15 Graeser Rd Resurfacing	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 429,000	\$ -	\$ -	\$ -	\$ -
17 Mosley Rd. Engineering	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
18 Olive Blvd Sidewalk - Fernview west - Phase I	\$ -	\$ -	\$ 25,000	\$ 18,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -
19 Olive Blvd Sidewalk - Fernview west - Phase II (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
20 Coeur De Ville Dr Resurface	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 500,000	\$ -	\$ -	\$ -
21 Warson Rd Resurface (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 80,000
22 Olive Blvd. (New Ballas to Craig) Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -
Subtotal	\$ 2,534,626	\$ 1,991,628	\$ 2,470,000	\$ 2,207,693	\$ 2,077,000	\$ 2,002,000	\$ 1,873,060	\$ 1,835,201	\$ 1,693,458
% of Total Capital Outlay	64%	71%	75%	76%	74%	76%	79%	73%	77%

9515 Capital Equipment									
01 Public Works Capital Equipment*	\$ 286,000	\$ 342,736	\$ 219,000	\$ 256,695	\$ 248,500	\$ 255,955	\$ 263,634	\$ 271,543	\$ 279,689
02 Major Office Equipment	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ -	\$ -		\$ 24,000
03 Zamboni Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
04 Police Vehicle Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	
Subtotal	\$ 286,000	\$ 342,736	\$ 219,000	\$ 256,695	\$ 284,500	\$ 335,955	\$ 293,634	\$ 301,543	\$ 303,689
% of Total Capital Outlay	7%	12%	7%	9%	10%	13%	12%	12%	14%

TOTAL CAPITAL OUTLAY	\$ 3,944,037	\$ 2,822,085	\$ 3,298,000	\$ 2,913,880	\$ 2,808,465	\$ 2,627,955	\$ 2,356,693	\$ 2,506,744	\$ 2,212,146
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9514 Debt Service									
01 Millennium Park (year 2000 amenities)	\$ 995,819	\$ 996,043	\$ 993,344	\$ 993,344	\$ 804,994	\$ -	\$ -	\$ -	\$ -
02 Millennium Park Final Debt Retirement Payment	\$ -	\$ -	\$ -	\$ -	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 995,819	\$ 996,043	\$ 993,344	\$ 993,344	\$ 3,429,994	\$ -	\$ -	\$ -	\$ -
% of Total Year End Figures	20%	26%	23%	25%	55%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	\$ 4,939,856	\$ 3,818,128	\$ 4,291,344	\$ 3,907,224	\$ 6,238,459	\$ 2,627,955	\$ 2,356,693	\$ 2,506,744	\$ 2,212,146
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FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2014-2018

	FY2012 BUDGETED	FY2012 ACTUAL	FY2013 BUDGETED	FY2013 PROJECTED	FY2014	FY2015	FY2016	FY2017	FY2018
FUND REVENUES	2012	2012	2013	2013	2014	2015	2016	2017	2018
Beginning Fund Balance (estimated Cash Basis as of July 1)	\$ 2,146,521	\$ 2,146,521	\$ 1,529,738	\$ 1,529,738	\$ 776,235	\$ 55,990	\$ 196,556	\$ 239,281	\$ 158,787
Estimated Capital Improvement Sales Tax Revenue (1/2 Cent)	\$ 1,900,000	\$ 1,895,865	\$ 1,928,500	\$ 1,870,000	\$ 1,898,050	\$ 1,926,521	\$ 1,955,419	\$ 1,984,750	\$ 2,014,521
Estimated Interest Revenue	\$ 38,000	\$ 36,993	\$ 36,000	\$ 36,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 1,500	\$ 1,500
Est. Addtnl Revenue (Outside agencies, grants, reimbursement & other)	\$ 897,070	\$ 842,085	\$ 793,000	\$ 827,721	\$ 430,164	\$ 420,000	\$ 20,000	\$ 20,000	\$ 20,000
Proceeds from equipment sales	\$ 35,000	\$ 26,402	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
General Fund Transfers	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 525,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
General Fund Transfer/Millennium Park Debt Retirement	\$ -	\$ -	\$ -	\$ -	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -
Total Revenues & General Fund Transfers In	\$ 3,270,070	\$ 3,201,345	\$ 3,177,500	\$ 3,153,721	\$ 5,518,214	\$ 2,768,521	\$ 2,399,419	\$ 2,426,250	\$ 2,456,021
Total Anticipated Year End Expenditures	\$ 4,939,856	\$ 3,818,128	\$ 4,291,344	\$ 3,907,224	\$ 6,238,459	\$ 2,627,955	\$ 2,356,693	\$ 2,506,744	\$ 2,212,146
Ending Fund Balance (Cash Basis)	\$ 476,735	\$ 1,529,738	\$ 415,894	\$ 776,235	\$ 55,990	\$ 196,556	\$ 239,281	\$ 158,787	\$ 402,661

Estimated Additional Revenue (Funding Sources)	2012	2012	2013	2013	2014	2015	2016	2017	2018
Community Development Block Grants for ADA Improvements	\$ 20,000	\$ -	\$ -	\$ 14,463	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Conway Rd Resurface STP-S Grant	\$ 583,994	\$ 566,918	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Energy Efficiency & Conservation Block Grant for lighting retrofits	\$ 30,576	\$ 22,186	\$ -	\$ 20,258	\$ -	\$ -	\$ -	\$ -	\$ -
Court Reimbursement - Arena Systems	\$ 32,500	\$ 21,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Conway Park - STL County Muni Parks Grant	\$ 200,000	\$ 187,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Olive Lighting - STPE Grant	\$ -	\$ -	\$ 318,000	\$ 318,000	\$ -	\$ -	\$ -	\$ -	\$ -
Ladue Sidewalk - STPE Grant	\$ -	\$ -	\$ 420,000	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -
Graeser Rd Overlay - STPS Grant	\$ -	\$ -	\$ 36,000	\$ 36,000	\$ 343,200	\$ -	\$ -	\$ -	\$ -
Public Art Bus Shelter - Developer Contribution	\$ 30,000	\$ 3,036	\$ -	\$ -	\$ 26,964	\$ -	\$ -	\$ -	\$ -
Spoeede Rd - STP-S Grant	\$ -	\$ 40,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Olive Blvd. - Fernview west - Phase 1 - Contributions from adjacent property owners	\$ -	\$ -	\$ 19,000	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -
Coeur de Ville Dr Resurface STP-S Grant	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 400,000	\$ -	\$ -	\$ -
Subtotal	\$ 897,070	\$ 842,085	\$ 793,000	\$ 827,721	\$ 430,164	\$ 420,000	\$ 20,000	\$ 20,000	\$ 20,000

New projects in bold

*9515-01 Public Works Capital Equipment Expense: In FY2011 expenditures were less than budgeted due to the equipment being delivered and paid for in FY2012 Actual. FY2013 Projected includes equipment ordered and budgeted in FY2012, but delivered and paid for in FY2013

Future Projects NOT included the FY14-18 CIP	Notes
1 Downtown Streetscape & Infrastructure	
2 New Ballas & Olive Intersection Improvements	
3 Extension of Studt from Old Ballas to Craig	Per downtown plan
4 Government Center Electrical Switchgear Replacement (\$250,000)	
5 Hibler Road Reconstruction - east of Falaise (est. \$295,000)	
6 Lindbergh Blvd. Streetscape enhancement Project - Phase I (est. \$1.25 mil.)	Staff exploring sandblasting and staining jersey barriers
7 Millennium Park Detention Basin Conversion to Lake	
8 Mosley Road Reconstruction (est. \$2.5 mi.)	Preliminary engineering in FY14
9 N. New Ballas Rd. - Phase II Sidewalk - Rocky Dr. to Ladue Rd. (\$220,000)	
10 Olive Blvd Improvements - New Ballas Rd to Craig Rd (\$4.1 mi.)	Engineering proposed in CIP for FY16
11 Public Works Truck Shelter (\$220,000)	Included in CIP in FY15
12 Silt Removal at Golf Course, Phase II (est. \$200,000)	Included in CIP in FY17
13 West Olive Median Enhancements, Phase II - Mason to Fernview (est. \$2.2 mi.)	Sidewalks included in FY14 and FY16
14 Salt Storage Building (\$65,000)	
15 Government Center Renovations	Space needs/Preliminary Design in FY14
16 Dielmann Complex Renovations	
17 Lindbergh Blvd. Flyover at Old Olive/Light Industrial District Infrastructure Improvements	
18 Ladue Road Improvements at I-270	
19 Mason Road Sidewalk Infill - Conway to Olive	

Future Projects are identified projects which either have no available funding or do not have a fully developed scope or estimate. The projects are not listed in any priority order.

Bold items are new projects to list

Five-Year Capital Improvement Program FY2014-FY2018
Recommendations from Citizens, Boards, Committees and Commissions

CIP Budget Category	Recommendation	Submitted by
All CIP Projects	Disciplined control of the CIP budget in accordance with the amounts approved by a voter. Limit annual CIP budget to anticipated revenues for the CIB for the next five years by year. Add/include any federal or state grants secured for each year. If additional CIB funds are required, then the increased tax required on ballot for voter approval.	Resident: B. Kent
All CIP Projects	Projects identified as "cost reducing" should meet established criteria for years with ROI; following installation report on annual savings and all expenses associated the project (operating funds, subcontractor fees, etc.)	Resident: B. Kent
9501 Building & Improvement Projects	Hire consultant to develop beautification plan for Olive (from Warson to I-270); emphasis on sidewalks, landscaping, bus stops, lighting and medians; budget in manageable segments; apply for grants. Plan may assist in establishing standards for future projects.	Resident: D. Caldwell
9501 Public Art	Increase funding from \$20,000 (for the concrete pads) to \$55,000; Arts Commission will focus on one location (city park) w/one commissioned artwork for permanent display for city's permanent collection.	Arts Commission
9501 Public Art	Establish a matching grant public art program similar to Street Tree Program (city 50%; other 50%)	Resident: D. Caldwell
9506 Park Development	Determine if any part of Laverne Collins park can sold; apply revenue to Millennium Park debt or Municipal Enterprise Complex	Residents: B. Kent & P. Hall
9506 Park Development	Sell Fountain Park; apply revenue to Millennium Park Debt or Municipal Enterprise Complex	Resident: B. Kent
9506 Park Development	Improvements at Millennium Park including addition of an amphitheater, second pavilion, tennis courts, lake, concessions or coffee stand and parking lot lights	Parks & Recreation Committee
9506 Park Development	Improvements at Beirne Park including year-round restrooms and off-leash dog park	Parks & Recreation Committee
9506 Park Development	Downtown Park expansion by converting unused common ground and underutilized parking lots	Parks & Recreation Committee
9506 Park Development	Outdoor racquetball/handball court at Beirne Park or Lake School Park	Park & Recreation Committee
9506 Park Development	Additional trails divided across all parks & open City areas	Parks & Recreation Committee

9506 or 9509 Park Development or Stormwater Project	Install concrete weir for detention basin, fishing pond, attraction in Millennium Park. Include counter-balance gate to divert excess stormwater	Resident: B. Kent
9506 or 9510 Park Development or Street & Sidewalk Improvements	Provide a safe pedestrian path to and from Malcom Terrace Park	Resident: Patty Schvey
9510 Street & Sidewalk Improvements	Use current GBA.PCI index system to develop 5-year street repair plan (e.g., City of Folsom, CA)	Resident: B. Kent
9510 Street & Sidewalk Improvements	Install pedestrian signal at the intersection of Olive and Craig roads to increase pedestrian safety and encourage walking	Resident: John Bower
9516 Capital Equipment	Develop 5-year plan for replacement of all vehicles, motorcycles and bicycles with ROI justification for plan; require annual mileage per vehicle/motorcycle/bicycle to ensure fleet is being fully utilized. Fleet additions should meet ROI requirements to justify additions.	Resident: B. Kent
9516 Capital Equipment	Develop 5-year plan to replace all equipment (valued >\$10,000) with ROI justification for plan; report annual usage hours to justify additions.	Resident: B. Kent
9516 Capital Equipment	Prepare list of all property/physical assets (valued >\$1,000); justify city service for asset; sell or donate non-justified assets; identify assets (valued >\$20,000) requiring replacement in next 5 years	Resident: B. Kent

As of 03/06/2013



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
#13-003 REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS
DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF
AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: March 18, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the rezoning of 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. The designation of this property as single family residential prompts the need for several variances from the Board of Adjustment, scheduled to hear the request on April 18, 2013.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY: *Whitney Kelly*
Whitney Kelly, AICP, City Planner

3/15/2013
Date

ATTACHMENTS: Applicant's Materials submitted March 8, 2013

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

PROPOSED PROJECT

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

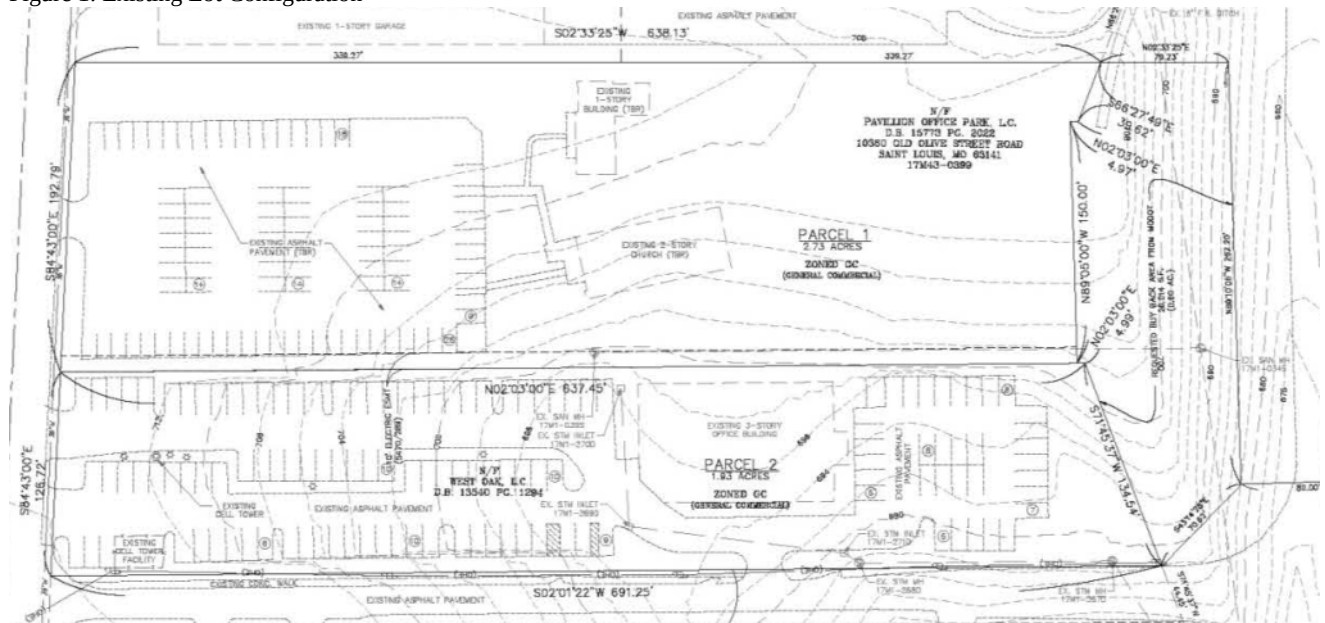
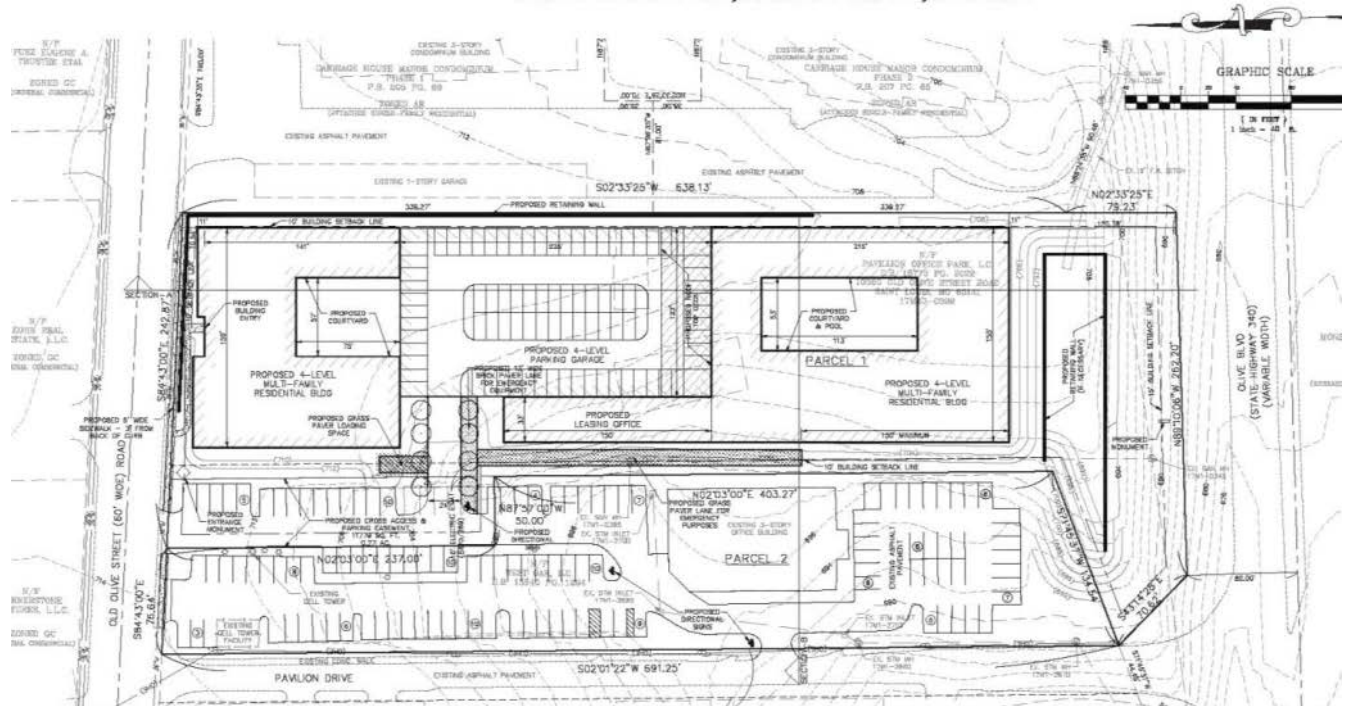


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal

The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require, for a multi-family residential development (conditional use in the "CB" Core Business district), that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The applicant currently has an application before the City of Creve Coeur's Board of Adjustment for a variance from this requirement, as well as setback requirements along Olive Boulevard, and the buffer yard requirement from the "AR" District. See discussion below for further information.

Below are the proposed elevations for the development on Parcel 1:



Figure 3: West Elevation

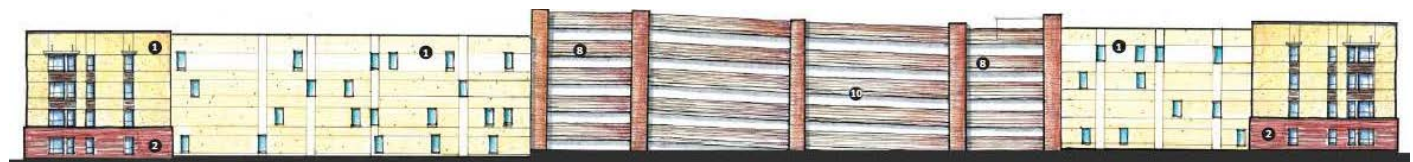


Figure 4: East Elevation



Figure 5: South & North Elevations



Figure 6: Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	“GC” Core Business District	Old Olive Street Road
South	Monsanto	“RO” Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	“AR” Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	“CB” Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section state:

3. *Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement of the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.*
4. *Upgrade the architectural quality of the building stock as businesses expand or redevelop.*

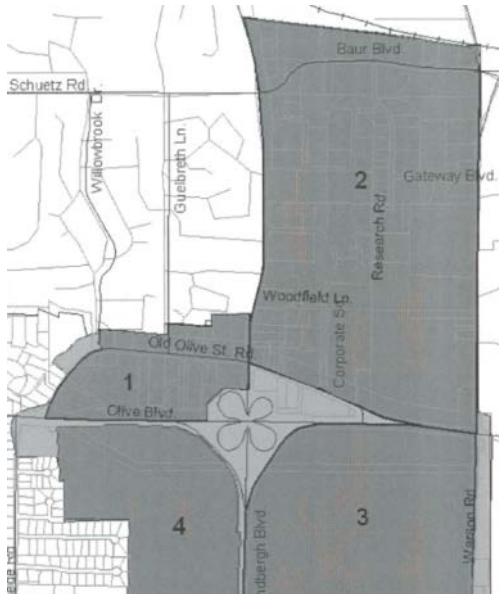


Figure 7: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: "Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future..." (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and

the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, where many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Further the Design Guidelines provide specific recommendations for Multi-Family/Attached Residential Developments that encourage developments to respect the scale and character of any residential neighborhood. And building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements, with individual dwelling units architecturally expressed. The project includes a new separated sidewalk with a three foot landscaped

buffer, as recommended by in the Pedestrian Plan to create a more pedestrian friendly atmosphere. Overall, the project meets with all of the Design Guidelines recommendations. However, Staff recommends that specific discussion on issues such as the equal treatment of all façades and fulfillment of the “green line park” along Olive Boulevard should be postponed until the Commission has addressed larger issues related to the appropriateness of the development for this site and the expansion of the “CB” District (see below). Also, the viability of the entire project is dependent upon the decisions of the Board of Adjustment in April (see below).

ZONING REVIEW

Appropriate Expansion of the “CB” District

The “CB” district is the only viable option for these two properties because residential uses are not permitted in the existing “GC” district, offices are not allowed in the “AR” Attached Single-family Residential district, and the “CB” district is the only zoning district that would allow, through the conditional use permit process, for the proposed density of 48.33 units per acre, on a site of 3.6 acres.

As with any rezoning, it is important to remember that, should the project never get built, the rezoning will remain and the Commission should be satisfied that all of the uses in the proposed district (“CB” District in this case) are a better option for the subject property. For guidance on this broad question of whether or not any rezoning should be considered, Section 405.1060.E provides the following:

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.

