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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 31, 2014
7:00 PM

1. ROLL CALL

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

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

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

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes of the meeting on March 3, 2014.

4. PUBLIC COMMENT

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

5. **UNFINISHED BUSINESS**

None

6. **NEW BUSINESS**

A. Capital Improvement Program For Fiscal Years 2015-2019

Applicant/Agent: Sharon Stott

B. PUBLIC HEARING

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

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

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

C. PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. WORK AGENDA

8. OTHER BUSINESS

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

9. ADJOURNMENT

Posted: _____

Paul Langdon
Planning Director



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MARCH 3, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, March 3, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

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

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The agenda was approved and the motion carried unanimously.

3. APPROVAL OF MINUTES

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

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

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

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

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

Mr. George Stock, 257 Chesterfield Business Parkway, on behalf of Pulte Homes, presented the application for a rezoning and a site development plan for a subdivision located at 853 N. Mason Road. Mr. Stock gave a background on Pulte Homes and a history on the company. Mr. Stock started his presentation showing the site and explaining that the existing property is 8.49 acres and stated all the surrounding property owners and their orientation in correlation to the site. Mr. Stock explained the surrounding areas zoning designations pointing out that north/northwest is zoned “D”, south/southwest is zoned “A”, and east is zoned “C” and all of those are Single-Family residential districts. Mr. Stock explained the property is covered by a cut-grass field and is wooded along the existing creek. Mr. Stock went over the elevations on the property. Mr. Stock said the property includes one existing residential home along the north property line, near Mason Road, and the property has existed in this condition for the last sixty years.

Mr. Stock stated the project is for a development of a new residential community that utilizes the residential design development process. Mr. Stock said the varying lot sizes allow for buffering and preservation of natural resources. Mr. Stock stated he had an informal meeting with the residents last week and there were several comments made, which they took into consideration. Mr. Stock showed illustrations of the proposed community layout. Mr. Stock explained the original proposal was for 17 single-family homes but they had revised the layout to consist of 16 single-family homes. There is only one point of entry proposed, and internal circulation within the site is provided by a cul-de-sac. Mr. Stock said there are five-foot wide sidewalks on both sides of the proposed street and along the property frontage on the west side of Mason Road. The proposed lots will have a minimum size of 70 feet in width and 130 feet in depth and will also have a common ground strip to provide separation from the properties to the north and south. Mr. Stock stated the utilities would all be underground and the storm water management will be in accordance with MSD rules and regulations. Mr. Stock pointed out several swales that will be used for storm water runoff and how the storm water will be piped into bio-retention basins for water quality treatment. Mr. Stock also stated that a flood study was done and this development would not have an adverse impact on the creek.

Mr. Stock said the revisions made to the plan after the meeting with the surrounding residents were increased lot sizes, adding a trail from Bellerive Estates parkland to Mason Road, and improving Mason Road by widening it to 39 feet. Mr. Stock presented the illustrations for the site lines and explained them from each surrounding property. Mr. Stock explained the buffer area is 400 feet from where the closest home is and they have allocated common space to the north and west. Mr. Stock went over the grading plan and showed an illustration of where the cuts and fills are located.

Mr. Stock said the rezoning request is to compress density on the site and to increase open space and maximize its placement around the perimeter of the project. Mr. Stock said the public benefits include residential home design, landscaping preservation, Mason Road improvements, the trail, and the common ground. Mr. Stock said the proposal is for a high-end community development. Mr. Stock said the base price for the homes starts in the mid 600's and an average price would be in the mid 700's. Mr. Stock explained there are five different homes with a total of 12 different elevations. Mr. Stock showed a picture of an example detention basin and the landscape plan. Mr. Stock said the traffic study was done about twelve months ago and the study showed nominal impact relative to the level of service.

Mr. Chris Matteo, 17107 Chesterfield Airport Road, Vice President of Pulte Homes presented the types of styles of home available. Mr. Matteo explained 5 different types of 1½ story and 2-story style of homes to choose from. Mr. Matteo explained the concept behind the product is a high end homes with high quality features. Mr. Matteo said the features offered are the luxury of staying in Creve Coeur without as much land and low maintenance, as the grass cutting and snow removal would be taken care of by a homeowners association. Mr. Matteo said he is looking forward to the project and he feels this is a good transition for the zoning that is surrounding the property.

Mr. Rovak asked about incorporating the trail. Mr. Stock said there is a trail system that shows going from west to east through the property on Mason Road. Mr. Rovak also asked about the open space on the private lots and if they would be indentured as so. Mr. Stock said it would be platted as landscape easement and covered within the indenture. Lastly, Mr. Rovak asked about the common ground being part of the plat. Mr. Stock said they will work with Bellerive Estates as to where to put the trail.

Mr. Faron asked about the tree protection percentage being lowered. Mr. Stock said that the number is not lowered yet, but they are working on it. Mr. Stock showed a picture of the trees and the area Mr. Faron was inquiring about. Mr. Faron also asked about the houses facing Mason Road and wondered if they could be flipped. Mr. Matteo said they have a policy that does not allow two of the same elevations of the same plan to be built next to each other, so that being said it can be looked at as long as it does not create negative situations on drainage and sewers.

Ms. Vivian Swain, 12801 Bellerive Estates Drive, is opposed to the project. Ms. Swain said her concerns are with the rezoning and density of the proposed homes. Ms. Swain is also concerned with flooding and retention of stormwater.

Mr. Jeff Ragland, 683 Bellerive Estates Drive, is opposed to the project. Mr. Ragland said the project provides no benefit and thinks his property value will decrease with the proposed development being built. Mr. Ragland also said he was concerned with water flooding.

Mr. John Becker, 686 Bellerive Estates Drive, had a question about the trail butting up to Bellerive Estates subdivision and how you access the subdivision from the trail. Mr. Becker also said his main concern is arbitrarily changing the zoning.

Mr. Anthony Maitz, 626 Bellerive Estates Drive, stated his main concerns are noise, light, congestion, traffic, and everything else associated with condensing the amount of homes proposed in a small area.

Mr. Robert Kent, 13084 Ferntrails Lane, said he is concerned with the creek and the maintenance of the creek.

Mr. Kevin Singh, 783 North Mason Road, said he was expecting to have a big house surrounded by smaller houses and also is concerned with traffic.

Mr. Rick Difani, 11310 Bridgeton Valley Court, spoke on behalf of his family's trust, which resides at 815 North Mason Road. Mr. Difani said he has a small concern with the density of the project.

Mr. Stephen Kling, Jr., 150 North Meramec Avenue, representing Stephen Lieber, the owner of five acres at 305 North Mason Road, went over some history of Creve Coeur, specific to this area. Mr. Kling said this proposal does not comply with the Comprehensive Plan because the Comprehensive Plan says the lot sizes in this area should be a half-acre or greater. Mr. Kling does not think the zoning change is appropriate.

Ms. Chris Bomze, 12736 Corum Way Drive, is opposed to the project. Ms. Bomze said she is concerned with property values decreasing, losing trees, and protection from looking at this project.

Ms. Jeanne Rhoades, 12778 Mason Manor Road, said she would like the Commission to consider not abandoning the Comprehensive Plan recommendation for this area. Ms. Rhoades went over some examples throughout the city and said she does not think the zoning should change in this area.

Mr. Paul Langdon, Director of Community Development, said there is a lot of history with this project and showed a photograph of the site. Mr. Langdon showed some photographs taken looking up and down Mason Road from the proposed project site. Mr. Langdon said this is a varied site going from grass to forest area to a front yard area, not making it a pristine piece of ground, in that it is not all meadow or forest. Mr. Langdon explained the rezoning from “A” to “D” showing an aerial of the area and explained the zoning around the proposed project site. Mr. Langdon said no matter what happens, this site is going to change; even the Comprehensive Plan envisioned redevelopment, and it is just a question of how much. Mr. Langdon said the project is a reasonable balance for the area. Mr. Langdon said there are easement, landscape, and grading issues he would like to see addressed and would like it if the Commission did not make a recommendation on this tonight.