As indicated above, the area along Old Olive Street Road, west of Lindbergh Boulevard, has been languishing with older commercial developments and very little sustained investment in the existing development or redevelopment. What little has occurred, has been in the form of a few office buildings and a new car showroom (Lou Fusz Subaru), all of which are as easily accomplished under the “CB” district as the “GC” district. In other words, the “GC” district zoning has not served any unique development interest. Further, the small scale development that is the primary focus of the “GC” district has not performed well in this area; it has not had any special benefit to property values and it will never see the volume of traffic that supports the retail development on Olive Boulevard. The area, especially the south side of Old Olive Street Road, is largely removed from residential areas to the north, and if it were to become the “Commerce Center” as it is referred to in the Comprehensive Plan, it will not have detrimental effects on other properties in the area any differently than the other, highly successful, Core Business districts in the City.

Assuming the Planning Commission believes there may be sufficient public or private interests that could be served by the proposed rezoning and the associated project, and regardless of the applicant’s pragmatic interest in the “CB” district, the Commission must also believe that the proposal furthers the purpose of the district. The stated purpose of the “CB” District is:

SECTION 405.370: “CB” CORE BUSINESS DISTRICT

- A. *Purpose And Intent. The “CB” Core Business District is intended by site concept and site development plan approval (see Section 405.1080) to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services. Specifically, the district is intended to:*

1. *Relate the development of retail, office and multi-family residential uses servicing both a City-wide and subregional service area to an adopted development plan for the major business areas including land use, phasing and public improvement elements.*

Although the project has only a minor benefit to public improvements (the reduction in the excess right-of-way on Olive Boulevard), it does expand the multi-family residential presence in an area that wants for more customers and new development. Thus the proposed redevelopment of the site would appear to meet with the overall purpose of the district for the area.

Dimensional Issues

The project area is adjacent to the Pavilion Shopping Center which is zoned "CB" Core Business, so there is no minimum district size issues and both parcels meet the minimum lot area requirement. There are, however, conflicts with a number of other dimensional regulations, as outlined below:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*
 2. *Lot size requirements.*
 - b. *Minimum lot width. One hundred (100) feet.*

As indicated above, the applicant is proposing a boundary adjustment between the two properties, reducing the minimum lot width of Parcel 2 from 126.72 to 76.64 feet. Prior to any boundary adjustment this would need to be revised to meet with the above district requirement. However, since this would not impact the overall development, Staff does see this as a critical issue. Any condition of approval will require this change.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*
 3. *Building bulk regulations.*
 - a. *Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height. Developments on lots of three (3) or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height receive a conditional use permit in accordance with Section 405.1070. In addition, properties adjacent to any single-family residential zoning district shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located forty-five (45) feet above grade and one hundred (100) feet from the property line on the non-residential site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane.*

The applicant has provided the graphic below to demonstrate the conflict between the requirements of the sky exposure plane and the proposed building:

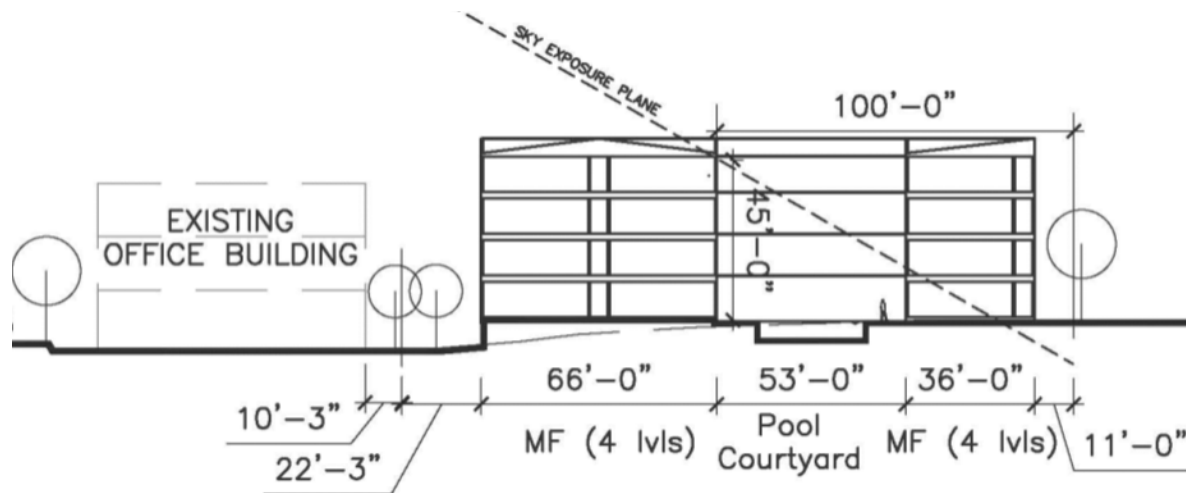


Figure 8: Sky Exposure Plane

The portions of the building above the dashed line labeled “Sky Exposure Plane” are not permissible under this regulation. A variance will be required to build in that area.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*

4. *Yard and setback requirements.*

- a. (2) *Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.*

The applicant is negotiating the purchase of a 120-foot wide strip of additional green space along Olive Boulevard from MoDOT in order to increase the greenspace on the site and provide an area for stormwater detention. However, a condition of the sale of the property is that no structure, nor access, will be allowed within the purchase area. Therefore, the proposed building cannot be located within 80 feet from the reconfigured Olive Boulevard right-of-way, thus raising another question before the Board of Adjustment.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*

4. *Yard and setback requirements.*

- d. *Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from*

these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The proposed side setback is 11 feet, where the typical minimum allowed is 10 feet, but the preceding calls for a 200-foot buffer yard because the building is over three stories and adjacent to an “AR” Attached Single Family Residential District. Even if the building were three stories, it would still not meet the 50-foot buffer yard requirement. It is interesting to note that the requirements for the sky exposure plane and buffer yard would be inconsistent with the recommendations of the Comprehensive Plan and Design Guidelines to avoid spatial gaps and interruptions along the “streetscape”. These are also issues to be before the Board of Adjustment.

Conditional Use Permit

The prerequisites for the conditional use process, as applied to this use, are as follows:

SECTION 405.470: CONDITIONAL USES

34. *Multi-family dwellings (conditional use in the "CB" district).*
- a. *Shall be located on sites of at least three (3) acres.*
 - b. *The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.*
 - c. *At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.*

The applicant is proposing to structure the parking above ground between the residential buildings, thus providing an effective screening of the structure along Old Olive Street Road and Olive Boulevard, in keeping with the intent of the Design Guidelines and the above requirements, which is to limit the appearance of such structure. However, the Board of Adjustment will need to grant a variance to allow all of the parking to be above ground. The applicant has indicated that decreasing the height of the development to three floors is cost prohibitive due to the requirement of a structured garage. Further, undergrounding 50% of the parking effectively prohibits any residential development. The developers of the Kings Landing project received a variance based on this same reasoning.

Assistance to the Board of Adjustment

As indicated above, the applicant is pursuing several variances with the Board of Adjustment. In deliberating on the merits of the variances, the Board must contemplate the following findings:

SECTION 405.1110: VARIANCES AND APPEALS

- D. *Criteria For Variances, Generally. The Board of Adjustment shall not grant a variance as authorized herein unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support all of the following conclusions:*
1. *The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;*
 2. *The variance requested is because of a unique hardship not created by the applicant or owner of the property;*
 3. *The granting of the variance shall not adversely affect adjacent property owners or residents;*
 4. *The strict application of the provisions of this Chapter from which a variance is requested will cause severe practical difficulty or extreme hardship for the property owner represented in the application;*
 5. *The variance desired will not adversely affect the public health, safety, order, convenience or general welfare of the community; and*

6. *Granting the variance desired will not violate the general spirit and intent of this Chapter.*

While there is no suggestion here that the Planning Commission should attempt to dictate findings to the Board of Adjustment, it will be difficult for the Board to assess adverse impacts upon the public health, safety, order, convenience or general welfare of the community and determine what the general spirit and intent of the Zoning Ordinance is given the above discussion that raises questions regarding the best way for this property to fulfill the goals of the Comprehensive Plan and fulfill the purposes of the “CB” zoning district. Indeed, absent a need for a variance, it is typically the Planning and Zoning Commission’s purview to determine the appropriateness of the project with the Comprehensive Plan and with Zoning District regulations, as well as the compatibility with the surrounding area. On the other hand, when so many variances are needed, one must question if this project is simply not right for this location.

It is the hope of the staff that by agreeing or disagreeing with the analysis in this report, the Planning and Zoning Commission will generate comments that might assist the Board of Adjustment in its review.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more “Core Business” in nature than “General Commercial.” For the most part, the design considerations regarding the architecture and landscaping are met. However, a full review has not been completed at this time due to the significant issues pending before the Board of Adjustment. As suggested above, staff is seeking direction from the Commission to assist the Board in its review. Specific questions are:

- Does the project meet with the intent of the Comprehensive Plan, or does the lack of direction within the Plan raise too many questions to reach a justifiable conclusion?
- Did the City’s prior action of rezoning the adjacent property to “AR” Attached Single Family Residential create burdens on the adjoining properties that conflict with the Comprehensive Plan?
- Would the proposed residential development offer an acceptable density for the area, or does the Commission wish to see a lower level of development with a maximum of three floors, more in keeping with the existing “GC” District regulations? Does this include residential or only commercial development?

SUGGESTED ACTION

After receiving all testimony and discussing matters at hand, staff request that the Planning and Zoning Commission provide specific direction on the proposal. If the Commission Members find that the proposal is not in keeping with the Comprehensive Plan and are not comfortable with the proposed density that the “CB” District would allow, then they should vote to make a recommendation at the meeting.

If the Commission Members find that the project meets with the intent of the Comprehensive Plan and that the rezoning of the properties to “CB” District provides for the opportunity for further redevelopment, then Staff requests that the Commission vote to continue the matter to a subsequent date following the decision of the Board of Adjustment, in order to incorporate the Board’s decision and prepare the appropriate draft ordinances. The Board of Adjustment is scheduled to review the variance requests at its meeting on Thursday, April 18th. The next Planning and Zoning Commission meeting following will be May 6th.

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

“I move to continue application #13-003, the rezoning of 10360-10420 Old Olive Street Road to “CB” Core Business District and the Conditional Use Permit for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard Creve Coeur project, to May 6, 2013, to allow for Staff to prepare the draft ordinances.”

Note that the Commission may substitute a different meeting date as they deem necessary.

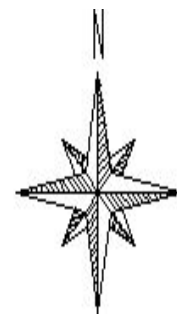
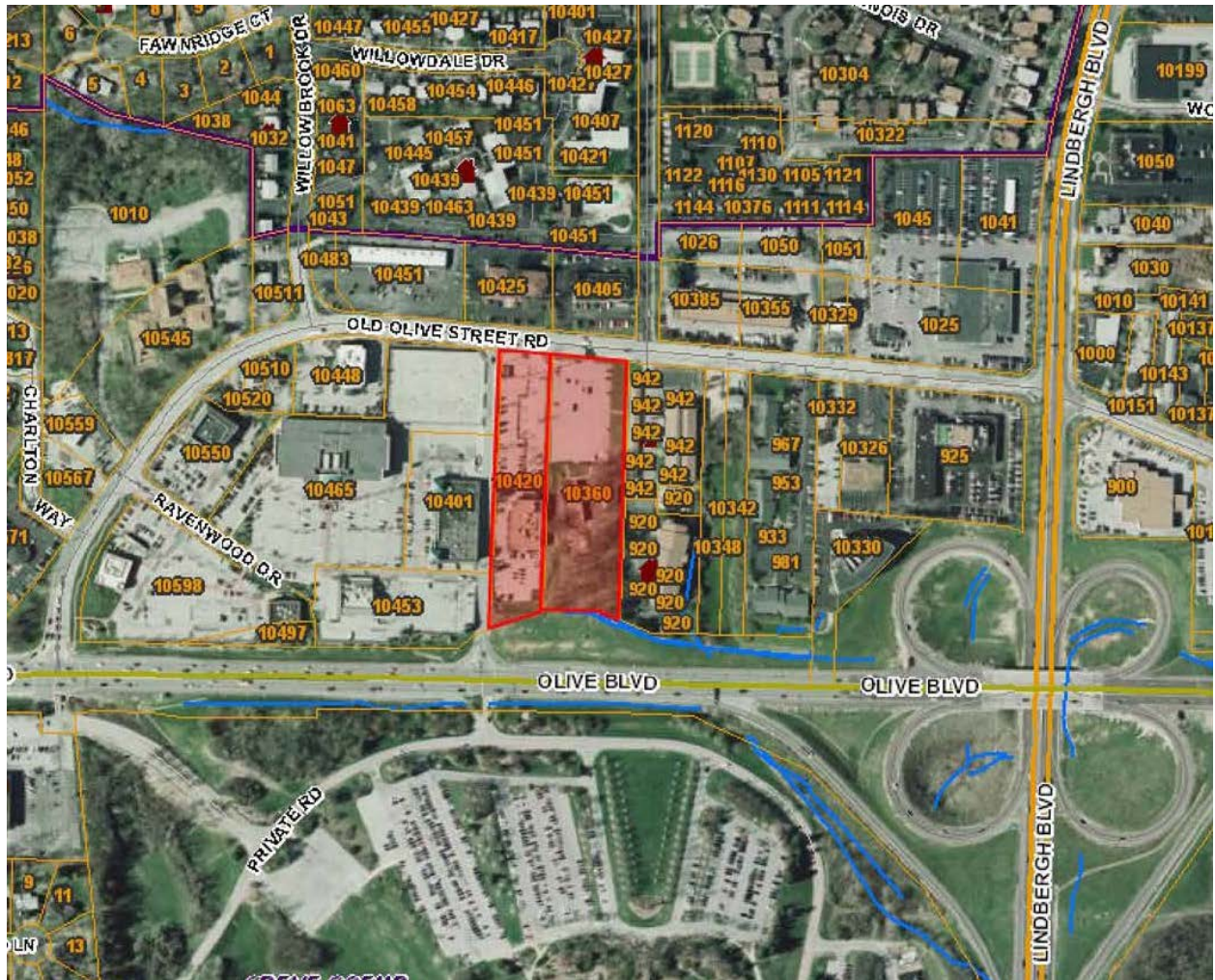
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

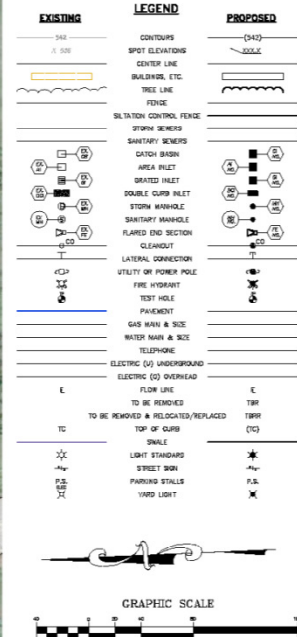
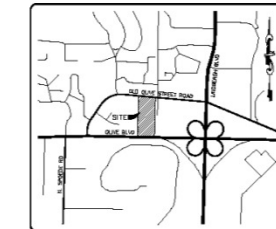
	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.

The Vanguard at Creve Coeur

Creve Coeur, Missouri

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



EXISTING PROJECT DATA - PARCEL 1

1. GROSS AREA: 2.73 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.85 ACRES = 30%
TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 64%

EXISTING PROJECT DATA - PARCEL 2

1. GROSS AREA: 1.33 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
TOTAL GREEN SPACE OF PARCEL: 0.36 ACRES = 29%

EXISTING PROJECT DATA - MODOT BUY BACK

1. GROSS AREA: 0.80 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 1%
TOTAL GREEN SPACE OF PARCEL: 0.05 ACRES = 6%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 191803086 J DATED AUGUST 03, 2000), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF CONVICTION DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF "THE VANGUARD AT CREVE COEUR" A TRACT OF LAND IN THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MINIMUM" MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (CS 30-2 AND A CS 30-18 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
MS. 100 L.S. - #2355
GEORGE J. BOWEN - VICE PRESIDENT

MSD Base Map 17M
MSD P #
Highway & Traffic #

EXISTING CONDITIONS

DATE	REVISIONS
1/13/13	PRELIMINARY COMMENTS
1/13/13	PRELIMINARY COMMENTS
1/13/13	PRELIMINARY COMMENTS

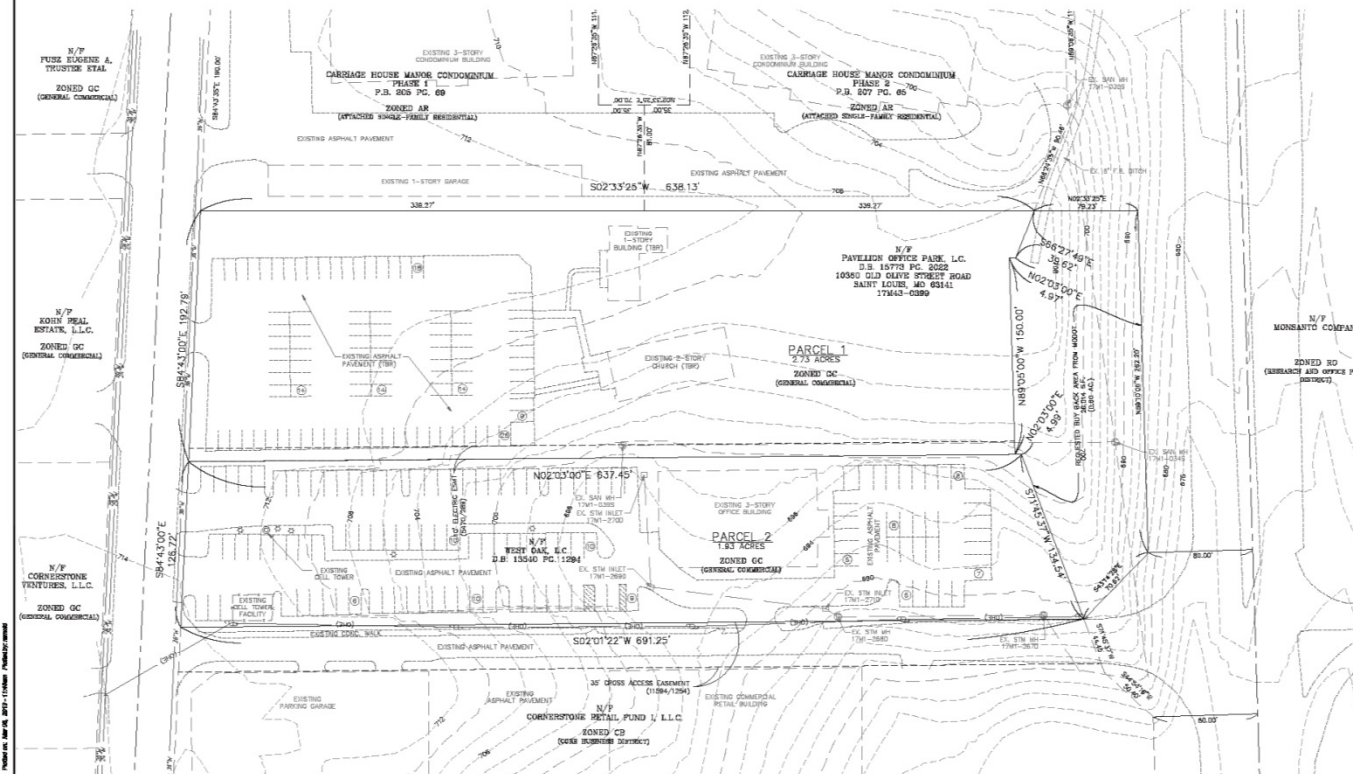
CONVICTION DEVELOPMENT, LLC
135 NORTH MAIN STREET, SUITE 500
ST. LOUIS, MISSOURI 63102
PH: 314-727-2424
FAX: 314-727-2424

THE STERLING COMPANY
ENGINEERS & SURVEYORS
200 S. LAMAR AVENUE, SUITE 500
ST. LOUIS, MISSOURI 63102
PH: 314-727-2424
WWW.STERLING-MO.COM
Professional Certificate of Authority #001148

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
EXISTING CONDITIONS

Date: 3/5/2013	Author: Amy Arnold
License No.: P.E. 2002010612	Check Engineer
Job Number: 12-09-241	Date: 1/18/2013
Designed: 1.1	Sheet: 1.1
Drawn: 1.1	Check: PRE

*A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI*



EXISTING PROJECT DATA – PARCEL 1

3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 38%
TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 64%

EXISTING PROJECT DATA - PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA - MODOT BUY BACK

1. GROSS AREA: 0.80 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
TOTAL GREEN SPACE OF PARCEL: 0.59 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918900166 & DATED AUGUST 23, 2000), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF CONINGTON DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF THE VANGUARD AT CREVE COEUR "A" TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI WINSTON STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-18 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
NO. 110 L.S. - #2338

GEORGE J. BOWER - VICE PRESIDENT

MSD Base Map 17M
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	2-18-13 REV. PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944

*The Vanguard
at Creve Coeur*

Date: 3/8/2013
Rodney Arnold
License No. PE-2002011
Civil Engineer

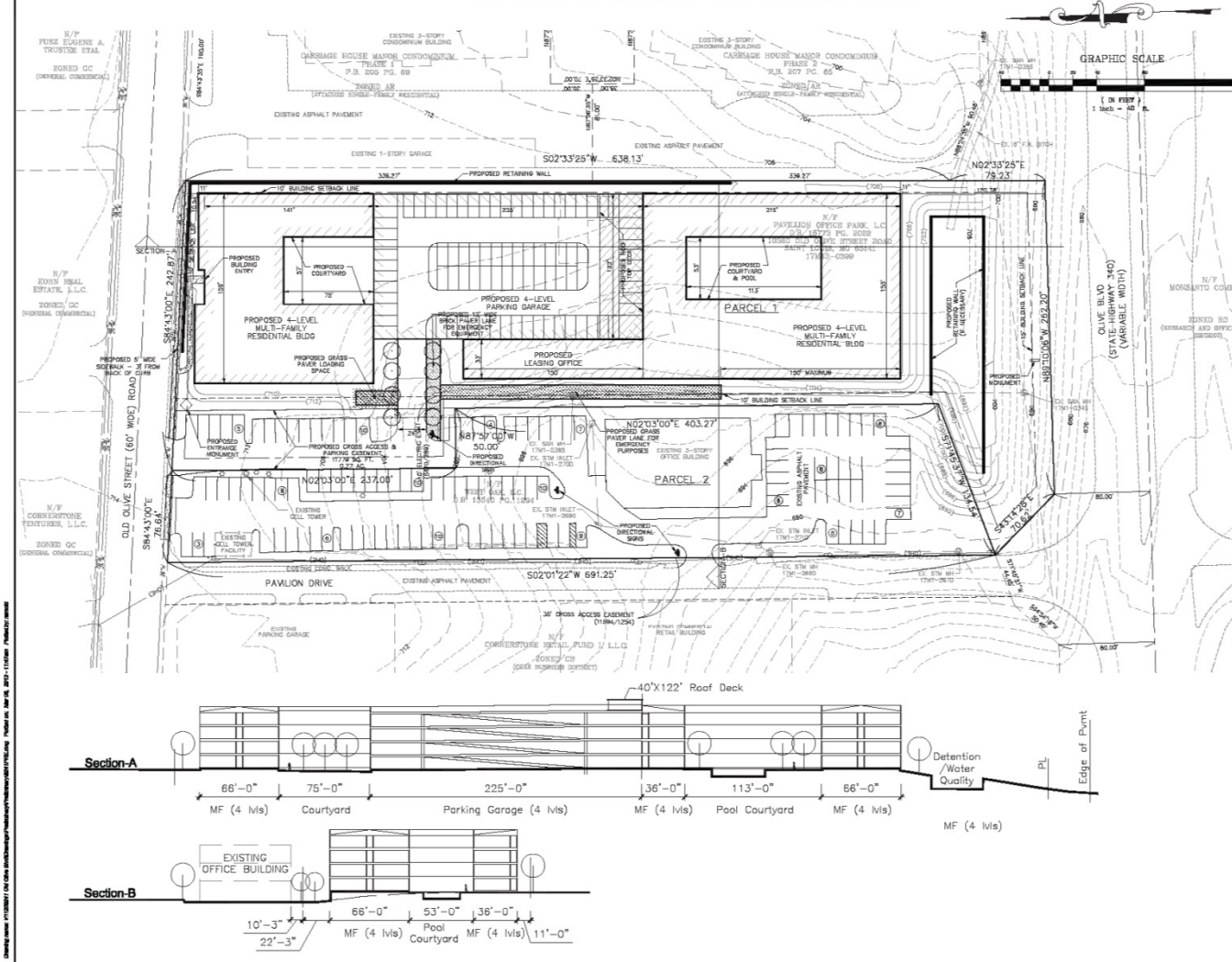
Job Number
12-09-241

Date	1/18/2013
Designed	Sheet

Drawn:	1.
Checked:	PR

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
MSD SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LADUE SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
LADUE GAS COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
6. GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
7. LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
9. THIS PLAN IS NOT FOR RECORD.
10. NO KNOWN METALS ARE ON THE SUBJECT PROPERTY.
11. NO GRADES SHOWN SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

1. GROSS AREA OF OVERALL PROJECT: 5.38 ACRES
2. ZONING: SUBURBAN
PROPOSED: CB - CORE BUSINESS DISTRICT
SETBACKS:
SIDE - 10 FEET
SIDE - 10 FEET
3. LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
4. CURRENT OWNERS:
PARCEL 1: PAVILLON OFFICE PARK, L.C.
ARNDT, MO 63010
PARCEL 2: WEST LOW, C OR KENT BRANSON
P.O. BOX 88
ARNDT, MO 63010
5. SITE ADDRESS:
PARCEL 1:
1000 OLD OLIVE STREET ROAD
CREVE COEUR, MO 63010
PARCEL 2:
1000 OLD OLIVE STREET ROAD
CREVE COEUR, MO 63010
6. GROSS FLOOR AREA:
PROPOSED - PARCEL 1: 196,000 S.F.
EXISTING - PARCEL 2: 27,108 S.F.
(GROSS LEASABLE AREA: 20,000 S.F.)
7. F.A.R. REQUIRED: ≤ 1.20
F.A.R. PROPOSED:
0.123 ACRES (GROSS BLDG S.F.) = 0.97
0.32 ACRES
8. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.30 ACRES = 63%
TOTAL GREEN SPACE OF PARCEL: 1.88 ACRES = 37%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

1. GROSS AREA OF PARCEL 1: 3.30 ACRES (72,140 S.F.)
2. PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
3. DWELLING UNITS PROPOSED: 174 (AVE. 910 S.F. EACH)
88 - 1 BEDROOM, 1 BATH UNITS (750 S.F.)
80 - 2 BEDROOM, 2 BATH UNITS (1,000 S.F.)
16 - 3 BEDROOM, 2 BATH UNITS (1,200 S.F.)
4. F.A.R. REQUIRED: ≤ 1.20
F.A.R. PROPOSED:
156,000 S.F. (GROSS BLDG S.F.) = 1.20
5. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.19 ACRES = 61%
TOTAL GREEN SPACE OF PARCEL: 1.41 ACRES = 39%
6. PRIVATE USABLE OPEN SPACE:
OPEN SPACE PROVIDED: 1.44 ACRES OR MORE
OPEN SPACE REQUIRED: 30% OF ACREAGE (3.30 ACRES) = 0.72 ACRES
7. PARKING:
SPACES PROVIDED: 813 SPACES (INCLUDES 10 HANDICAP SPACES)
SPACES REQUIRED: 107 80 UNITS (2 SPS/UNIT) 100 SPACES
AND 50 UNITS (1.75 SPS/UNIT) 88 SPACES
OVER 100 UNITS (1.5 SPS/UNIT) 111 SPACES
TOTAL: 289 SPS/UNIT
8. MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

1. GROSS AREA OF PARCEL 2: 1.86 ACRES (72,140 S.F.)
2. PROPOSED ZONING: CB
3. LAND USE: EXISTING 27,108 S.F. OFFICE BUILDING
4. F.A.R. REQUIRED: ≤ 1.20
5. F.A.R. PROPOSED:
27,108 S.F. (GROSS BLDG S.F.) = 0.36
0.71 ACRES
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.10 ACRES = 59%
TOTAL GREEN SPACE OF PARCEL: 0.31 ACRES = 17%
7. PARKING:
SPACES PROVIDED: 118 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 33 SPACES/1000 S.F. GROSS LEASABLE AREA
= 63 SPACES
8. MAXIMUM BUILDING HEIGHT: 4 STORIES OF 60 FEET

MSD Base Map 17M
MSD P#
Highway & Traffic #

DATE	REVISION
1	12-09-2013 PRELIMINARY COMMENTS
2	12-09-2013 PRELIMINARY COMMENTS

Covington Development, LLC
135 North Main Street, Suite 500
St. Louis, Missouri 63102
Ph: 314-727-2424
Fax: 314-727-2424

THE **STERLING** CO
ENGINEERS & SURVEYORS
1000 Old Olive Street Road
Creve Coeur, Missouri 63010
Ph: 314-727-2424
Fax: 314-727-2424
Corporate Certificate of Authority #001548

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE IMPROVEMENTS

DATE: 3/8/2013
DESIGNED BY: R. J. B. / J. B. / J. B.
CHECKED BY: R. J. B. / J. B. / J. B.
DATE: 12-09-2013

Job Number: 12-09-241
Date: 1/18/2013
Designed: 2.1
Drawn: 2.1
Checked: PRE

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
MSD SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LOCAL SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
LACLEDE GAS COMPANY
3. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DRAINAGE POINT.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
6. GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
7. LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
9. THIS PLAN IS NOT FOR RECORD.
10. NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
11. NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

1. GROSS AREA OF OVERALL PROJECT: 5.38 ACRES
2. ZONING CATEGORY: CB - COMMERCIAL BUSINESS DISTRICT
SUBCATEGORY: CB-1 - COMMERCIAL BUSINESS DISTRICT, SUBCATEGORY 1
SIDE - 10 FEET
3. LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
4. CURRENT OWNERS: PARCEL 1: PAVILION OFFICE PARK, L.C.
ARNDT, MO 63010
PARCEL 2: PAVILION OFFICE PARK, L.C.
ARNDT, MO 63010
5. SITE ADDRESS: PARCEL 1: 1000 E. OLIVE STREET ROAD
CREVE COEUR, MO 63010
PARCEL 2: 1000 E. OLIVE STREET ROAD
CREVE COEUR, MO 63010
6. GROSS FLOOR AREA: PARCEL 1: 186,000 S.F.
EXISTING - PARCEL 2: 27,108 S.F.
(GROSS LEASABLE AREA: 27,108 S.F.)
7. F.A.R. REQUIRED: ≤ 1.25
8. F.A.R. PROPOSED: 0.743 ACRES EXISTING OFFICE BLDG. S.F. = 0.97
5.38 ACRES
9. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.30 ACRES = 51%
TOTAL OPEN SPACE OF PARCEL: 1.98 ACRES = 37%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

1. GROSS AREA OF PARCEL 1: 3.30 ACRES (186,000 S.F.)
2. PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
3. DWELLING UNITS PROPOSED: 174 (Ave. 910 S.F. EACH)
88 - 1 BEDROOM, 1 BATH UNITS (790 S.F.)
80 - 2 BEDROOM, 2 BATH UNITS (1,080 S.F.)
16 - 3 BEDROOM, 2 BATH UNITS (1,200 S.F.)
4. F.A.R. REQUIRED: ≤ 1.25
5. F.A.R. PROPOSED: 150,000 S.F. GROSS BLDG. S.F. = 1.25
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.19 ACRES = 61%
TOTAL OPEN SPACE OF PARCEL: 1.41 ACRES = 39%
7. PRIVATE USABLE OPEN SPACE: 1.44 ACRES OR MORE
OPEN SPACE REQUIRED: 30% OF ACREAGE (1.80 ACRES) = 6.72 ACRES
8. PARKING: SPACES PROVIDED: 812 SPACES (INCLUDES 10 HANDICAP SPACES)
SPACES REQUIRED: 107 80 UNITS @ 2 SPS/UNIT = 214 SPACES
AND 80 UNITS @ 1.75 SPS/UNIT = 140 SPACES
OVER 100 UNITS @ 1.5 SPS/UNIT = 111 SPACES
TOTAL 565 SPACES
9. MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

1. GROSS AREA OF PARCEL 2: 1.66 ACRES (77,108 S.F.)
2. PROPOSED ZONING: CB
3. LAND USE: EXISTING 27,108 S.F. OFFICE BUILDING
4. F.A.R. REQUIRED: ≤ 1.20
5. F.A.R. PROPOSED: 27,108 S.F. GROSS BLDG. S.F. = 0.36
77,108 S.F.
6. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.10 ACRES = 66%
TOTAL OPEN SPACE OF PARCEL: 0.31 ACRES = 19%
7. PARKING: SPACES PROVIDED: 118 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 3.3 SPACES/1000 S.F. GROSS LEASABLE AREA = 63 SPACES
8. MAXIMUM BUILDING HEIGHT: 4 STORIES OR 40 FEET

MSD Base Map 17M
MSD P#
Highway & Traffic #

DATE	REVISION	BY	CHKD	APP'D
12-09-24	1	PRELIMINARY		
12-09-24	2	FINAL		

Covington Development, LLC
135 North Lincoln, Suite 500
St. Louis, Missouri 63102
Ph: 314-727-2424
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THE STERLING CO
ENGINEERS & SURVEYORS
1001 N. 1st St., Suite 200
St. Louis, Missouri 63102
Ph: 314-727-2424
www.sterling-engineers.com
Corporate Certificate of Authority #001148

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

Date: 12/09/2013
Roadway Arndt
License No. P.E. 2002010612
Civil Engineer
Job Number:
Date: 12-09-24
1/18/2013
Designed: 2.1
Drawn: 2.1
Checked: PRE

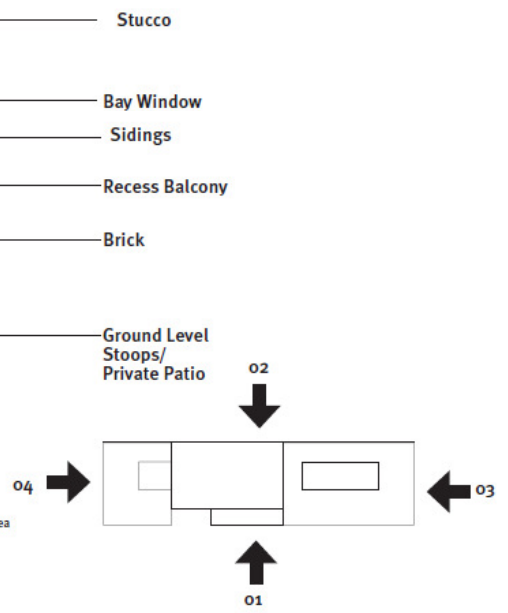


01 West Elevation



Enlarge elevation A

- 1 Stucco
- 2 Brick
- 3 Siding
- 4 Ground Level Stoops/Private Patio
- 5 Leasing Main Entrance
- 6 Leasing/Amenity Area
- 7 Garage Entry
- 8 "Brick" on Spandrel
- 9 Carriage way
- 10 Garage

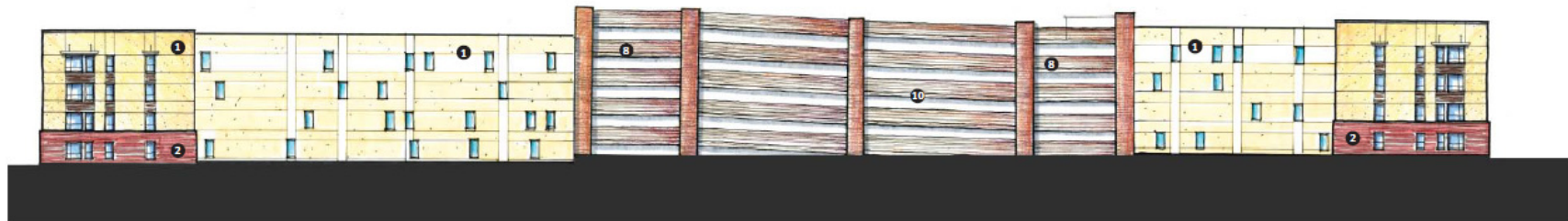


MF Conceptual Study
Creve Coeur, MO

The VANGUARD at Creve Coeur
Covington Realty Partners

Conceptual Elevation

03.26.2013	2012052.00	vt
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02 East Elevation



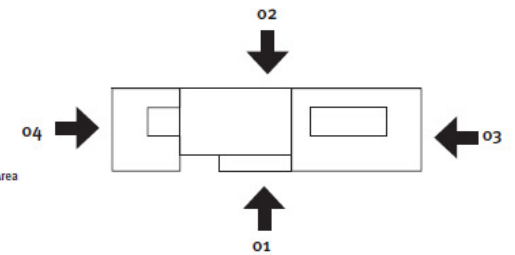
03 South Elevation



04 North Elevation

- 1 Stucco
- 2 Brick
- 3 Siding
- 7 Garage Entry
- 8 "Brick" on Spandrel
- 9 Carriage way

- 4 Ground Level Stoops/Private Patio
- 5 Leasing Main Entrance
- 6 Leasing/Amenity Area
- 10 Garage



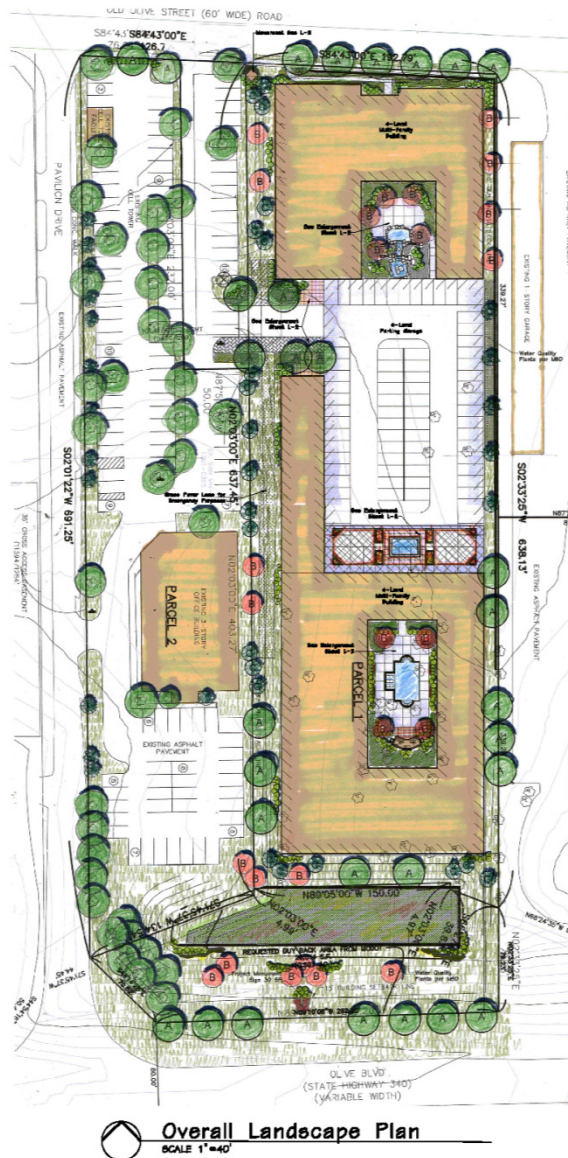
JHP

MF Conceptual Study
Creve Coeur, MO

The VANGUARD at Creve Coeur
Covington Realty Partners

Conceptual Elevation

03.06.2013	2012052.00	vt
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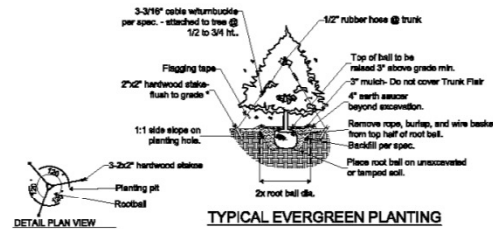


Preliminary Planting Legend

Symbol	Qty.	Description	Size	Plant Types	Mature Height
Ⓐ	30	Canopy Tree	3" Cal.	Red Maple Pin Oak Sycamore Bald Cypress	50'-75' 55'-75' 75'-100' 60'-80'
Ⓑ	26	Flowering Tree	2" Cal.	Red Bud Crabapple Green Hawthorn	20'-30' 18'-25' 20'-35'
Ⓒ	26	Evergreen Tree	6" H.	White Pine Norway Spruce	50'-60' 40'-60'
Ⓓ	130	Evergreen Shrubs	24-30"	Yew Holly Boxwood	
Ⓔ	221	Flowering Shrubs	18-24"	Spiraea Hydrangea Ilex	
●		Groundcover & Perennials			

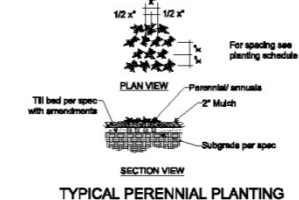
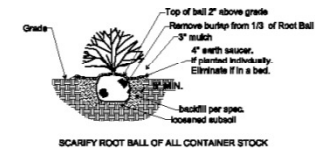
General Notes:

- 1) All disturbed areas will be seeded.
- 2) Existing trees to remain will be protected during construction if required.
- 3) Parcel 1 all trees are to be removed.
- 4) Parcel 2 the trees to be removed are indicated with an X through them.
- 5) In ground irrigation system to be provided.



* Soaking should be done only when:

- Planting in soil, loose soils
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location



01/16/2013
Douglas A. Long, Landscape Architect L-011

Coordinates:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

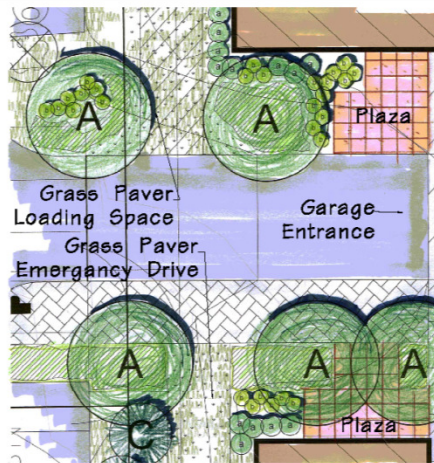
Revision	Date	Description	No.
1	08/13	City Comments	1

Drawn: RAD

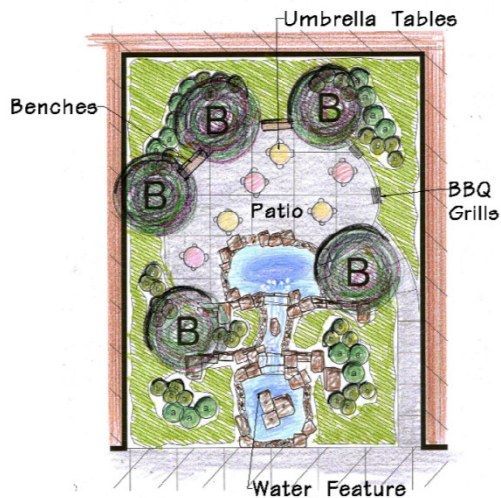
Checked: DAD

Long
Landscape Architecture
7620 West Branch Ave
St. Louis, MO 63117
(314) 246-4856
dolong-la@gmail.com

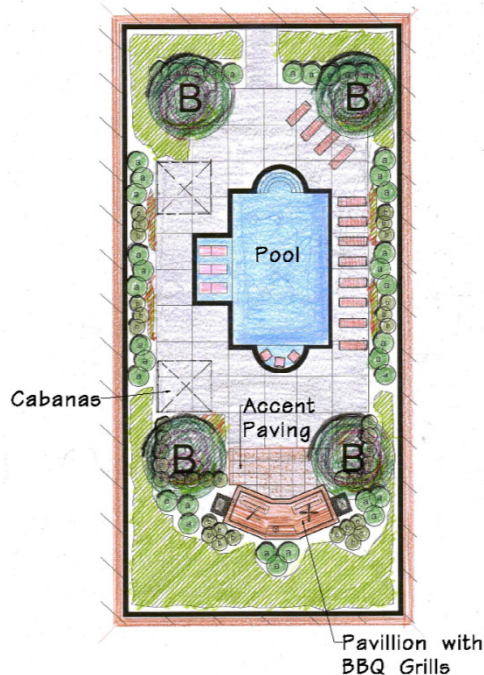
Sheet Title:	Concept Landscape Plan
Sheet No.:	L-1
Date:	1/16/2013
Job #:	125.003



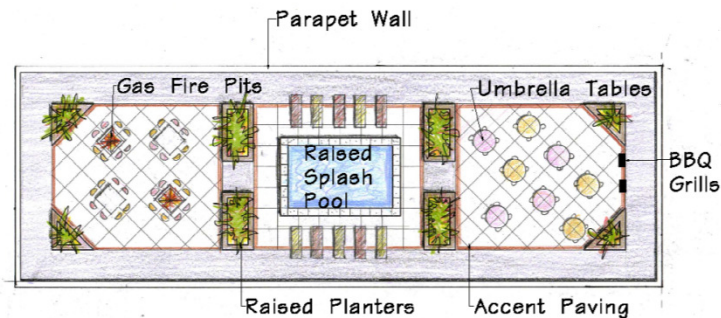
Club House Entrance
SCALE 1"=10'



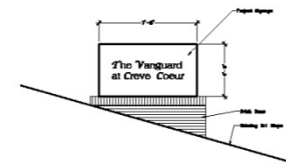
North Courtyard Plan
SCALE 1"=10'



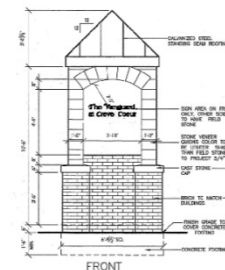
South Courtyard Plan
SCALE 1"=10'



Roof Top Deck
SCALE 1"=10'



1 Project Sign at Olive Blvd
SCALE 1/4"=1'-0"



2 Monument at Old Olive
SCALE 3/4"=1'-0"



01/10/2013
Douglas A. DeLong, Landscape Architect, License No. 14-01

Coordinates:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions:		
Date	Description	No.
08/13	City Comments	1

Drawn: RAD
Checked: DAD

along
landscape / architecture
7620 West Brans Ave
St. Louis, MO 63117
(314) 246-4856
dalong-ls@gmail.com

Sheet Title: Courtyard Landscape Plans/Signage

Sheet No: L-2

Date: 1/18/2013
Job #: 123.003

March 18, 2013

Mr. David Braswell
Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105

RE: Traffic Impact Study
Proposed High End Apartments
Creve Coeur, Missouri
CBB Job No. 010-13

Dear Mr. Braswell:

As requested, CBB has prepared a traffic study pertaining to the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur. The project consists of constructing apartments on a track two lots east of Pavillion Drive. The lot is bordered on the north by Old Olive Street Road and to the south by Olive Boulevard. Currently, a vacant church is located on the lot with access to Old Olive Street Road only. The proposed apartment building consists of 174 apartments will share access with the neighboring lot adjacent to Pavillion Drive occupied by an existing office space via the existing eastern entrance on Old Olive Street Road and the entrance on Pavillion Drive.