Mr. Pullium asked how public welfare is not served by the current zoning and if that is the standard, the Commission has to look at this before it is changed. Mr. Langdon said if the existing proposal is moving in the direction of the Comprehensive Plan but that will exacerbated a problem, then it would not serve the public interest in continuing to move in that direction. Mr. Langdon said the direction indicated in the Comprehensive Plan is not possible in this area anymore and, by removing the ability to coordinate development, there are limits to what can be accomplished with straight zoning for this property. Mr. Langdon said that should the Commission and City Council decide that straight zoning is what this property should be, that is fine, but there is no ability to acquire pathways, to get any guarantee on materials or house product styles or access control or landscape; it becomes a ministerial act.

There was discussion among the Commission in regards to a smaller number of lots they would prefer to see and other physical characteristics they would like to see changed on the houses.

Mr. Carney asked what considerations are taken when setting borders for zoning classifications. Mr. Langdon replied the zoning districts rarely change and as for planning theory, it depends who you talk to. In general, one looks for a perceivable break in the development character. Mr. Langdon agreed with a follow-up comment from Mr. Carney that the creek to the north could represent such a break.

Mr. Stock addressed some of the comments and concerns brought up by the residents and Commissioners. Mr. Stock said he does not believe this development will negatively impact property values. Mr. Stock said he has heard the input and would like to continue to work towards a plan that the Commission would approve.

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

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

Mr. Howard motioned to continue Application #14-004 to the meeting of April 7, 2014, to allow the applicant time to address the comments of the Commission. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Rovak – aye

Mr. Howard – aye
Mr. Pullium – aye

Mr. Faron – aye
Chair - aye

6. NEW BUSINESS

None

7. WORK AGENDA

None

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said the next meeting will be a full agenda. There will be an application from Buffalo Wild Wings for a conditional use permit, Mercy Hospital for a parking lot, Missouri Baptist University for a site development plan for practice football fields and more student housing, Creve Coeur Corporate Center master sign plan, and a minor site plan development at 10850 Baur Boulevard.

B. City Attorney Report

Mr. Lumley let the Commission members that are new if they want to have a zoning refresher they could just meet for lunch and he would go over it with them.

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 9:15 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



City of Creve Coeur

To: Mayor and City Council
From: Mark Perkins, City Administrator
Date: February 24, 2014
Re: Capital Improvement Program Update – FY2015-2019

The proposed Capital Improvement Program (CIP) for the five-year period beginning July 1, 2014 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 24. 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 \$1,895,000 at the end of the current fiscal year compared to last year's total of \$1,898,578, or a reduction of approximately 0.2%. A 1.0125% annual increase in sales tax revenue is projected in years 2015 through 2019. A General Fund transfer of \$400,000 is proposed for each year. 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.

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 approximately \$2.2 million to \$3.7 million annually. These figures will likely increase as federal transportation funds are secured for certain projects.

Previously debt service had comprised a significant portion of the City's CIP dollars since the purchase and construction of Millennium Park in 2000. The debt was retired in January 2014, six years ahead of schedule. By paying off this debt early (\$4,164,994), the city saved a considerable amount in interest. The interest rate on the bonds were approximately 4%, while our investment earnings are averaging approximately 1%. Early retirement of this debt frees up approximately \$600,000 to \$800,000 annually for capital projects going forward.

Status updates for FY14 projects and CIP FY15-19 highlights for each major category are provided below:

9501 Building & Improvement Projects

Americans with Disabilities Act Improvement (ADA) / Community Development Block Grant (CDBG) (\$20,000/FY14) – City staff are still looking at potential projects for ADA improvements at government facilities, suitable for use of federal CDBG funds.