Existing Roadway Conditions

Old Olive Street Road is east-west roadway consisting of three lanes (one in each direction and a two way left turn lane) with no posted speed limit. The speed limit is assumed to be 35 miles per hour (mph). This section of Old Olive Street Road terminates as a right-in/right-out access on North Lindbergh Boulevard (US 67) approximately 0.2 miles to the east. West of Pavillion Drive, Old Olive Street Road turns south and intersects with Olive Boulevard at a signalized intersection 0.4 miles to the west.

The intersection of Old Olive Street Road and Pavillion Drive is free flowing east-west with northbound Pavillion Drive stop controlled. The northern leg is a commercial entrance.

Pavillion Drive is two lane north-south roadway connecting Old Olive Street Road with Olive Boulevard. Pavillion Drive has four commercial entrances; two directly serving a parking lot, the office building to the east and Ravenwood Drive which serves the commercial development to the west. No speed limit is posted on Pavillion Drive, but it is assumed to be 35 mph or less.

The intersection of Ravenwood Drive and Pavillion Drive is stop controlled from the east and south with the northbound movement free flowing up the hill. All approaches consist of two lanes, however the northbound approach has a painted median serving as the left turn approach median for the southbound left turn lane at Olive Boulevard intersection to the south.

Olive Boulevard and Pavillion Drive is a signalized intersection with Monsanto's commercial entrance as the southern leg. The southbound through movement is restricted by an island on the commercial entrance. Eastbound Olive Boulevard has dual through lanes, a separate left turn lane and separate right turn lane. Westbound Olive Boulevard has dual through lanes with a separate right turn lane. No westbound left turn movement is allowed at this intersection.

Olive Boulevard is a major east-west thoroughfare with a posted speed limit of 40 mph. This section of Olive Boulevard consists of two through lanes in each direction with either a median or two-way left turn lane. Olive Boulevard is grade separated at North Lindbergh Boulevard (US 67) with an interchange approximately 0.25 miles to the east.

An aerial of the location and existing conditions is shown in **Exhibit 1**.

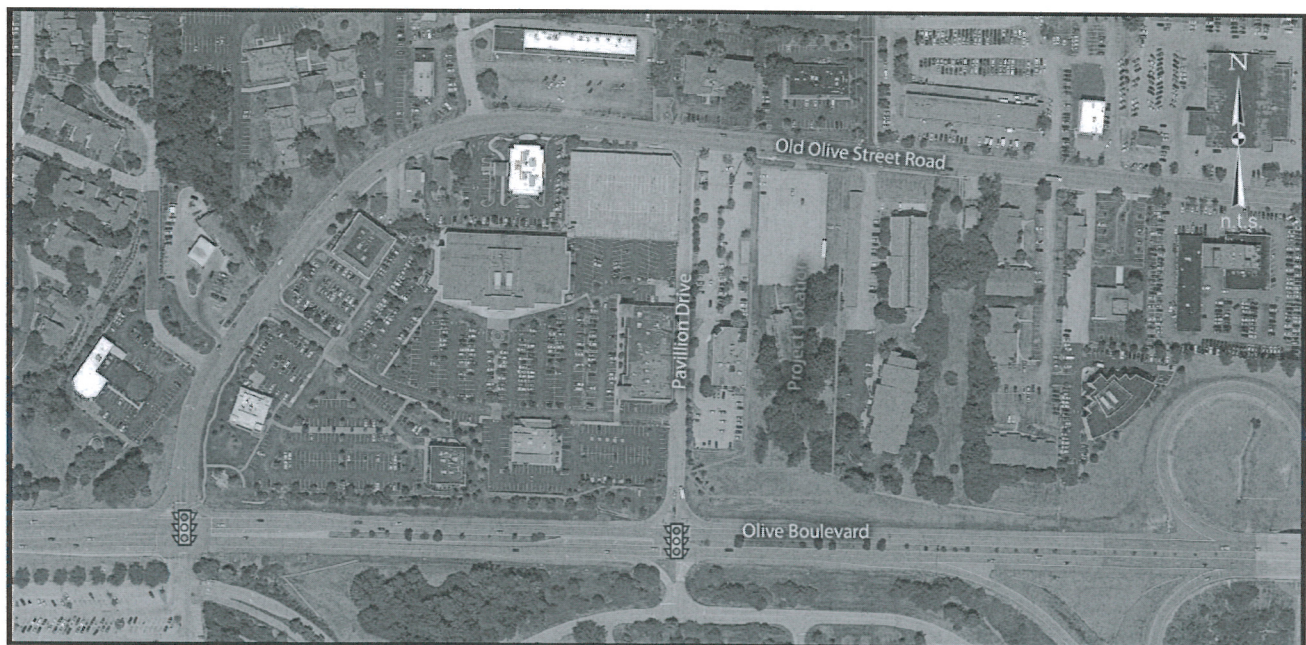


Exhibit 1 - Location and Existing Condition

Existing Traffic Conditions

In order to quantify existing traffic volumes within the study area, manual turning movement counts were performed at both Olive Boulevard & Pavillion and Old Olive Street Road & Pavillion on a typical weekday in February 2012 during the morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods. Based on these counts, two peak hours were chosen for analysis: the weekday a.m. (8:00-9:00 a.m.) and p.m. (5:00-6:00 p.m.) peak hours. As well, 15 minute spot counts

were performed during these same peak periods at the intersections of *Ravenwood Drive with Pavillion Drive*, *the office building entrance on Pavillion Drive* and *the two office building entrances on Old Olive Street Road*. The existing traffic volumes are summarized in **Exhibit 2**.

Existing Operating Conditions

The existing operating conditions were evaluated using Synchro 7, which is based upon the methodologies outlined in the "Highway Capacity Manual" (HCM) published in 2000 by the Transportation Research Board. This manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated"). Levels of service are measures of traffic flow that consider such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity.

The thresholds that define LOS are based upon the type of traffic control used at an intersection; i.e., whether it is signalized or unsignalized. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, the delay for each minor movement is determined instead of for the intersection as a whole since motorists on the main road are not required to stop.

LOS is directly related to control delay. At signalized intersections, the LOS criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes and, consequently, may experience greater delay than an unsignalized intersection. Furthermore, motorists are guaranteed service at regular intervals as the signal cycles. **Table 1** summarizes the LOS thresholds used in the analysis.

Synchro 7 results of the capacity analyses for existing conditions of *Olive Boulevard & Pavillion Drive*, *Pavillion Drive & Ravenwood Drive*, *Old Olive Street Road & Pavillion Drive* and *Old Olive Street Road & the eastern office building commercial entrance* are summarized in **Table 2**. As can be seen, there is considerable delay for both the north and south bound approaches at Olive Boulevard and Pavillion Drive during the am and pm peak hours.

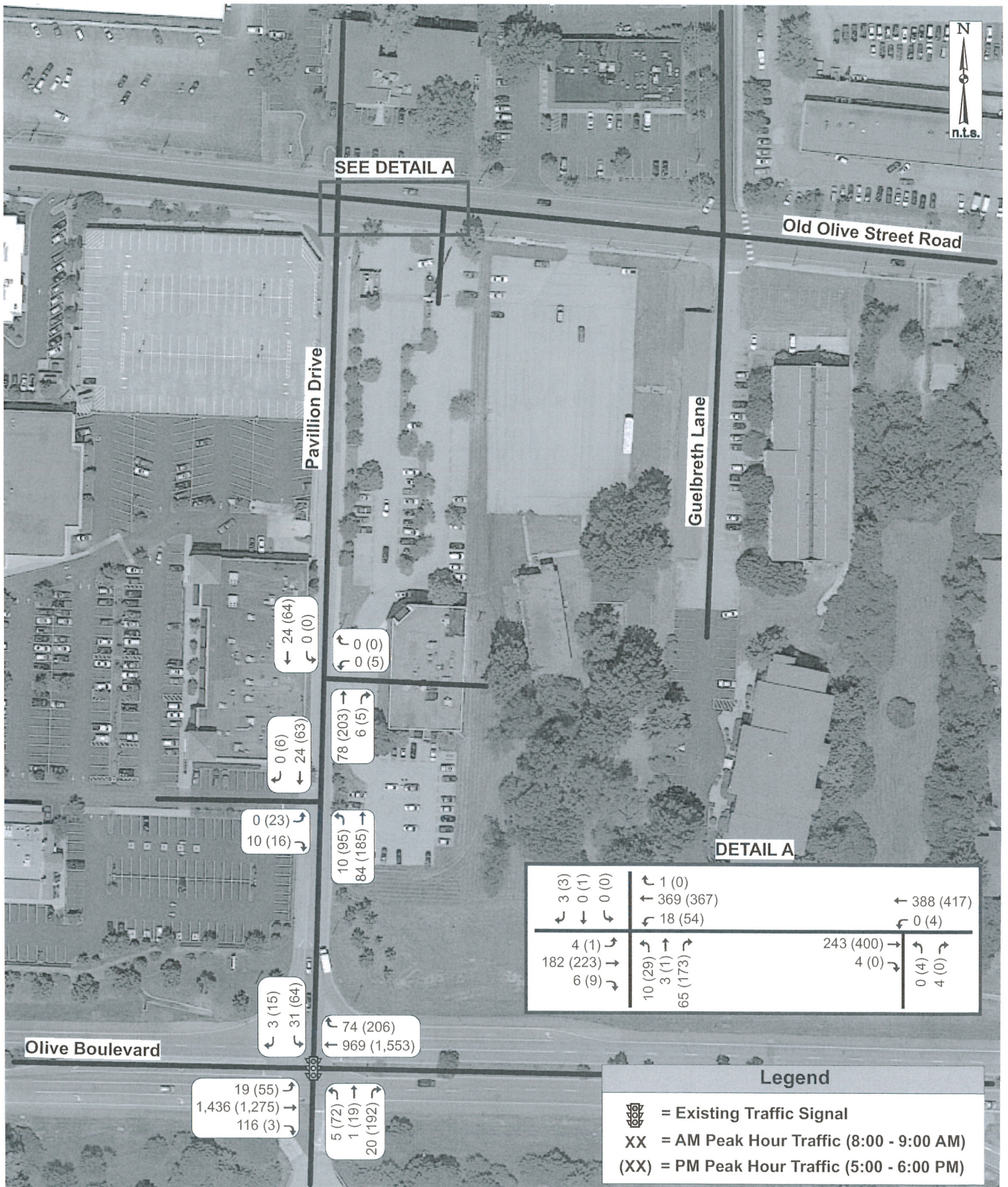


Exhibit 2: Existing Traffic 2013

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Table 1 Level of Service Thresholds		
Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

Table 2 Existing Operating Conditions The Vanguard at Creve Coeur		
Intersection/Approach	AM Peak Hour	PM Peak Hour
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C (32.8)	E(63.3)
Southbound Approach	E (58.0)	E(60.6)
Eastbound Approach	A (2.9)	A(3.8)
Westbound Approach	A (4.8)	B(15.9)
Overall Intersection	A (4.6)	B(15.6)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.1)	B(12.5)
Eastbound Approach	A(8.4)	B(11.0)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(8.9)	A(7.9)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.3)	B(12.2)
Southbound Approach	B(10.6)	B(13.5)
Westbound Left	A(7.7)	A(7.9)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	A(9.7)	B(12.0)
Westbound Left	A(7.8)	A(8.2)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Trip Generation Characteristics of the Proposed Development

As a primary step in this analysis, a forecast was prepared to estimate the amount of traffic that the proposed development would generate during the peak hours. The number of trips in and out of the site was calculated based on the 9th edition of the Institute of Transportation Engineers' Trip Generation publication. As described above, the proposed development consists of 174 unit apartment building. As summarized in **Table 3**, the proposed development would be expected to generate a total of approximately 95 and 115 passenger car trips during the a.m. and p.m. weekday peak hours, respectively.

From analysis of the existing traffic counts, it is estimated that 70% of the trips will utilize the western entrance on Pavillion Drive with the remaining 30% of the trips utilizing the existing entrance on Old Olive Street Road. Additionally, it is estimated that 100% of the traffic utilizing the western entrance on Pavillion Drive will utilize the intersection of Olive Boulevard and Pavillion Drive with 45% being eastbound traffic and 55% being westbound traffic on Olive Boulevard. From the 15 minute spot counts of the entrance to the existing apartments to the east of the project site on Old Olive Street Road, it is anticipated that 30% of the trips will be eastbound traffic while the remaining 70% will be westbound trips. The anticipated directional distribution of the site generated traffic of the passenger vehicle traffic is summarized in **Exhibit 3**.

Table 3 Anticipated Trip Generation The Vanguard at Creve Coeur									
<i>Trips</i>	<i>Weekday</i>			<i>AM Peak</i>			<i>PM Peak</i>		
<i>174 Apts.</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>
<i>Rounded</i>	1160	580	580	95	20	75	115	75	40
<i>To North Drive</i>				20%			20%		
<i>to/from east</i>			30%	5	15		15	10	
<i>to/from west</i>			70%	2	5		5	3	
				3	10		10	7	
				80%			80%		
<i>To West Drive</i>				20	60		60	35	
<i>to/from north</i>			0%	0	0		0	0	
<i>to/from south</i>			100%	20	60		60	35	

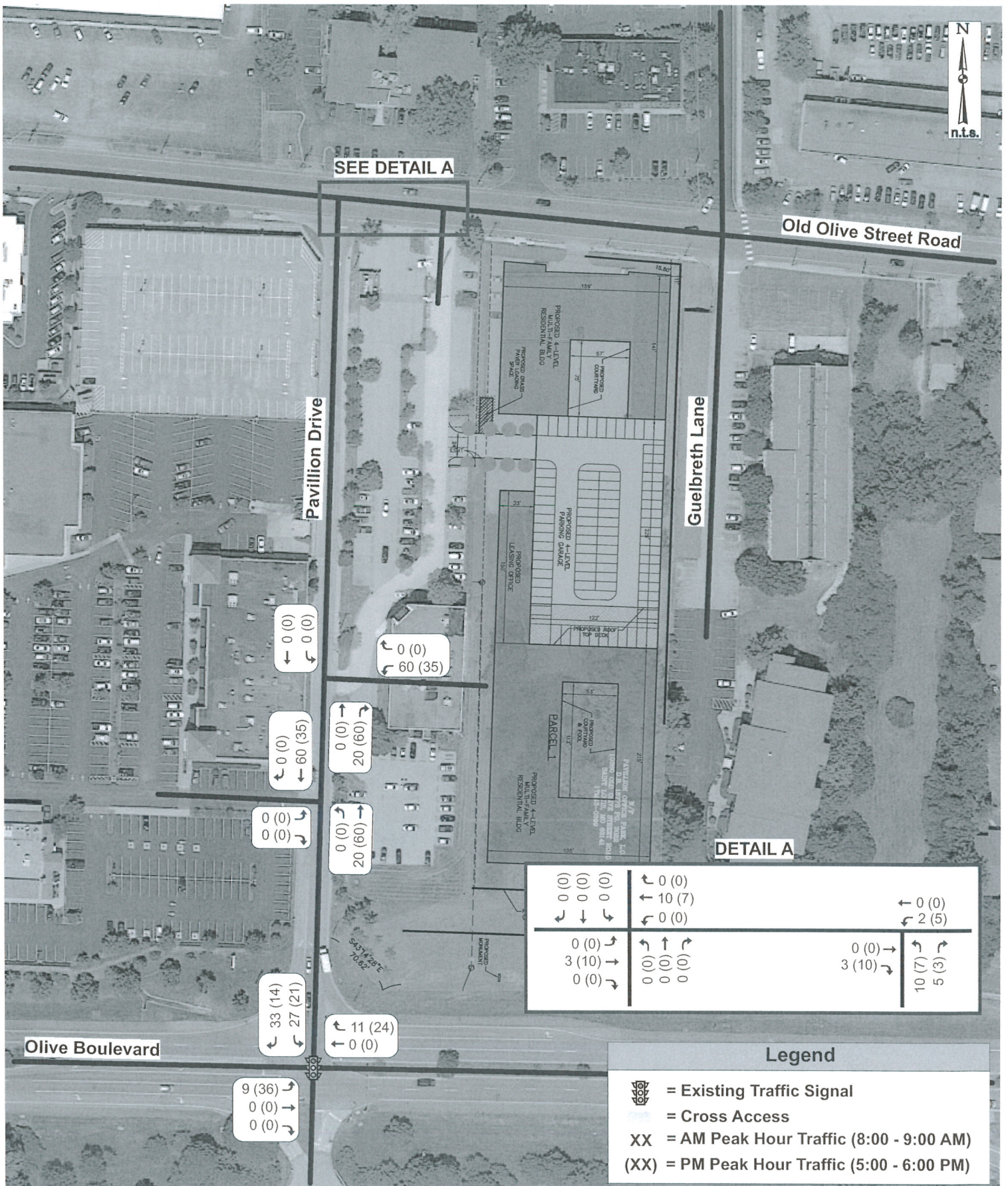


Exhibit 3: Site-Generated Traffic Volumes

Job# 010-13
03/18/13

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Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Forecasted Construction-Year (2014) with Build Condition

It is our understanding that the construction of the project is likely to be complete in 2014. In order to account for traffic growth through 2014, one year of background growth was included along the roadways in the study area at a historical rate of 0.5% annually and the Site Generated Traffic along with the assumed directional distribution was added to achieve the 2014 Build Traffic shown in **Exhibit 4**.

Using the increased volumes, Syncro 7 was utilized to analyze the 2014 conditions with and without construction of the proposed apartments. The results of these analyses are summarized in **Table 4**.

Table 4 2014 Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.7)	F(91.3)
Southbound Approach	D(42.9)	E(63.3)
Eastbound Approach	A(3.3)	A(5.0)
Westbound Approach	A(5.5)	B(19.0)
Overall Intersection	A(5.8)	C(20.8)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.6)	B(13.8)
Eastbound Approach	A(8.4)	B(11.6)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.5)	B(10.8)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.5)	B(12.5)
Southbound Approach	B(10.7)	B(13.7)
Westbound Left	A(7.7)	A(7.9)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	B(10.9)	B(11.8)
Westbound Left	A(7.8)	A(8.3)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

According to the Syncro 7 results, the poor LOS and delay for the both the north and south bound approaches of Pavillion with Olive Boulevard continue to be poor with the addition of the site



generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

Comparing the approach levels of service for no build and build, it was noted that the build LOS is actually better. This is due to a high number of low delay movements (right-turns) added to the southbound approach which reduces the approach average delay.

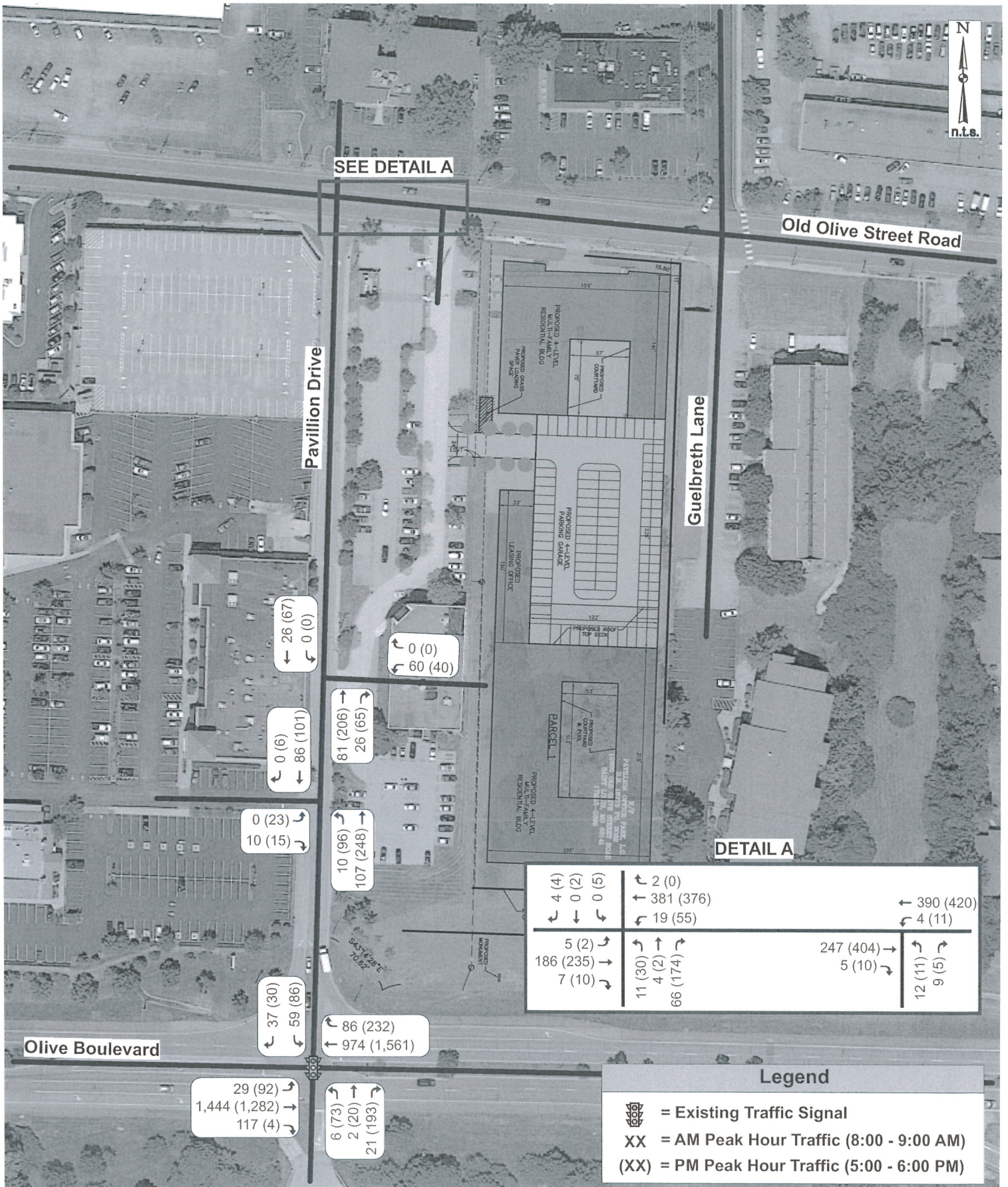


Exhibit 4: 2014 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

Forecasted Design-Year (2034) Conditions

In order to account for traffic growth through 2034, twenty-years of background growth was included along the roadways in the study area at the previously mentioned 0.5% historical annual growth rate with and without the construction of the proposed apartments, see **Exhibit 5**. The capacity analyses were repeated using the design-year forecasted traffic volumes to evaluate the long-term impact of the proposed improvements and assess their adequacy over time. The results of these analyses are summarized in **Table 5**.

Table 5 2034 No Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.9)	F(93.8)
Southbound Approach	E(56.7)	E(62.0)
Eastbound Approach	A(3.4)	A(4.8)
Westbound Approach	A(6.3)	C(20.7)
Overall Intersection	A(5.6)	C(21.6)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.3)	B(13.3)
Eastbound Approach	A(8.4)	B(11.6)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.0)	B(10.5)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.8)	B(13.4)
Southbound Approach	B(11.0)	B(14.5)
Westbound Left	A(7.7)	A(8.0)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	A(9.9)	B(12.5)
Westbound Left	A(7.9)	A(8.4)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Table 6 2034 Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.9)	F(154.5)
Southbound Approach	D(44.2)	E(67.6)
Eastbound Approach	A(3.6)	A(5.6)
Westbound Approach	A(6.6)	C(24.3)
Overall Intersection	A(6.4)	C(28.9)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.7)	C(14.8)
Eastbound Approach	A(8.4)	B(12.1)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.7)	B(11.1)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.9)	B(13.6)
Southbound Approach	B(11.0)	B(14.7)
Westbound Left	A(7.8)	A(8.0)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	B(11.0)	B(12.2)
Westbound Left	A(7.9)	A(8.4)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Again, the poor LOS and delay for the both the north and south bound approaches continue with the historical background growth of 0.5%. As well, the LOS and delay for the southbound approach is exaggerated with the addition of the site generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

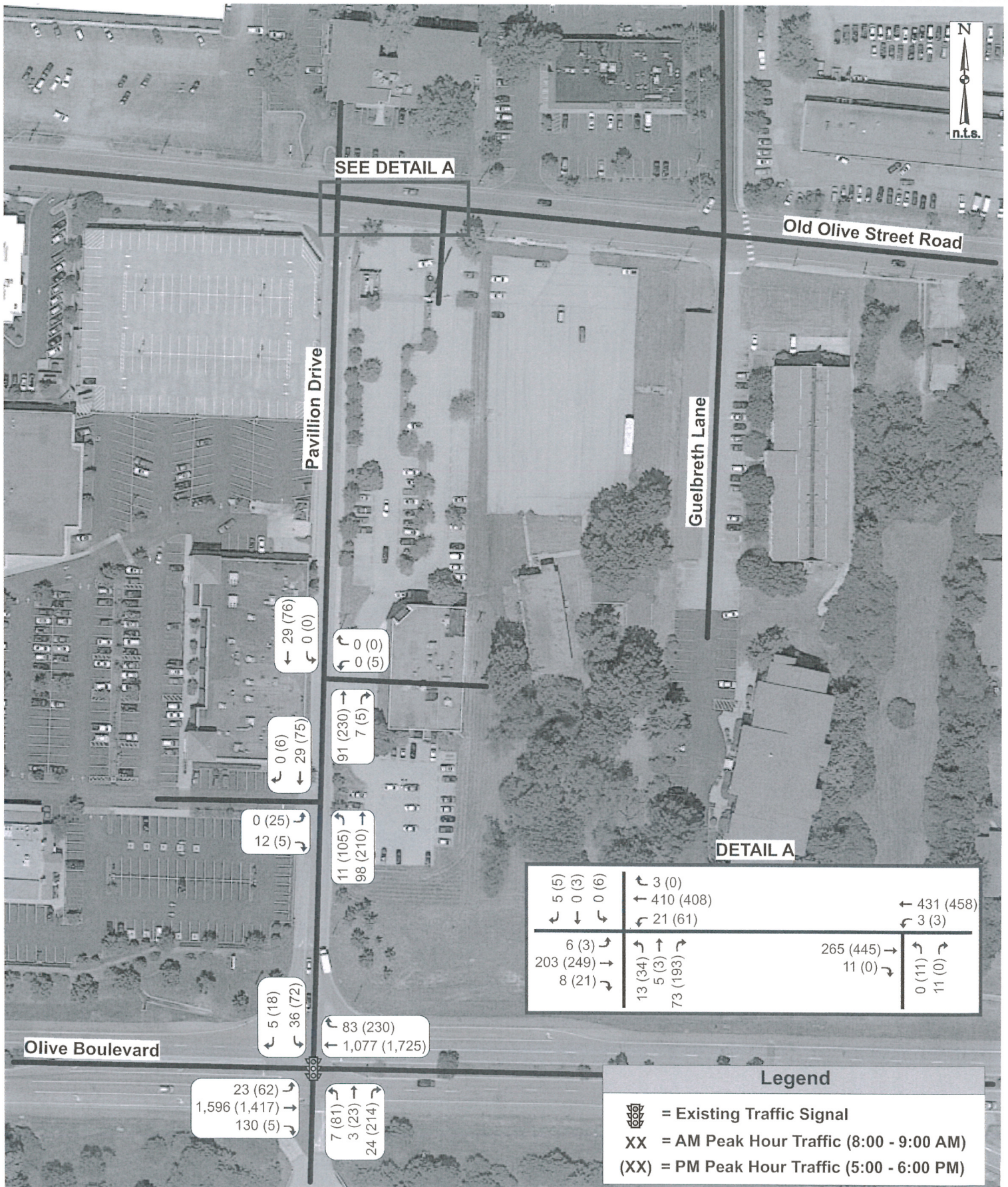


Exhibit 5: 2034 No-Build Traffic

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

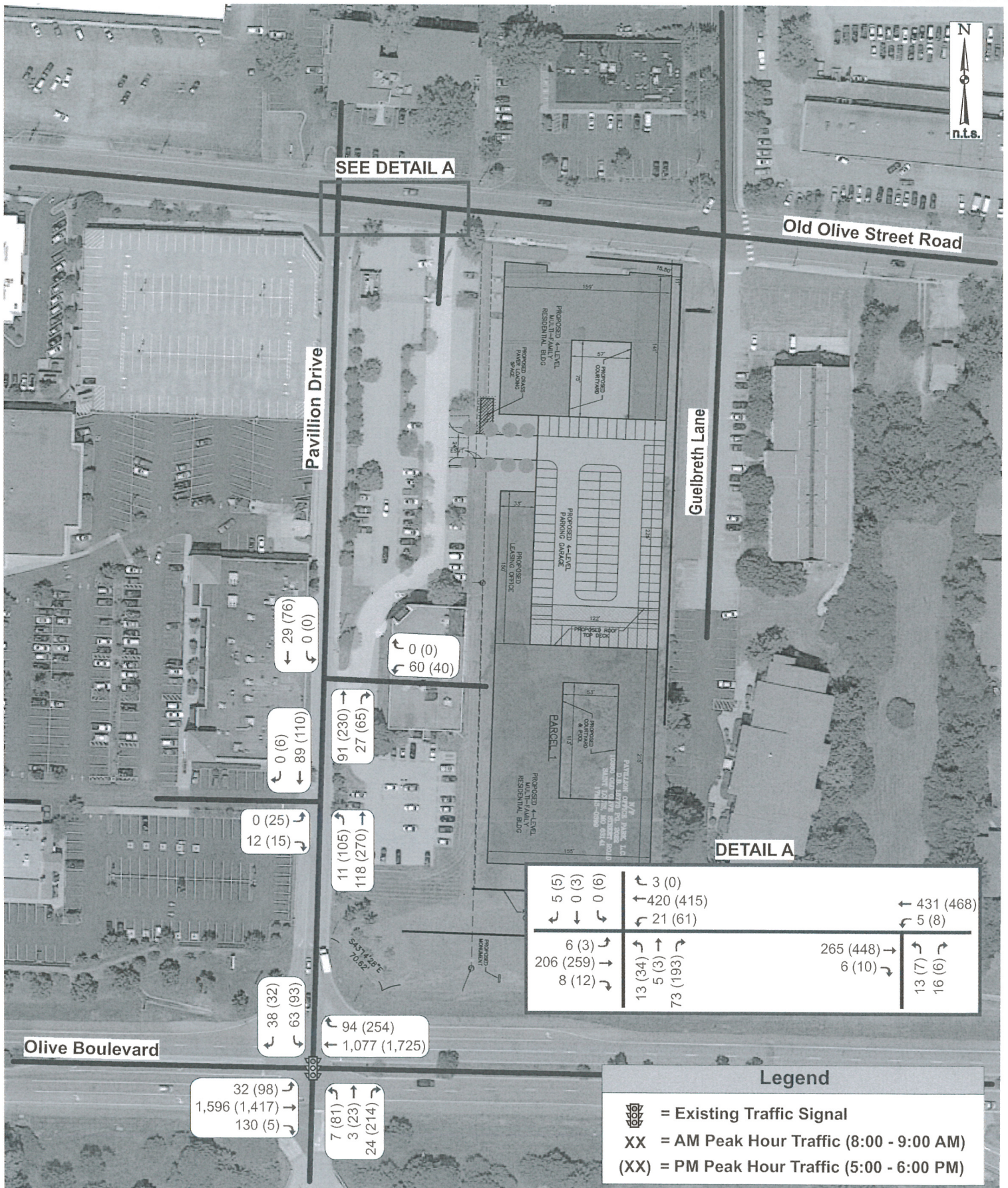


Exhibit 6: 2034 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

Observed Sight Distance

The sight distance at the intersections of *Olive Boulevard & Pavillion Drive*, *Pavillion Drive & Ravenwood Drive*, *Old Olive Street Road & Pavillion Drive* and *Old Olive Street Road & the eastern office building commercial entrance* were observed in the field, while no field measurements of sight distance was performed, however the following areas may be of concern;

- The existing building in the northwest quadrant of Pavillion Drive and Ravenwood Drive may block the sight distance to the north for an eastbound vehicle at this intersection; and
- Trees and vegetation on the east side of Pavillion Drive, both north and south of the existing office building entrance, could block the sight distance of a westbound vehicle exiting this driveway. We recommend that the vegetation be trimmed back and maintained to provide a clear view between 3 and 10 feet above the adjacent pavement elevation. This “window” will allow safe visibility for traffic flow.

Findings and Conclusions

Based upon the preceding discussion, the following may be concluded regarding the traffic impacts of the proposed improvements.

1. The proposed development has little impact to Pavillion Drive & Ravenwood Drive, Pavillion Drive & the existing office entrance, Pavillion Drive & Old Olive Street Road and will result in acceptable delay and LOS at these intersections.
2. The LOS and delay of the north and south bound legs are poor in the existing condition, 2014 Build, 2034 No-Build and 2034 Build conditions. This is attributed to the existing signal timing giving preference to the east-west movements on Olive Boulevard. The volume to capacity (v/c) ratio for these conditions are less than 0.9 which indicates that construction of additional lanes is not necessary to improve the LOS and delay of the intersection. If approved by the Missouri Department of Transportation, the signals could be retimed so that the LOS greater than D and v/c ratio less than 0.9 could be attained for each movement.
3. The sight distance obstructions noted above should be addressed to the most practical extent as possible.
4. The southbound stop sign at Pavillion Drive and Ravenwood Drive does not meet the Manual of Uniform Traffic Control Devices (MUTCD) standards. The sign is square in shape with a small octagon stop sign painted for which can only be viewed by the southbound traffic. It was noted during the data collection that this seemed to cause confusion to the northbound traffic as to who has the right-of-way at the intersection. It is recommended that a typical octagonal stop sign be installed whose shape could be observed from the rear by northbound traffic and help better define the right-of-way through the intersection.



Mr. David Braswell
March 18, 2013
Page 16 of 16

In summary, our analysis indicates that there is no need for physical improvements to the road system beyond the trimming of vegetation and potential for signal retiming at Pavilion and Olive.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur, Missouri. Please contact our St. Louis office should you have any questions or comments concerning this material.

Sincerely,

A handwritten signature in cursive script that reads "Lee Cannon". The signature is written in dark ink and is positioned below the word "Sincerely,".

Lee Cannon, P.E., PTOE
Senior Traffic Engineer
LCannon@CBBTraffic.com



DONALD DANFORTH
PLANT SCIENCE CENTER

RECEIVED
MAR 28 2013
PLANNING DEPT.

March 26, 2013

Mr. Paul Langdon
Community Development Director
Creve Coeur City Hall
300 North Ballas Road
Creve Coeur, MO 63141

SAM J. FIORELLO
Chief Operating Officer and
Senior Vice President
sjfiorello@danforthcenter.org

975 North Warson Road
St. Louis, Missouri 63132

p 314.587.1011
f 314.587.1111

RE: The Proposed Vanguard at Creve Coeur apartment community
10360 Old Olive Street Road, Creve Coeur, MO 63141

Dear Mr. Langdon:

It has come to our attention that there is a proposed luxury residential community located at 10360 Old Olive Street Road before the city of Creve Coeur Planning and Zoning commission. The Danforth Center would like to go on the record as strongly supporting this proposed development. We feel that The Vanguard at Creve Coeur will provide our scientists a convenient housing option. In addition we believe this development will continue to add to the high standard of livability in the immediate area. We respectfully request your consideration of our position in your process of approving this community.

Sincerely,



Sam J. Fiorello

March 28, 2013

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

Dear Mr. Langdon,

Thank you for allowing me to submit the concerns regarding Application #13-003 for developing **The Vanguard at Creve Coeur Multi-Family Residential Development** on behalf of the neighboring property, 10448 Old Olive Street Road, due to my being out of town for the rescheduled Planning and Zoning Meeting, April 1st.

Major concerns are as follows:

1. The traffic is currently heavy on Old Olive Street Road. As our parking lot reaches full capacity on a daily basis with surgical patients from our surgery center, we are very concerned about the increase in traffic.
2. We currently worry about our patient's safety if they are crossing the street. There is a bus stop in front of our property (on the curve) as well as speeding cars entering Old Olive from Olive Blvd. traveling north on Old Olive.
3. Pavillion Street is currently considered an access road, which is indeed a very highly trafficked area due to the restaurants and theater in the shopping center. The street is extremely narrow and there is a lot of confusion regarding the two way stop with on-coming traffic coming from Olive Blvd.
4. Our main concern is overall traffic flow, congestion and access to entrances.

I personally work at this location and I witness daily traffic activities, near misses with car accidents, congestion and a very poorly engineered traffic control for the area. Since the restriping of Old Olive from Olive Blvd., there is a huge traffic issue. Every morning I witness cars that used to have a turn lane, are now stopped to turn into Fitness Edge or Waterway Car Wash and other cars use the turn lane into the shopping center to go around the turning cars. It is a traffic nightmare.

In summary, there is a huge concern with our owners that this proposal includes high density housing with the number of the units proposed. We understand some consist of one, two and three bedroom units which could create a large population of people and traffic.

Sincerely,

ReGina Simo
Owner of 10448 Old Olive Street Road
FRK Properties
Tel. 314.308.7681
regina@anaturallyou.com

Cc: Dr. Frank Simo, Richard Armbruster and Janet Armbruster



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
#13-006 A MINOR SITE DEVELOPMENT PLAN FOR A "FRONT-
YARD" PRIVACY FENCE ALONG PHYLLIS LANE**

MEETING OF: Monday, March 18, 2013

SUBJECT PROPERTY LOCATION: 11144 Clarissa Drive

REQUEST: John Slavkin, property owner, has submitted an application for the approval of a four-foot high, sight-proof fence along the east property line adjoining the west side of Phyllis Lane within the required "front yard" setback along Phyllis Lane. The subject property is zoned "C" Single-Family Residential District, with a required front yard setback of 45 feet.

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

Key Issues:

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

Comp. Plan References

- Residential Neighborhoods
- Design Guidelines

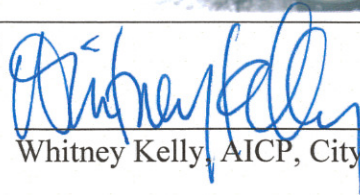
Zoning Code References

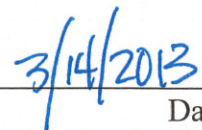
- Section 405.270: "C" Single-Family Residential District
- 405.640 Fences within the Front Yard Section and along Street Right-of-Way

APPLICANT / John Slavkin
PROPERTY OWNER: 11144 Clarissa Drive
Creve Coeur, MO 63141



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


3/14/2013
Date

ATTACHMENTS: Applicant's Materials Submitted on February 27, 2013

BACKGROUND

The subject property is located east of Renee Lane, at the southwest corner of Clarissa Drive and Phyllis Lane, in the Wir-Don Meadows Subdivision. The property is zoned "C" Single Family Residential and has a front yard setback requirement of 45 feet along Clarissa Drive and Phyllis Lane, within which a fence is not allowed without Planning and Zoning Commission approval. The house has a pre-existing, non-conforming front setback at 40 feet, and was originally built in 1962. The applicant is seeking approval to enclose the functional rear and side yard area along Phyllis Lane.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residences	"C" Single Family Residential	Clarissa Drive
South	Single family residences	"C" Single Family Residential	NA
East	Single family residences	"C" Single Family Residential	Phyllis Lane
West	Single family residences	"C" Single Family Residential	NA

FENCE PLACEMENT AND DESIGN

The proposed fence is a four-foot, wood privacy fence that would run from the southeast corner of the building at 40 feet from the property line, along the southern edge of the driveway, to the eastern property line along Phyllis Lane for approximately 63 feet, and then along the south property line. The east property line is approximately 15 feet from the edge of the pavement of Phyllis Lane. Below is a close up of the site plan with the fence placement indicated in red:



The proposed fence design is a four-foot, eastern red cedar that will be in a horizontal pattern, similar to that shown below:



ANALYSIS

The Zoning Code does not provide guidance in evaluating requests for fences within the setback, except that no fence shall exceed six feet in height.

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

Comprehensive Plan: Residential Preservation and Economic Development

2. Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage storm water in new development and redeveloping areas is encouraged.
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.44-45).

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

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

The current request to locate the fence along the property line would provide the property much more privacy in the rear yard where most property owners would expect a higher level of privacy, and where currently the irregular lot shape provides none. It also provides a degree of safety for pets and children. Similar arguments are typically cited in such applications. Further, the grade change between the driveway and the yard as shown in the photos in Appendix 4 would require a safety barrier under current building codes. Adding privacy fencing would significantly add to the amount of such fencing in this immediate vicinity, where the neighbors have maintained the open green spaces. The house sits forward of the home located directly to the south, due to the irregular lot shape and angle and curve of Phyllis Lane. Thus, the location of the fence would be forward of the front of the homes to the south, blocking in the neighbor on one side, and disrupting the views from the cul-de-sac at the end of Phyllis Lane. Those neighbors across the street directly west of the property would have the view of a wall from their front door, where in the past this area was open. However, the limited height of the proposed fence at four feet would maintain some views over the top.

Whether or not the proposed fence represents a step too far in the wrong direction is largely a matter of visual preference, consideration of the design details, and the character of the neighborhood. The Commission Members should hear all comments in considering the proposal. If the Members wish to allow for the privacy fence, but keep it further from the street, the bend in the driveway, approximately halfway between the property line and the (40 foot built line) nearest corner of the house, would be a natural point, thus providing approximately 35 feet between the fence and the street. A more open design, such as a black, open-slatted metal fence would also maintain the open views of the area, as well as provide the security of a yard enclosure. Landscaping could then accomplish the level of privacy needed for the homeowner. Moving the fence to match up to the building, would also require the Commission's approval due to the non-conforming 40 foot setback, but this would not address the applicants privacy concerns.

CONCLUSION

If the members of the Planning Commission find the applicant's fence design and purpose sufficiently compelling, they can approve the location of the four-foot, wood privacy fence on the property boundary. If the Commission members would prefer allowing the fence within the setback, but are not comfortable with the fence at the property line, or would like a more open

design, a separate motion amending the request is needed. If the request is denied, the applicant may construct the fence along the 45-foot setback line up to a maximum height of six feet.

ACTION

Action by the Planning Commission should be a vote on a motion for approval, approval with conditions, or deferral. Action by the City Council is not required.

MOTION

The following is an example motion for this application:

“I move to approve the site plan for the four-foot, wood privacy within the setback of the Phyllis Lane along the property line at as shown on the site development plan for 11144 Clarissa Drive as submitted with Application #13-006, presented to the Planning and Zoning Commission on March 18, 2013” (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 10/22/2012
	Description: View of the subject property from the corner of Clarissa Drive and Phyllis Lane. The proposed fence location would come from the back corner of the home toward Phyllis Lane.
	Description: View of the back yard of the subject property and the view of the property to the south. In addition to enclosing the yard, it would provide a safety barrier from grade change to the driveway.
	Description: View of the subject property looking south from Phyllis Lane along the rear property line to the neighboring properties to the south. Note the lack of fencing in the area.