Public Art (\$75,000/FY15) – The Creve Coeur Arts Commission requested funds for artwork to be placed on public land in FY14; however the project was postponed to FY15. Project includes the installation of two artist-designed transit shelters and the addition of newly proposed concrete pads to display temporary art (on-loan) or permanent art on public lands to further the goals of the Public Art Master Plan.

Public Works Equipment Storage Building (\$230,000/FY18) – Proposed to provide protection from the weather to extend the life of major equipment.

Government Center Space Analysis and Preliminary Design (\$41,000/FY14; \$200,000/FY15) – In FY14, a cost analysis and conceptual plan report for future renovation is anticipated to be completed by spring. In FY15, some funds are budgeted to begin making renovations to the building based on the report. 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. Additional funding will be budgeted in future CIP years as the scope of the renovations unfolds.

Police Locker Room Renovation (\$19,999/FY14) – Reconstructed showers and space reconfigurations were completed in the PD men's locker room. Additional improvements to both the men's and women's locker rooms may be included as part of the future Government Center Renovations.

Public Art Bus Shelter (\$31,965/FY14) – The City anticipates receiving a signed contract and for construction to begin this fiscal year for a artistically designed transit shelter located at the CVS Pharmacy located at 11560 Olive Blvd.

Public Works Salt Storage (\$30,000/FY15) – A newly proposed salt storage structure to ensure the city has an adequate supply of salt to treat road pavements (FY15).

9506 Park Development Projects

Park Improvements and Grant Match (\$12,000/FY14) – In FY14, staff worked with a consultant to conduct a needs assessment of the Dielmann Recreation Complex to which the City was reimbursed \$4,000 from a grant for the assessment.

Tappmeyer House Exterior Painting (\$60,000/FY15) – Originally slated for FY14, this project includes replacement of damaged wood and either painting, siding, or a combination thereof.

Golf Course Cart Path Replacement (\$50,000/FY15-19) – Project includes replacement of 10,500 linear feet of deteriorating asphalt path. Work will be performed by city crews.

Certified Nature Explorer Classroom (\$22,500/FY17) – Proposed outdoor classroom for either Malcolm Terrace Park or Millennium Park to create a programming/play area.

Dielmann Recreation Complex Renovations (\$311,550/FY15) – The City was approved to receive a regional parks commission grant (\$270,000) for construction of improvements to the building, including lighting and flooring replacement, and other renovations to improve the operational efficiency and usage of the facility which will be completed in FY15.

9509 Stormwater Projects

Stormwater Master Plan Projects (\$105,000/FY14; \$150,000/FY17 & FY18) – The Stormwater Master Plan completed in 2012 identified several projects to be completed over the next several years. In FY14, funds were used in response to an emergency engineering and design project for the failed dam and minor temporary repairs at the Golf Course.

Chilton Lane Stormwater Improvements (\$130,000/FY14) – Replaced a failed stormwater culvert under the road, installed headwalls and restored landscape. Project began in FY12 with design and construction was completed in FY14.

Middlebrook Drive Storm Water Improvements (\$250,000/FY16) – Project includes replacing the culvert pipes under Middlebrook Drive and making associated repairs to the roadways. The project has been identified as a priority by the Stormwater Committee.

Golf Course Pond Siltation Removal (North) (\$450,000/FY19) – Project includes de-silting the northern ponds, installing additional bank treatments and aquatic plants and constructing a sediment collection structure to address water quality and make future sediment removal for routine maintenance easier. The retention ponds are vital to the stormwater management for the office park north of the golf course.

Golf Course Dam Rehabilitation & Pond Siltation Removal (South) (\$440,000/FY15) – Project includes repairing the dam which failed in FY14, de-silting south ponds, and installing boulder wall and aquatic plants to improve water quality and appearance.