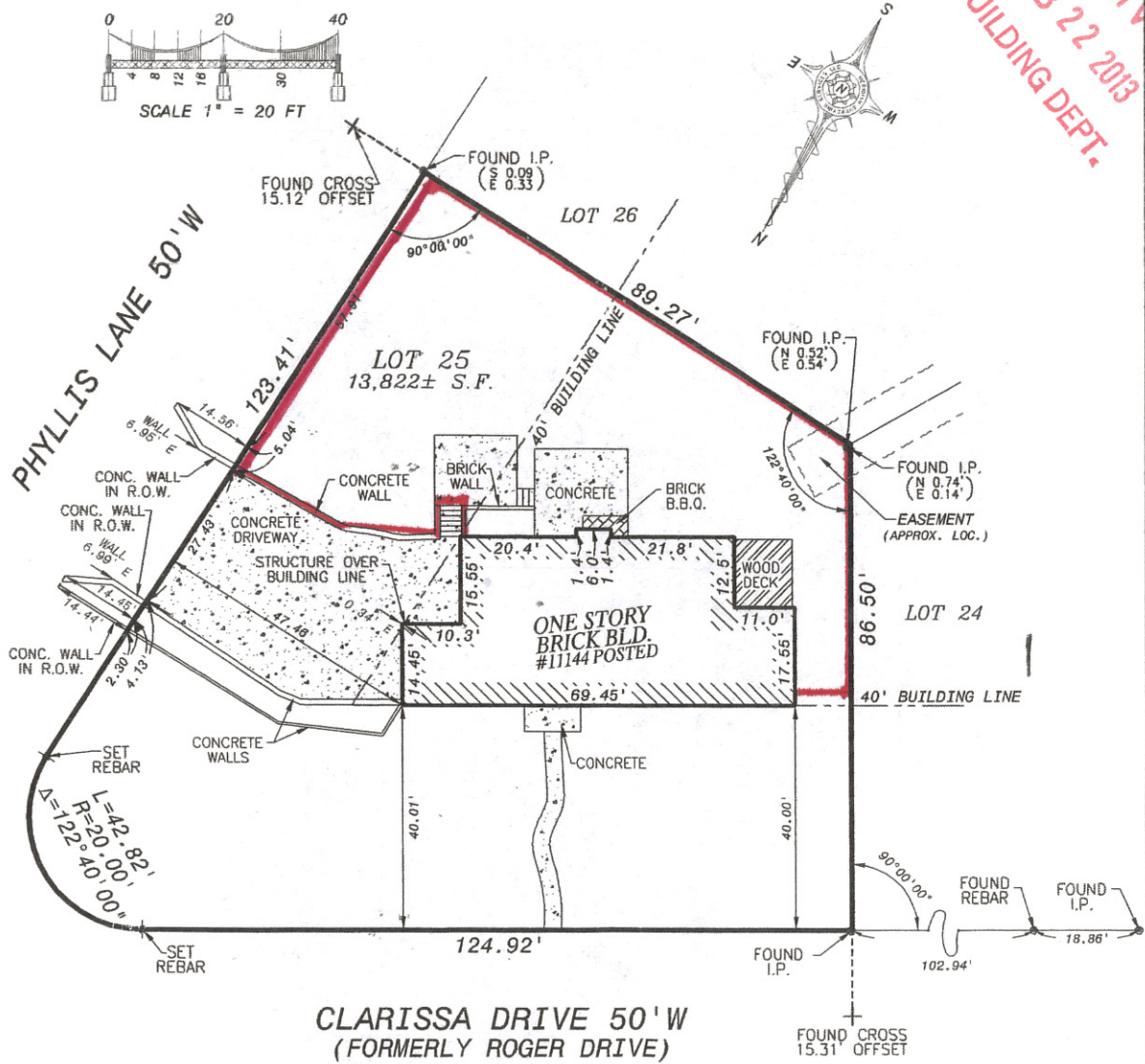
	Description: View of the subject property looking northwest from Phyllis Lane with the neighboring property to the south.
	Description: View of the subject property looking south along the west property line from Clarissa Drive.
	Description: View of the subject property looking west along the south property line from Phyllis Lane to the two neighboring properties. Note the lack of fencing for both houses.

BOUNDARY AND IMPROVEMENT SURVEY

LOT 25 OF WIR-DON MEADOWS

PLAT BOOK: 69 PAGE: 21
ST. LOUIS COUNTY, MO

RECEIVED
FEB 22 2013
BUILDING DEPT.



CLARISSA DRIVE 50'W
(FORMERLY ROGER DRIVE)

SOURCE OF RECORD DESCRIPTION:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: MK-11-101360

GENERAL NOTES:

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL

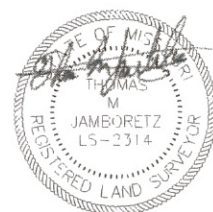
SURVEYOR'S STATEMENT:

THIS IS TO DECLARE TO JONATHAN & LARA SLAVKIN AND TITLE PARTNERS, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF JUNE, 2011, EXECUTED A RESURVEY OF LOT 25 OF WIR-DON MEADOWS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, ALL FENCE HEIGHTS INDICATED ARE APPROXIMATE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION IS AS SHOWN ON THE RECORDED SUBDIVISION PLAT (IF APPLICABLE). PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.

BASIS OF BEARING OR ANGLES:

WIR-DON MEADOWS
PLAT BOOK: 69 PAGE: 21

DATE: 06-07-11



MERIDIAN LAND SURVEYING
4141 MEXICO ROAD
ST. PETERS, MO 63378
PHONE: 636-939-2900 FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM
© 2011 MERIDIAN SURVEYING SERVICES, LLC

DRAFTER:	REVIEWED BY:	FIELD CREW:
MAS	TWJ	MSC/AJ
DATE:	DRAWING NO:	PROJECT NO:
06/07/2011	01	45142

SHEET
2
OF 2



A four foot version made
with Eastern Red Cedar.

March 18, 2013

RECEIVED

MAR 18 2013

PLANNING DEPT.

Dear Creve Coeur Planning and Zoning Commission members,

RE: Application #13-006: A Minor Site Development Plan For A "Front-Yard" Privacy Fence Along Phyllis Lane
Address of same: 11144 Clarissa Drive

We, as residents of Wir-Don Meadows Subdivision, humbly submit the following request.

When our new neighbors, the Slavkin's, mentioned their intent to erect a fence last year, we envisioned a small enclosure which would allow them to protect their pets and small child. To that, we had no objections.

However, upon inspection of THE PLAN, we were surprised of how vast an enclosure the fence would provide.

As home owners in Wir-Don Meadows feel, and we speak specifically of those families and individuals residing for periods of more than thirty-plus years (30+), that the Slavkin's request would not be approved, without the express consent of their immediate neighbors, or that of our Wir-Don Meadows Board of Trustees.

Given the fact that several fences have been erected within the past several years WITHOUT a majority consent of the residents, and WITHOUT any notification of same, by the TRUSTEES, we take issue with the lack of consideration given us by those who have the responsibility to maintain the original conditions of residential properties set forth many years ago.

Our recollection is that NO FENCES MAY BE SEEN FROM THE STREET. This condition is obviously, and has been deliberately being ignored. At no time were we, the residents, notified of fences of any type, material, or design being installed in a manner which appear to be a violation of the original conditions set forth in the BYLAWS, to which, over the years, the majority of us have complied.

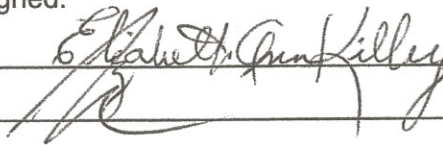
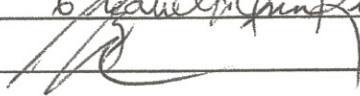
That said, and with regard to the afore mentioned proposed fence at 11144 Clarissa Drive, it is our hope that the construction, and maintenance of said fence not infringe upon the "open and visually pleasing" appearance of Phyllis Lane. We understand the the fence is to be constructed of either red cedar, or some similar wood. Such fences, over time, can and do deteriorate, be it from weathering, poor construction, lack of care, etc. We also suggest the addition of decorative shrubery be placed all along the outside section of fence facing Phyllis Lane. With time, and as the shrubs grow, we would hope the fence would become less obtrusive, and more visually appealing.

We would also hope, and request that the portion of fence, in closest proximity to Phyllis Lane, be set back from the street at a minimum of between six feet (6') to eight feet (8') from the street. In this way, the overall, existing visual appeal the street, will not be compromised.

Thank you for your attention to this matter.

Submitted for your judgement and approval:

Signed:

 ELIZABETH ANN KILBY, 814 PHYLLIS LANE
 RON PARADOSKI 808 PHYLLIS LANE



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 #13-007 FOR APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR PROPERTY AT 10977 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, March 18, 2013

LOCATION: 10977 Olive Boulevard

REQUEST: The prior realignment of Dautel Lane from Graeser Acres Street to Olive Boulevard resulted in a short section of the street being abandoned adjacent to Lot A of the Crossing at Graeser project. Pace Properties proposes to adjust Lot A (addressed at 10977 Olive Boulevard) to incorporate their share of the abandoned right-of-way into the lot.

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, they must be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on the lot?
- Is the adjustment plat drawing drawn correctly?

Subdivision Code References

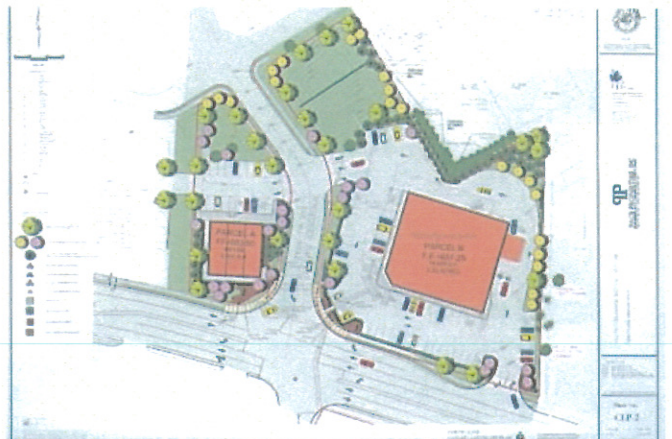
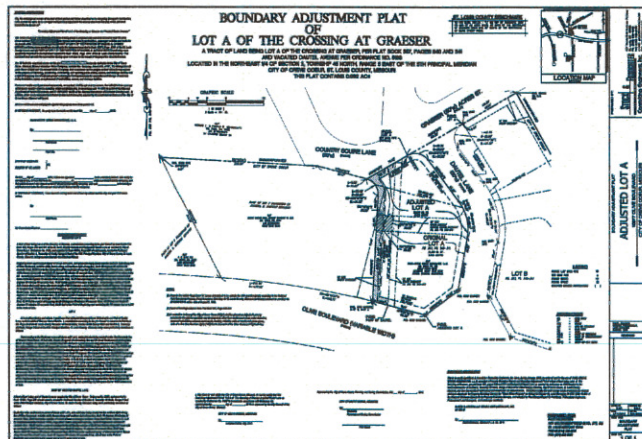
- Section 410.030(D)

Zoning Code References

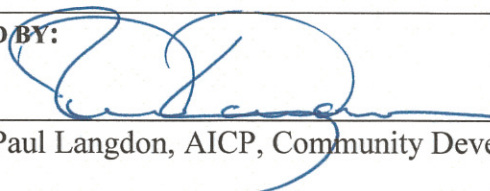
- Section 405.360: "GC"
General Commercial

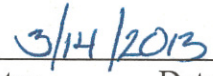
APPLICANT: Steve Heitz
Pace Properties, Inc.
1401 S. Brentwood Blvd., Suite 900
Brentwood, MO 63144

PROPERTY OWNER: Pace-Creve Coeur Associates, L.L.C.
1401 S. Brentwood Blvd., Suite 900
Brentwood, MO 63144



REPORT PREPARED BY:


Paul Langdon, AICP, Community Development Director


Date

ATTACHMENTS: Boundary Adjustment Plat of Lot A of the Crossing at Graeser

BACKGROUND

When Ordinance #5052 was approved in 2008, it authorized the construction of the new Walgreens store at the intersection of Olive Boulevard and a realigned Dautel Road. The realignment moved Dautel to the east, resulting in a section of abandoned right-of-way and a new lot between the former Walgreens location and the new connection to Olive Boulevard. This lot, that was not developed at the time of the Walgreens construction, was named Lot A of the Crossing at Graeser subdivision. The original developer of the project still owns Lot A and wishes to combine it with their portion of the abandoned right-of-way. Since this does not create any new lots, but does alter the boundaries of Lot A, a boundary adjustment plat must be approved for the new lot to be re-recorded. The owner also wishes to clarify the disposition of the utility easements on the property which have been affected by the overall project.

DISCUSSION

Site Analysis

The property is zoned “GC” General Commercial and, as such, is not subject to any minimum lot size. Also, as an undeveloped lot, there are no issues with adjusting the setbacks and required yards. Similarly, all of the bulk standards and buffer yard requirements remain unaffected. As a lot in an approved development, there is an existing site development plan for the lot that includes a 4,200 square foot retail building with a landscaped front yard and parking in the rear (north side).

In addition to authorizing the site improvements, Ordinance #5052 required the preservation of a “no-build” area 180 feet north of, and parallel to, the Olive Boulevard right-of-way. Since this area is not specific to any east or west edge other than the property boundary itself, it will simply be extended into the added area. The boundary adjustment will not require any modification to the building or the parking lot or any of the storm water management structures. In summary, the boundary adjustment will not cause any significant changes to the already approved site development plan, nor will it result in any zoning non-conformities.

Technical Review

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

Section 410.030 Scope and Application

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 drawings are technically accurate and the adjustment will not create nonconformities. Staff conclude that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

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 Department 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 Plat of Lot A of the Crossing at Graeser attached to the staff report on application #13-007, dated March 18, 2013, subject to the condition that a final drawing be prepared for signature and recording. (Conditions may be added, eliminated, or modified by preceding motion).

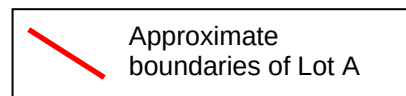
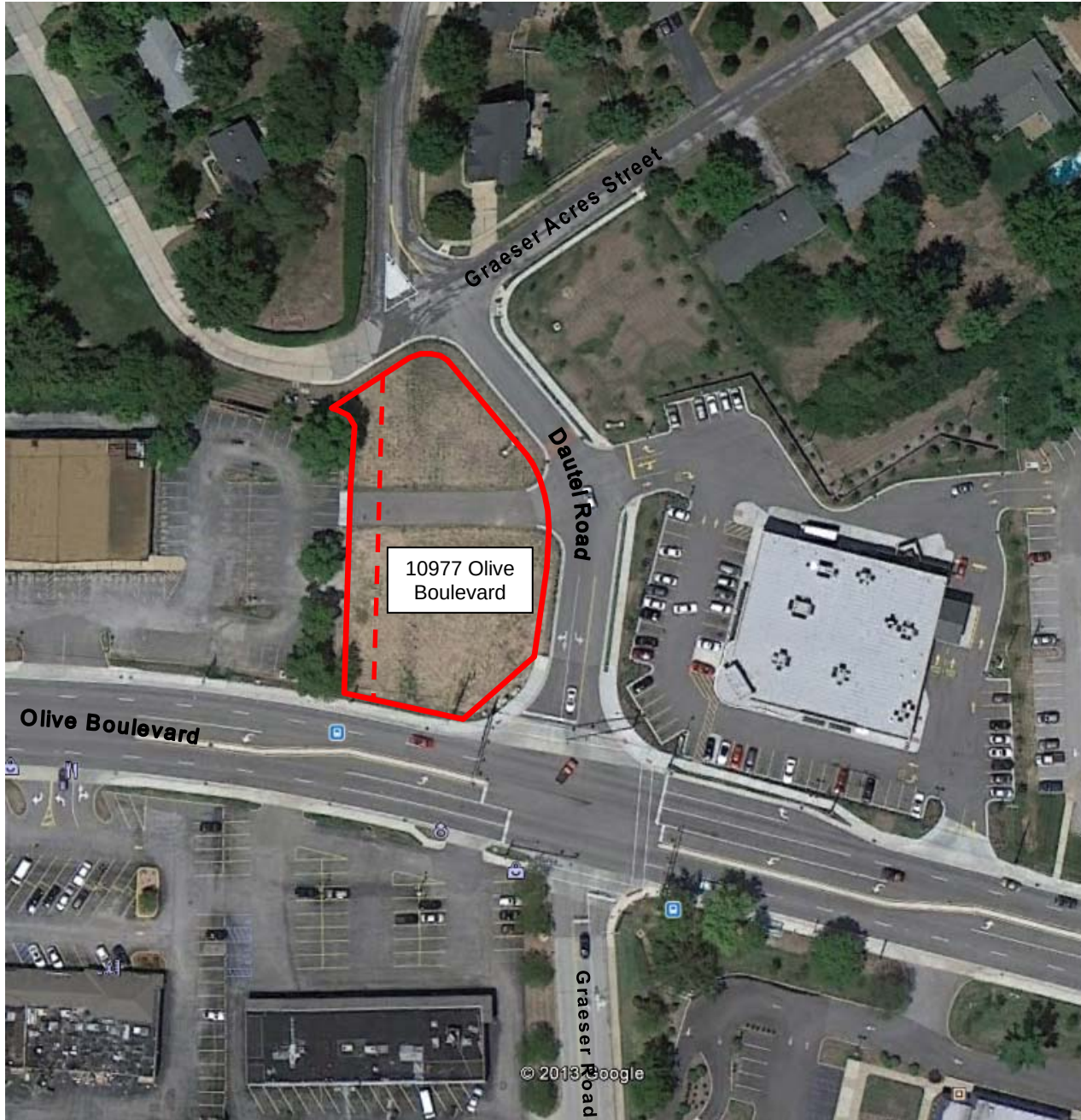
APPENDIX 1: ZONING CODE

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



OWNER'S CERTIFICATION

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

"Boundary Adjustment Plat of Lot A of the Crossing at Graesser and Vacated Dautel Avenue "

The owner of Lot A of The Crossing at Graesser hereby grants a perpetual non-exclusive easement over the area shown hatched for ingress and egress by pedestrians, passenger vehicles and trucks for the benefit of the following two properties (1) PART OF LOT 6 OF THE PARTITION OF SAMUEL S. MATSON ESTATE and being more specifically described in the instrument recorded in Book 16071, Page 2963 of the St. Louis County records and (2) PART OF LOT 7 OF THE PARTITION OF SAMUEL S. MATSON ESTATE and being more specifically described in the instrument recorded in Book 16364, Page 2844 of the St. Louis County records. This easement shall run with the land and be binding upon and inure to the benefit of the properties described herein.

The 10 feet wide easement shown on this plat, is hereby dedicated to the City of Creve Coeur, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, AT&T, The Metropolitan St. Louis Sewer District and the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Permanent and/or semi-permanent monuments, as required, shall be set at all lot corners, that will aid in later recovery within twelve months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 20 CSR 2030-16.090 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.

All taxes which are due and payable against this property have been paid in full.

IN WITNESS WHEREOF, the party have hereunto set his hand this ____ day of _____, 2013.

PACE-CREVE COEUR ASSOCIATES, L.L.C.

By: _____

Print Name

Print Title

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

On this ____ day of _____, 2013, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is the _____ of _____ a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and said _____ acknowledges said instrument to be the free act and deed of said limited liability company.

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

By: _____

Print Name

My Commission Expires: _____

PROPERTY DESCRIPTION
ADJUSTED LOT A

A tract of land being Lot A of the Crossing at Graesser, a subdivision according to the plat thereof as recorded in Plat Book 357, Pages 340 and 341 of the St. Louis County Records and that part of Dautel Lane as vacated by City of Creve Coeur Ordinance No. 5186, and recorded in Book 19424, Page 837 of said records, located in Northeast Quarter of Section 2, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeastern corner of above said Lot A, said point also being located on the northern right-of-way line of Olive Boulevard, variable width; thence along said northern right-of-way line, North 75 degrees 26 minutes 22 seconds West, 86.59 feet to the intersection of the west right-of-way line of that part of vacated Dautel Lane, variable width; thence along said west North 03 degrees 05 minutes 00 seconds East, 168.80 feet to a point of curvature to the left, curve having a radius of 25.00 feet; thence along said curve with an arc length of 33.48 feet and a chord which bears North 35 degrees 16 minutes 50 seconds West, 31.03 feet departing last said right-of-way line; thence North 60 degrees 09 minutes 00 seconds East, 74.62 feet to a point of curvature to the right, curve having a radius of 25.00 feet; thence along said curve with an arc length of 36.34 feet and a chord which bears South 78 degrees 12 minutes 34 seconds East, 33.22 feet to a point of tangency, said point also being located on the western right-of-way line of Dautel Lane, variable width; thence along said western right-of-way line the following courses and distances: South 36 degrees 34 minutes 09 seconds East, 81.28 feet to a point of curvature to the right, curve having a radius of 75.00 feet; thence along said curve with an arc length of 60.75 feet and a chord which bears South 13 degrees 21 minutes 56 seconds East, 59.10 feet to a point of tangency; South 09 degrees 50 minutes 17 seconds West, 86.22 feet; and South 53 degrees 36 minutes 45 seconds West, 64.53 feet to the Point of Beginning and containing 30,170 square feet or 0.692 acres more or less.

LOT A

A tract of land being part of Lots 1 and 2 and Part of Dautel (Graesser) Road, 50 feet wide and Part of Dautel Lane, variable width of Graesser Acres Plat No. 1, a subdivision according to the plat thereof as recorded in Plat Book 58, Page 40 of the St. Louis County Recorder of Deeds Office, located in US Survey 1962 and Section 2, Township 45 North, Range 5 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of above said Lot 2, said point also being located on the Southwesterly line of Graesser Acres Road, 50 feet wide; thence along said Southwesterly line and it's direct Southwesterly prolongation South 60 degrees 09 minutes 00 seconds West 101.59 feet to a point on a non-tangent curve to the right for which the radius point bears South 29 degrees 51 minutes 00 seconds East 25.00 feet said point also being the POINT OF BEGINNING of the herein described tract; thence departing last said Southwesterly line the following courses and distances: along said curve with a chord which bears South 78 degrees 12 minutes 34 seconds East 33.22 feet and an arc length of 36.34 feet to a point of tangency; South 36 degrees 34 minutes 09 seconds East 81.28 feet to a point of curvature to the right; along said curve having a radius of 75.00 feet, a chord which bears South 13 degrees 21 minutes 56 seconds East, 59.10 feet and an arc length of 60.75 feet to a point of tangency; South 09 degrees 50 minutes 17 seconds West 86.22 feet and South 53 degrees 36 minutes 45 seconds West, 64.53 feet to the Northeastly line of Olive Boulevard, 90 feet wide; thence along said Northeastly line North 75 degrees 26 minutes 22 seconds West, 61.08 feet to the centerline of above said Dautel Road; thence along said centerline North 03 degrees 05 minutes 00 seconds East 226.88 feet to the point of intersection with the direct Southwesterly prolongation of the Southwesterly line of above said Graesser Acres Road; thence along last described line North 60 degrees 09 minutes 00 seconds East 21.89 feet to the Point of Beginning and containing 24,533 square feet or 0.563 acres more or less.

PART OF VACATED DAUTEL LANE

A tract of land being part of Dautel Lane as vacated by City of Creve Coeur Ordinance No. 5186, and recorded in Book 19424, Page 837 of said records, located in Northeast Quarter of Section 2, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southwestern corner of above said Lot A, said point also being located on the northern right-of-way line of Olive Boulevard, variable width; thence along said northern right-of-way line, North 75 degrees 26 minutes 22 seconds West, 26.51 feet to the east line of a tract of land as conveyed to Creve Coeur Real Estate Venture IV, LLC by instrument recorded in Book 18364, Page 2844; thence along said east line, North 03 degrees 05 minutes 01 seconds East, 168.80 feet to a point of curvature to the left having a radius of 25.00 feet; thence along said curve with an arc length of 33.48 feet and a chord which bears North 35 degrees 16 minutes 50 seconds West, 31.03 feet; thence North 60 degrees 09 minutes 00 seconds East, 52.73 feet to the northwest corner of above said Lot A; thence along the west line of said Lot A, South 03 degrees 05 minutes 00 seconds West, 226.88 feet to the Point of Beginning and containing 5,646 square feet or 0.129 acres more or less.

I, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Boundary Adjustment Plat of "Lot A of The Crossing at Graesser & part of Dautel Lane as vacated by Ordinance No. 5186" is in complete compliance with Ordinance No. _____ approved on the ____ day of _____, 2013 as approved by the City Council of the City of Creve Coeur, Missouri.

CITY OF CREVE COEUR, MISSOURI

By: _____
Laverne Collins, City Clerk

CITY OF CREVE COEUR, MISSOURI

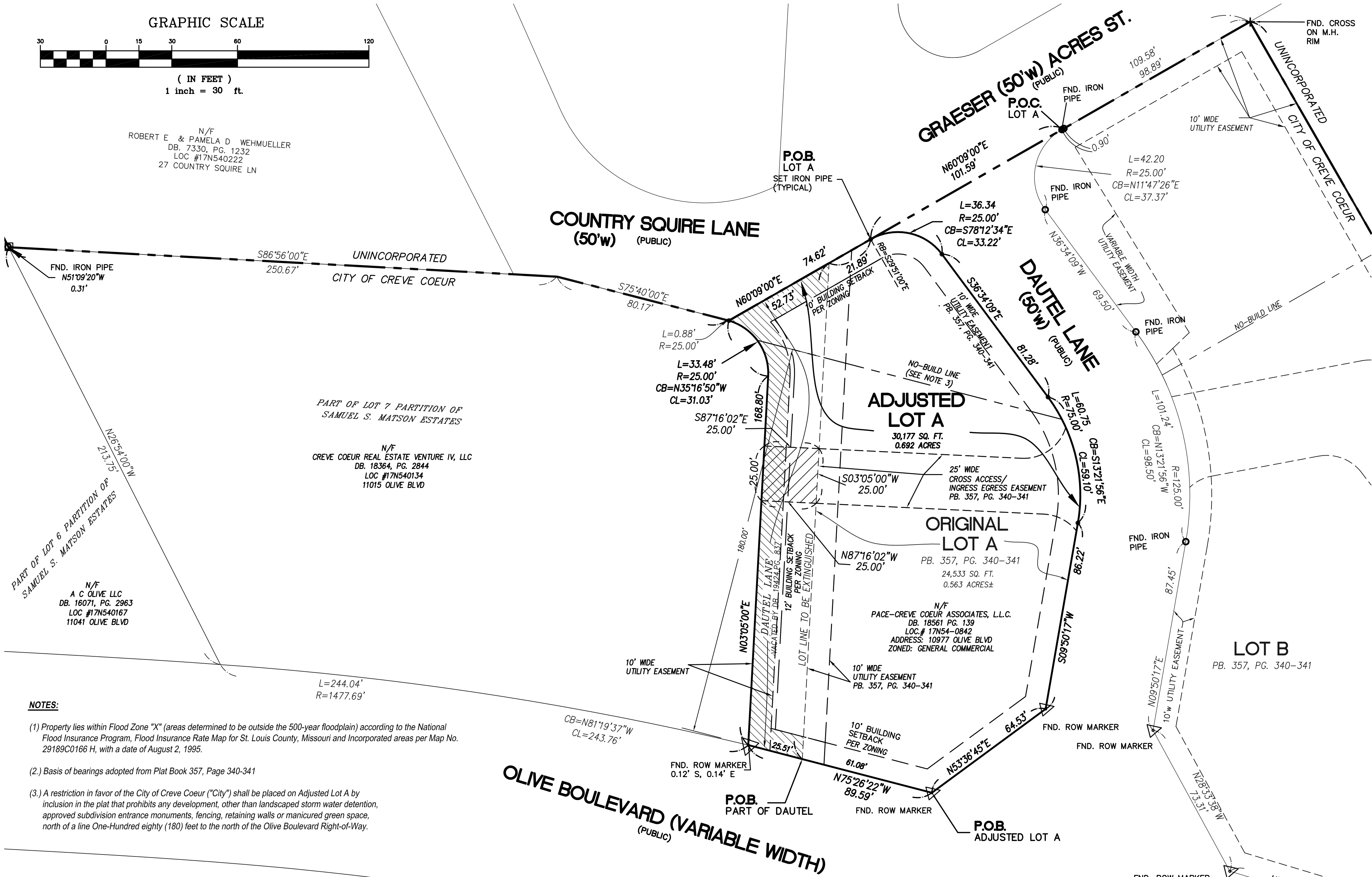
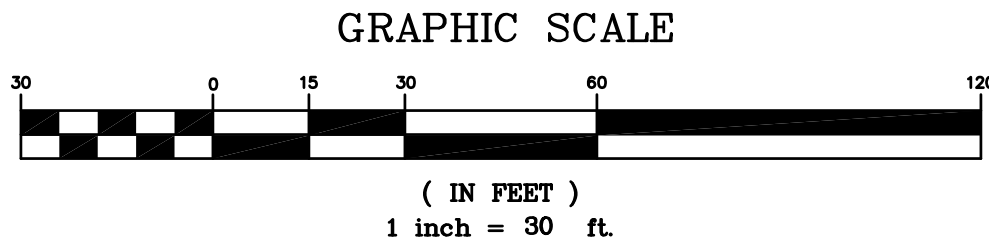
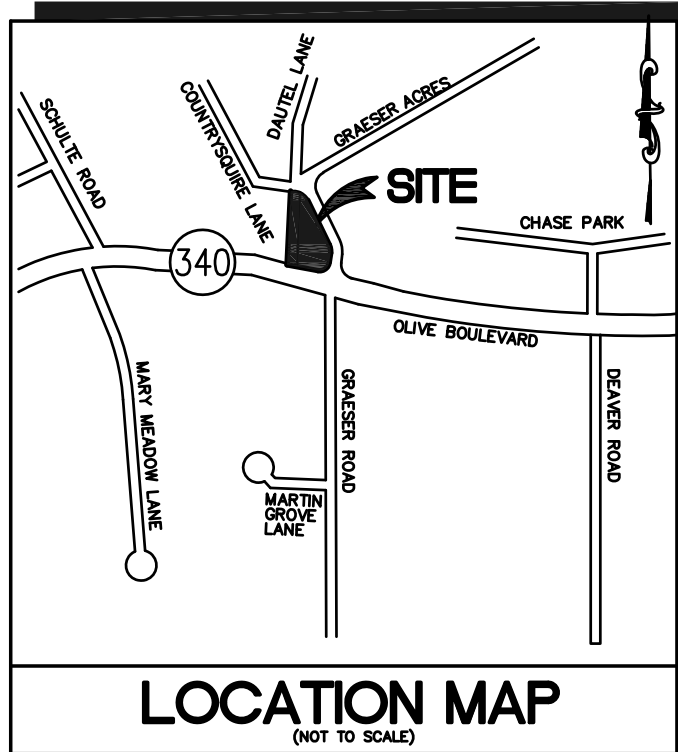
By: _____
Chairman
Planning and Zoning Commission

Print Name

Approved by the City of Creve Coeur, Planning and Zoning Commission, this ____ day of _____, 2013

ST. LOUIS COUNTY BENCHMARK

13-179 ELEV. 687.79 - "1" ON TOP OF CONCRETE (NOT ON LID) OF AN AREA INLET; EAST OF THE CENTERLINE OF GRAESER ROAD AND 57' SOUTH OF THE CENTERLINE OF OLIVE STREET ROAD.



LEGEND

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

ABBREVIATIONS

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

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during January, 2013, by order of and for the use of PACE-CREVE COEUR ASSOCIATES, L.L.C., executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being Lot A of The Crossing at Graesser, per plat book 357, pages 340 and 341 and that part of Dautel Lane as vacated by ordinance no. 5186 located in the Northeast Quarter of Section 2, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and that the results of said survey and record plat are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.090 of the Missouri Minimum Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: _____
Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:

PACE PROPERTIES
1401 SOUTH BRENTWOOD BLVD., STE. 900
ST. LOUIS MISSOURI 63144
PHONE: (314) 968-0220
FAX: (314) 968-5050

PREPARED BY:

BOUNDARY ADJUSTMENT PLAT

ADJUSTED LOT A

10977 OLIVE BOULEVARD

CITY OF CREVE COEUR, MISSOURI

REVISIONS:

DANIEL EHLMANN
MISSOURI PROFESSIONAL
LAND SURVEYOR
NUMBER: 2215

REVISIONS:

DRAWN BY: W.J.P.

CHECKED BY: D.M.E.

DATE: 1/17/2013

JOB NO: 203-3800.14

SHEET TITLE:

BOUNDARY

ADJUSTMENT

PLAT

SHEET NO:

1 OF 1



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 #13-005 FOR A MINOR SITE DEVELOPMENT PLAN FOR LANDSCAPE AND EXTERIOR BUILDING IMPROVEMENTS FOR EMERSON MEDICAL OFFICE BUILDING

FOR THE MEETING OF: Monday, April 1, 2013

LOCATION: 633 Emerson Road

REQUEST: An application has been submitted for façade and landscape improvements that include creating a new larger entry element, new paint scheme, and a trellis/wall of plantings along the east and south elevations of the building. The property is located at the northwest corner of Old Ballas Road and Emerson Road, east of I-270, and zoned “CB” Core Business District.

ADDITIONAL INFORMATION: Section 405.370(G)(1)(b) states that any development and/or redevelopment plans for properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east, and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval. The Code further defines development as any manmade change to improved or unimproved real estate (Section 405.120 Definition of Terms).

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

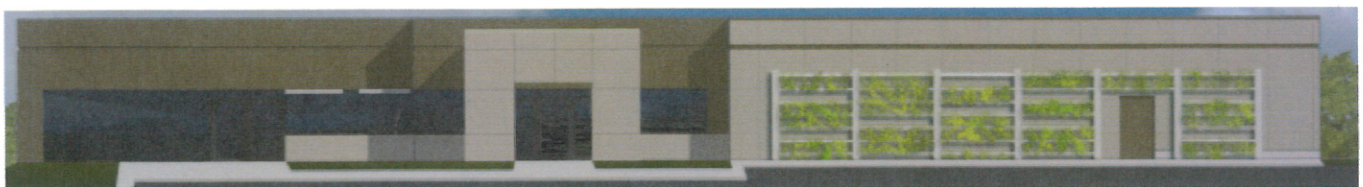
- Central Business District Action Area
- Design Guidelines

Zoning Code References

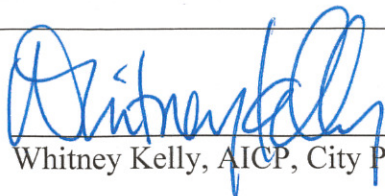
- Section 405.120: Definition of Terms
- Section 405.370: “CB” Core Business District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Elmer A. Wind III
Wind Architectural Group, Inc.
7666 Dale Ave.
Richmond Heights, MO 63117

PROPERTY OWNER: Greg S. Yawitz
633 Emerson Medical Partners, LLC
9200 Olive Blvd Suite 200
Olivette, MO 63132



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner

3/29/2013
Date

ATTACHMENTS: Applicant's Materials submitted January 31, 2013
Detail of “Living Fence/Trellis” submitted March 28, 2013
Draft Resolution

BACKGROUND AND REQUEST

The property was originally built in 1989. In 1998, the property received approval for the Site Development Plan to enclose the underground parking and construct additional surface parking to the south. A condition of the approval, at that time, included submitting for (staff's approval) a revised landscape buffer to protect the residents on Emerson Road from the sight of the billboard on the subject property, and required additional trees at various locations in and around the existing parking areas. However, Staff has not been able to locate the revised landscape plan.

The applicant is seeking approval for new landscaping, new entry elements and "Living Fence/Trellis" system at the south elevation and east elevation, and a new paint scheme. The entry elements will be constructed, in place, of cement plaster to give the appearance of precast concrete. The building will also be refinished with a surface coat of the cement plaster and/or (depending on the condition of the existing EIFS) painted a darker gray color with a lighter grey to highlight the details. The paint colors will tie into the colors of the surrounding buildings.

Below is a close up of the east entrance element drawings (the south elevation entrance will be the same design):



Below are photos of the existing east entrance canopy:



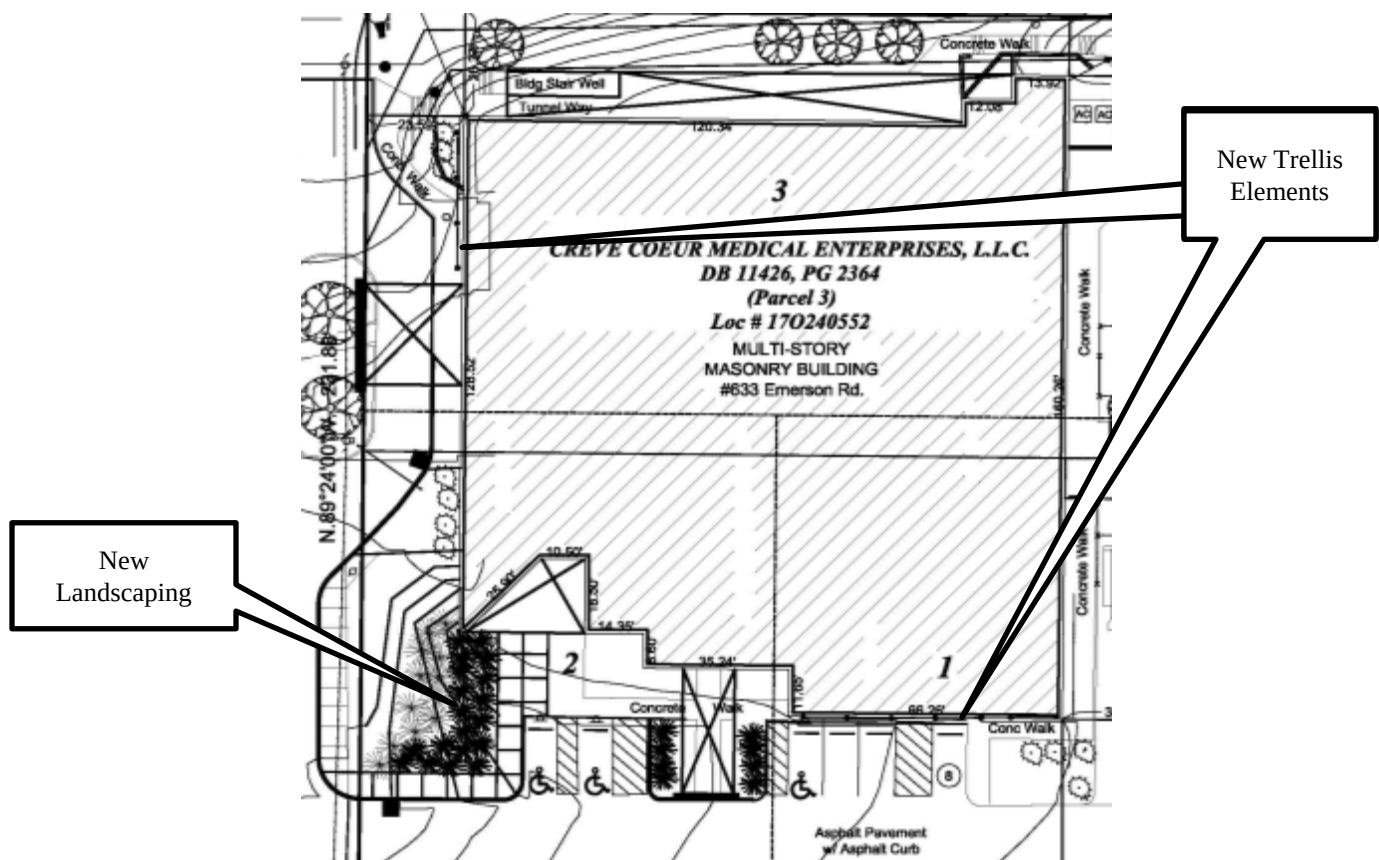
Below is the close-up of the proposed east elevation with the "Living Fence/Trellis" to the right of the new entrance element:



Below is the close-up of the proposed south elevation with the “Living Fence/Trellis” to the left of the new entrance element:



The proposal also includes the removal of the corner stairs at the southeast corner of the building and replace with landscaping. Below is a close-up of the site plan.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	“CB” Core Business District	NA
South	Residential	“C” Single Family Residential	Old Ballas Road
East	Office	“CB” Core Business District	Emerson Road
West	Park Provence	“PC” Planned Community District	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Central Business District Action Area that encourages a mix of land uses, and that all new development or redevelopment of non-residential uses should

comply with the City of Creve Coeur Design Guidelines. The addition of the new entry element, trellis system, and the color scheme are subject to the Design Guidelines shown below:

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific direction for the redevelopment of properties:

Chapter 1 / Site Layout

B. Streetscape/Pedestrian Orientation

- 5. Solid, blank walls and other “dead” or dull spaced at the street level should be avoided. 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 area that face the street are encouraged.*

Chapter 2 / Buildings

C. Design

- 3. The Primary building entrance should be clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies or other similar features.*

E. Materials/Colors

- 1. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining building and properties. Natural, traditional building materials are encouraged. A preference should be given toward “green” building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*
- 2. Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials used around the ground floor of the building. Preferred building materials include stone, brick, architectural precast concrete, aluminum and glass. The materials selected should require minimal maintenance. Their color should be integral to the materials and not be painted on.*

The proposed changes are in general conformance with the Design Guidelines by updating the canopy element to create a stronger presence with the rest of the building, and the trellis system will add interest to what was a dull blank building façade along the east elevation. While the painting of the building is not recommended, the pre-existing exterior of the building with the EIFS has already established the character of the building. The applicant has indicated, that depending on the structural system of the building, they would like to remove the EIFS and coat the building with a coat of the cement plaster. If that is not feasible, they will just paint the building in the proposed color scheme. The use of colors will tie the building to the surrounding development, and create a more updated look to the building.

ZONING CODE REVIEW

The landscape plan submitted includes the removal of the stairs at the southeast corner of the building, and replacing it with new landscaping. This is a positive change. However, evidence indicates that landscaping is missing throughout the site, and the applicant proposes to remove the existing evergreen hedge between the street and parking lot in front of the building. However, the request before the Commission constitutes a new site development plan, and a review of the landscaping with the Zoning Regulations is necessary. Specifically, the Code requires that headlight screening must be provided per Section 405.810(5) Screening and Landscaping of Article VII Off-Street Parking and Loading Regulations below:

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

5. Screening and landscaping.
 - a. All parking and loading areas shall be landscaped and provide screening in accordance with all applicable requirements of Section 405.540, Landscaping.
 - b. All parking adjoining a residential use or public right-of-way, except for those associated with single-family and two-family residences, shall be screened from view by an earth berm, a solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means. Such fence or berm and associated landscaping shall be a minimum of eighteen (18) inches in height and an average of three (3) feet in height at the time of planting. Screening shall be a minimum of six (6) feet in height between the parking lot and any other abutting residential property line. The Planning and Zoning Commission may require greater screening requirements for parking of large trucks, the screening of large equipment and utility structures and for screening overhead doors and truck loading areas and docks.

Further, there are missing trees within the parking lot and of recent snow plowing has damaged the curbing. Section 405.540, Landscaping, states that all interior parking lot islands shall have a minimum of number of trees at the ends of parking rows, and that the islands must have the appropriate curbing per the following:

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans.

4. All interior landscaped areas provided in accordance with the preceding paragraph shall have a minimum area of fifty (50) square feet and a minimum width of three (3) feet. Each separate interior landscaped area shall include at least one (1) deciduous shade tree of a type and size required herein. Such shade trees may include any approved street tree or may include a deciduous tree that is disease resistant and has a suitable clear trunk height considering its proposed placement on the site. There shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.
10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopment projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.
11. All landscaped areas in parking areas or adjacent to parking or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with an adequate, permanent curb as approved by the Director of Public Works to restrict the destruction of the landscaped areas by vehicles. Adequate scuppers, curb breaks and/or weep holes shall be provided through the curbing to permit drainage. Alternative low-impact stormwater techniques such as pervious pavers with the use of wheel stops may be approved by the Director of Public Works.

Therefore, a condition of approval includes that the Applicant submit a revised landscape plan to include an effective headlight screening along Emerson Road, replacement of the missing trees in the south parking lot to meet with the requirements of the Zoning Ordinance, as well as repairing any damaged curbs and pavements.

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations” dated January 31, 2013 as bound together and submitted in conjunction with Application #13-005 Elmer Wind by Wind Architectural Group, Inc. Planners.
- The Applicant shall submit a landscape plan to meet with the requirements of Section 405.540 Landscaping and 405.810(5) Screening and Landscaping of Article VII Off-Street Parking and Loading Regulations to provide an effective headlight screen along Emerson Road and replace missing trees within the parking lot for the Zoning Administrator’s approval.
- 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 revised Landscape Plan to be approved by the Zoning Administrator.
- 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. Such violations include, but are not limited to damaged curbs and pavement.