9510 Street & Sidewalk Projects

Street/Sidewalk Maintenance Program (\$1,133,000/FY14; \$1,000,000/FY15) -- 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. Priorities are guided by the City's infrastructure management program and street rating system. In FY14, some funds were used from this account to pay for reconstruction projects including South Graeser Road, Brooktrail Court, as well as miscellaneous asphalt overlay and concrete slab replacements in the city.

Street Reconstruction (\$370,000/FY14; \$400,000/FY15) – In FY14, Chasselle Lane reconstruction was completed over budget as a result of project design, greater than expected soil remediation and materials, and project management costs. In FY15, staff are proposing additional funding of \$400,000 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. Spode Woods, Sona Lane and Winrock Drive are proposed for reconstruction.

Emerson Road Reconstruction (\$247,000/FY16 & FY17) - 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, stormwater 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 \$247,000 represents a 30% grant match for the project. Construction is anticipated to begin in FY16 and continue into FY17.

Ladue Sidewalk Infill/Graeser to Coeur De Ville (\$55,900/FY14) – Project purpose was to fill gaps and make sidewalks ADA compliant in the area. Total anticipated cost of the project was \$520,000. The project began in FY13 and was completed this fiscal year under budget by \$173,000.

Graeser Road Overlay (\$607,400/FY14 & FY15) – Federal funds have been secured to cover 67%, or \$429,000 of the total cost of this project (\$645,000), which includes an asphalt overlay from Ladue Rd. to Olive Blvd and curbing, gutter, and sidewalk repairs including accessibility ramps. Due to rapid deterioration of the roadway, the recently received engineer’s construction cost estimate is higher than the original cost estimate (\$537,000) used to apply for the grant for the construction. In FY13, the engineering for the project was completed. Construction and expenses will begin in FY14 and continue into FY15.

Mosley Road Preliminary Engineering (\$90,000/FY14 & FY15) - Preliminary engineering will include development of a project scope and budget for future inclusion in the City’s CIP.

Olive Blvd. Sidewalk Fernview West Phase 1 (\$1,400/FY14) – In FY14, a preliminary survey was completed for a sidewalk improvement project. Following meetings with MoDOT officials, it was discovered the project would require significant intersection improvements. City staff propose to include Phase 1 with Phase 2 below and pursue grant opportunities to offset the estimated \$500,000 project cost and has moved the project to Olive Blvd. Sidewalk Mason West Engineering Concept Phase 2 in FY16.

Olive Blvd. Sidewalk Mason West Engineering Concept Phase 2 (\$50,000; FY16) – Cost includes the concept design only for a project to fill in existing gaps in the Olive Boulevard sidewalk network west of Mason Road to the western city limits. Grant match funding will be scheduled into the 5-year CIP after the concept plan is completed.

Coeur De Ville Drive Overlay – (\$70,000/FY14 and \$500,000/FY15) – In FY14, an engineering design was completed. Construction will begin in FY15. 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 including around the MoDOT equipment storage area to expand the visual barrier.

Warson Road Overlay Grant Match (\$115,000; FY16/FY17) – 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 Rd. to Craig Rd. Engineering (\$200,000; FY16) – The project scope includes center medians to improve traffic access management, wider sidewalks, and streetscaping enhancements.

Mason Rd. Sidewalk Infill/Conway Rd. to Olive Blvd. (\$20,000; FY19) – The project includes design of sidewalk infill. City staff plan to apply for a grant to design and construct this project in the future.

Lindbergh Streetscape Enhancement Project Phase I Grant Match (\$100,000; FY17) – This project includes painting traffic signals black, illuminated street name signs, artwork on concrete medians and native landscaping at the Olive/Lindbergh interchange.

9516 Capital Equipment

Proposed funding for capital equipment ranges from \$258,366 to \$341,660 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.

Public Works Equipment (\$238,623/FY14) – all capital equipment approved in FY14 was purchased under budget (\$9