ACTION AND MOTION

The motion to approve site development plans and landscape plans as shown in the Applicant’s materials will be in the form of approval, approval with conditions, denial or deferral. Section 405.370 (G)(1) (b) states that any development and/or redevelopment plans for properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval. The following is an example of an appropriate motion for this application:

“I move to recommend approval for the site plan and elevations for the renovation of the Emerson Medical Office Building at 633 Emerson Road submitted with Application #13-0005, as presented to the Planning and Zoning Commission subject to the conditions contained in the draft resolution attached to the staff report prepared for the meeting of April 1, 2013” (if so desired; conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

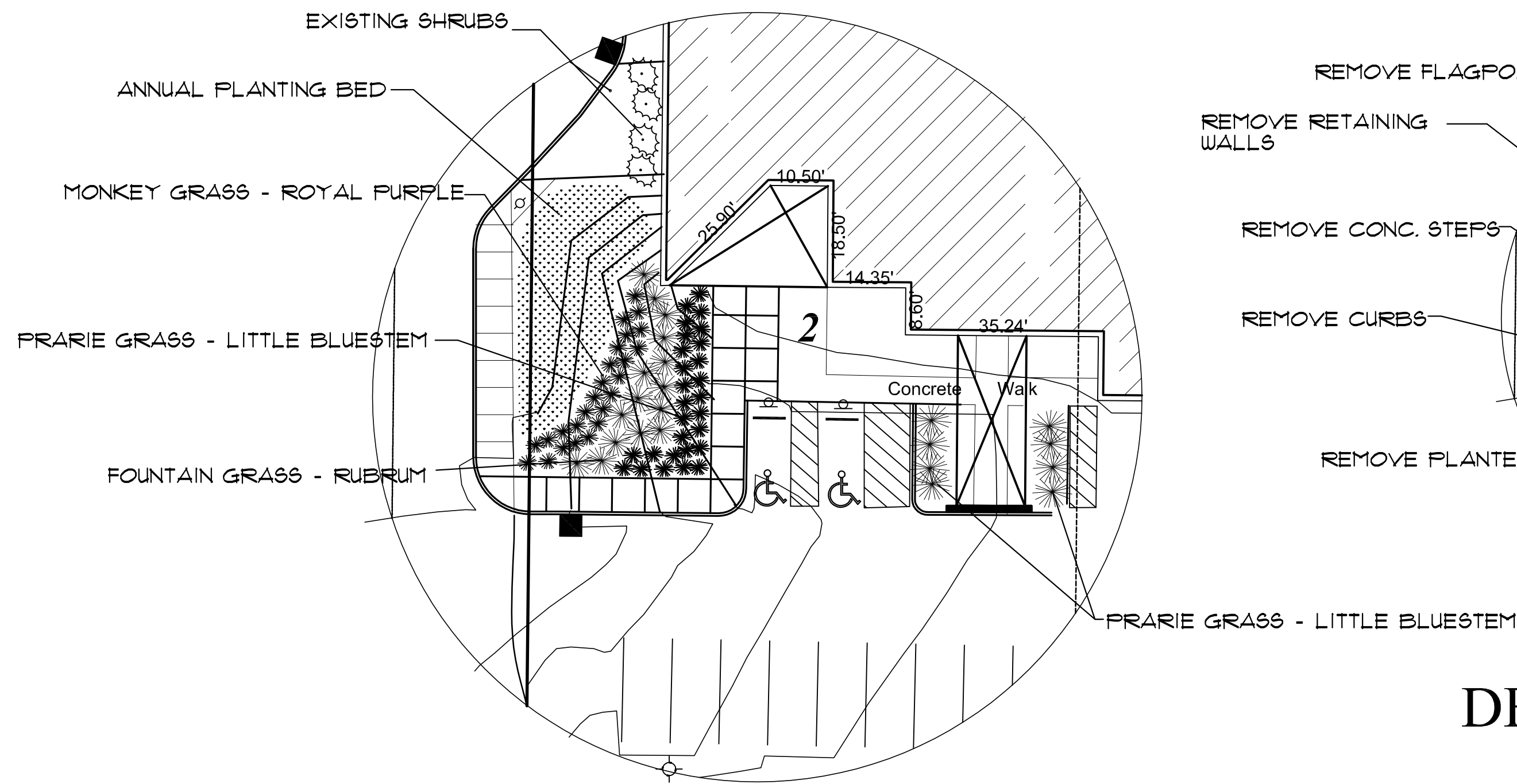
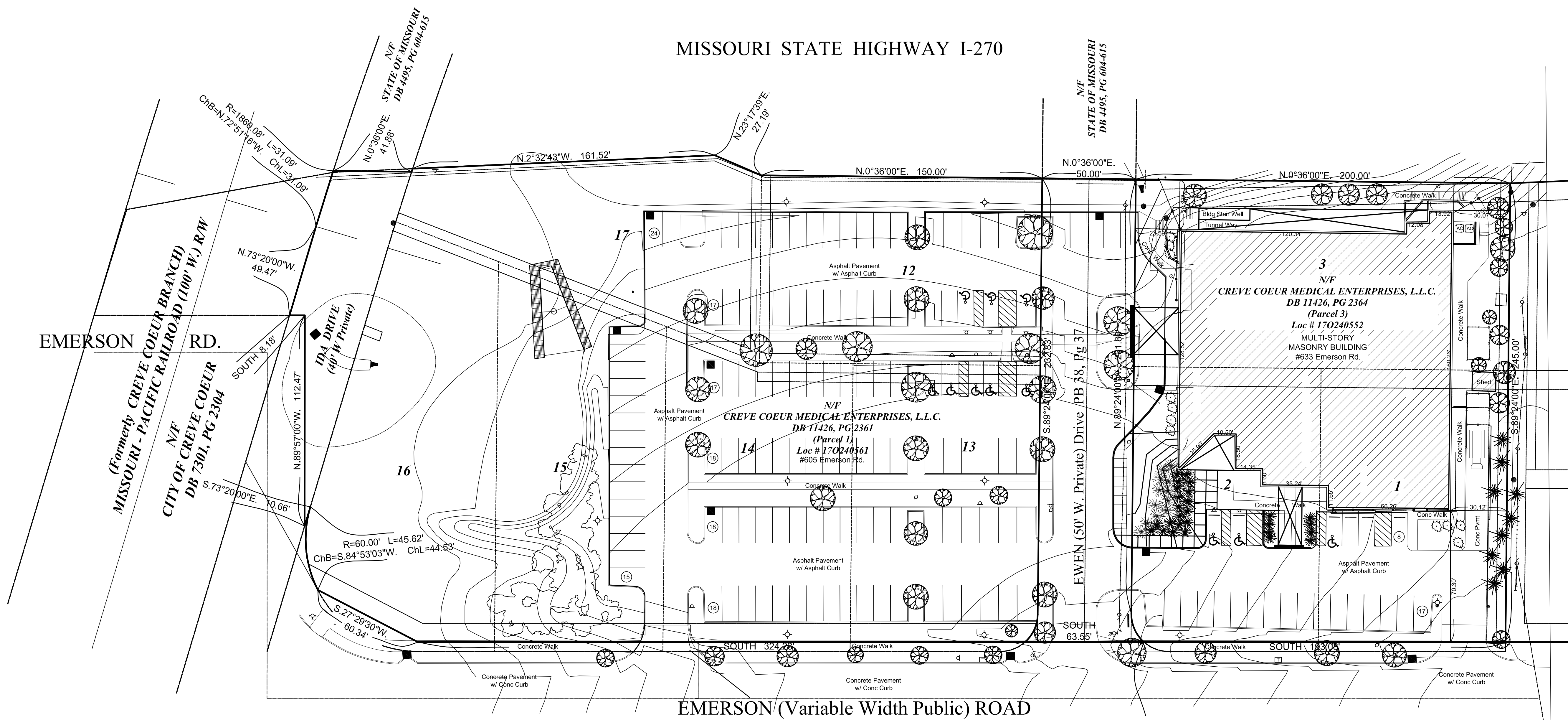
Included and attached by reference. See body of report for specific excerpts.

[illegible]

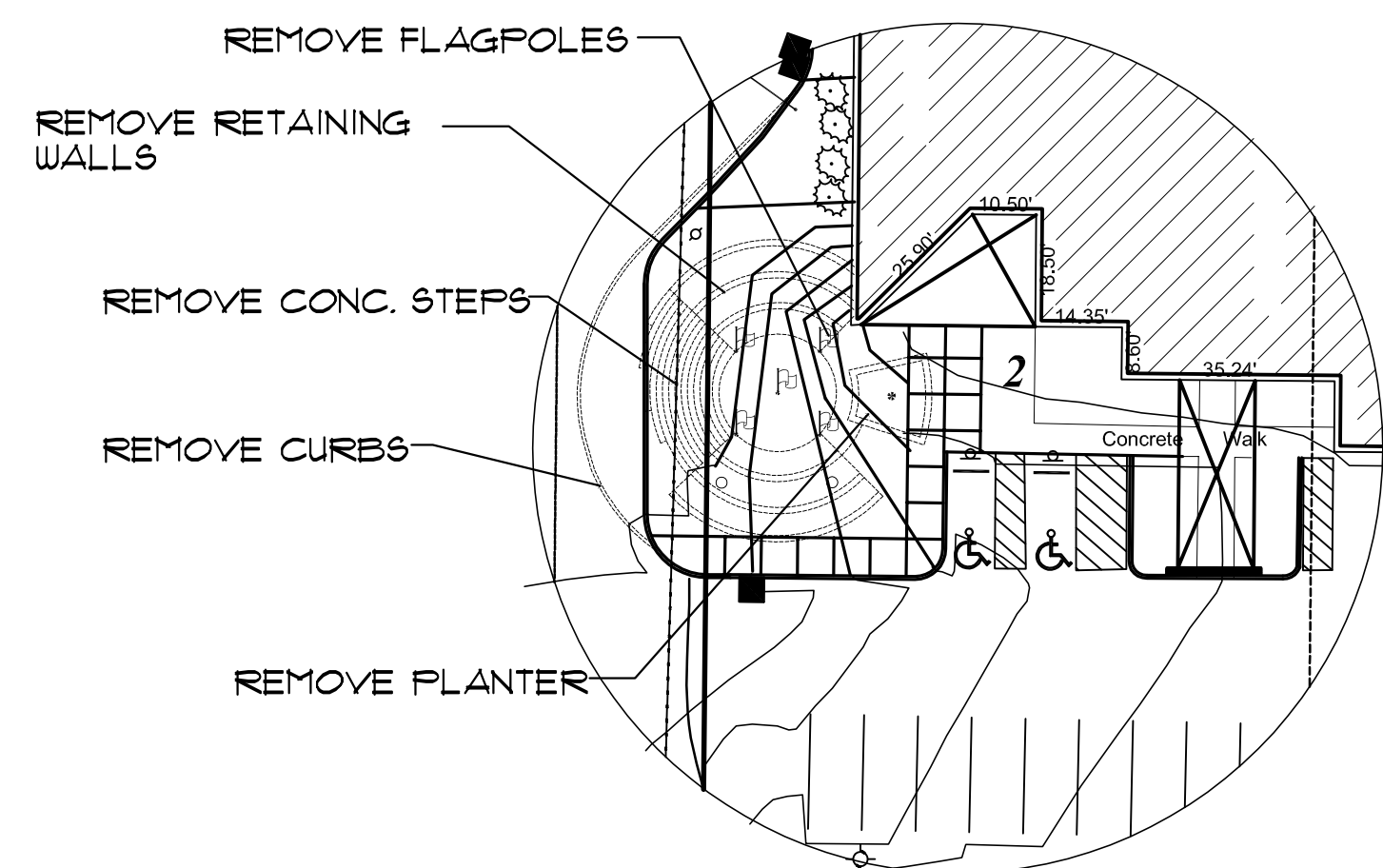
APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 01/04/2013
	Description: View of the property looking west from across Emerson Road.
	Description: View of the building looking northwest from the entrance driveway. The existing stairs will be replaced with landscaping.
	Description: View of the property looking north from the south parking lot. Note the adjacent office building to the north.

	Description: View looking south along Emerson Road. Note the lack of headlight screening in the south parking lot.
	Description: View looking east from the front of the building entrance. Notice the missing and dead landscaping along Emerson Road.
	Description: View of one of the damaged curbs within the south parking lot.



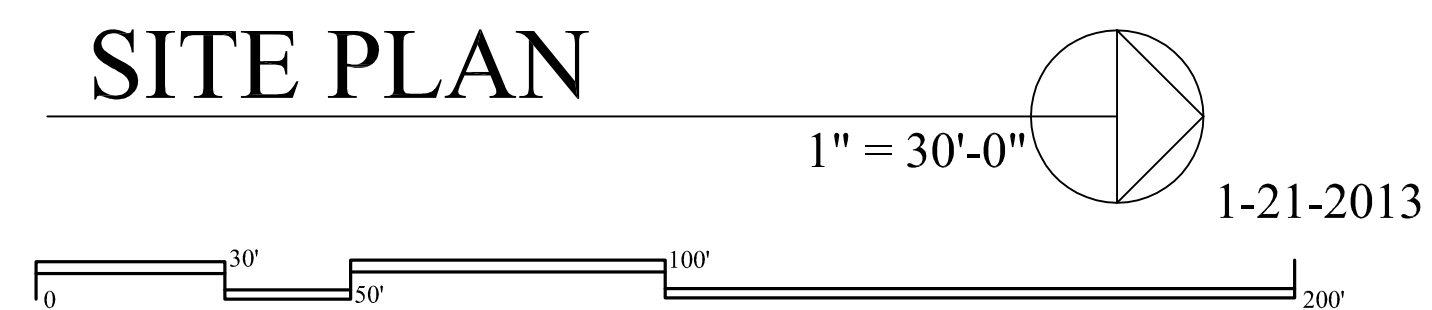


LANDSCAPE NOTES



DEMOLITION NOTES

SITE PLAN



WIND ARCHITECTURAL GROUP, INC.
7666 DALE AVENUE
RICHMOND HEIGHTS, MISSOURI 63117

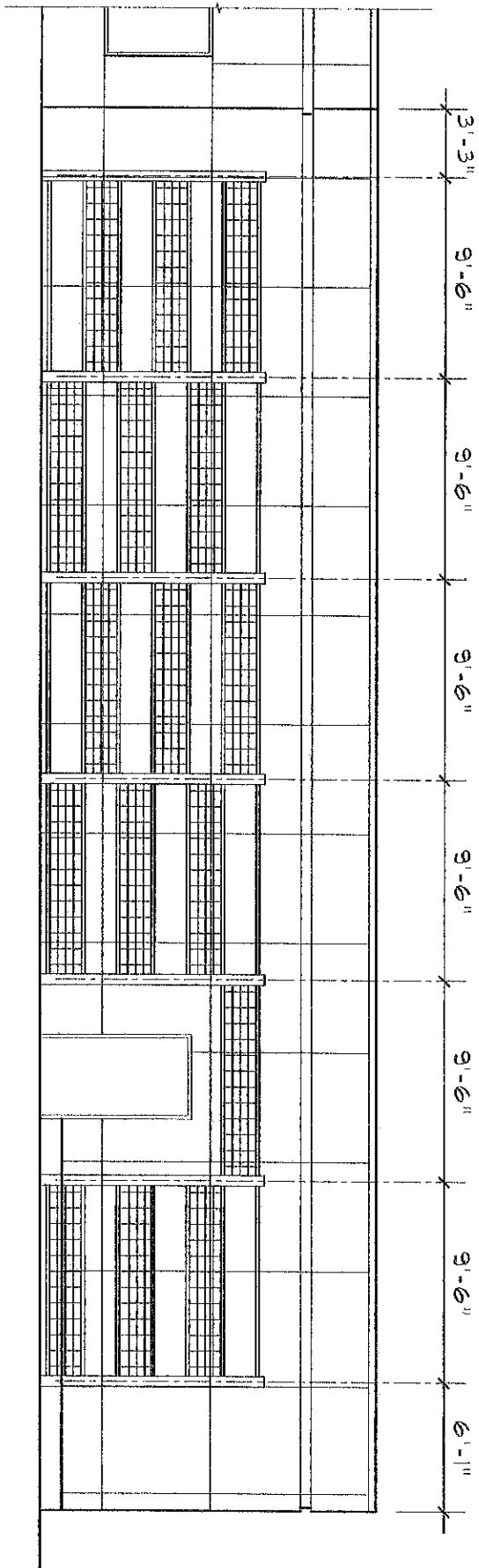
SD-1

EMERSON MEDICAL OFFICE BUILDING
605 EMERSON ROAD
CREVE COEUR, MISSOURI

RECEIVED

MAR 28 2013

PLANNING DEPT.



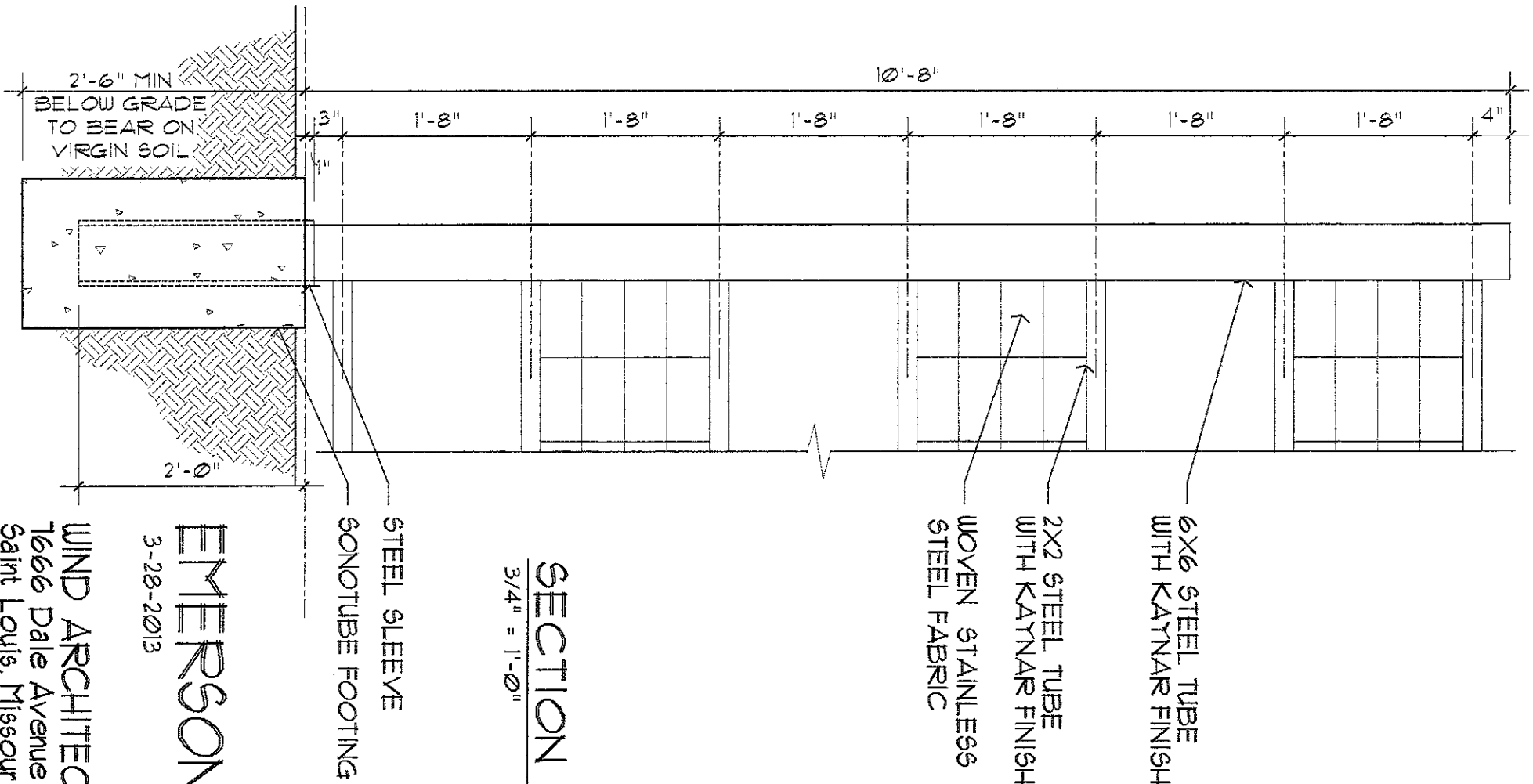
ELEVATION

1/8" = 1'-0"

EMERSON BUILDING

3-28-2013

WIND ARCHITECTURAL GROUP, INC.
1666 Dale Avenue
Saint Louis, Missouri 63117
314 645-1880



EMERSON BUILDING

3-28-2013

WIND ARCHITECTURAL GROUP, INC.
1666 Dale Avenue
Saint Louis, Missouri 63117
314 645-1880

BILL NO. _____

RESOLUTION NO. _____

**A RESOLUTION APPROVING A BUILDING EXTERIOR RENOVATION PLAN AND SITE /
GRADING IMPROVEMENT PLANS FOR THE EMERSON MEDICAL OFFICE BUILDING
LOCATED AT 633 EMERSON ROAD**

WHEREAS, Section 405.370 (G)(1) of the Municipal Code states that any development and/or redevelopment plans for properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east, and I-270 on the west requires Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was submitted by Elmer A. Wind III, of Wind Architectural Group, Inc., on behalf of Emerson Medical Enterprises, LLC, for approval of a minor site development plan for landscape improvements and building façade changes to the south and east elevations; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on April 1, 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 resolution has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed Site Development Plan, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. 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 there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. 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 resolved by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: The Site Development Plan is approved subject to the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated January 31, 2013 as bound together and submitted in conjunction with Application #13-005 Elmer Wind by Wind Architectural Group, Inc. Planners.
2. The Applicant shall submit a landscape plan to meet with the requirements of Section 405.540 Landscaping and 405.810(5) Screening and Landscaping of Article VII Off-

BILL NO. _____

RESOLUTION NO. _____

Street Parking and Loading Regulations to provided an effective headlight screen along Emerson Road and replace missing trees within the parking lot for the Zoning Administrator's approval.

3. 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 revised Landscape Plan to be approved by the Zoning Administrator.
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. Such violations include, but are not limited to damaged curbs and pavement.

Section 2: This resolution shall become effective upon approval.

ADOPTED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK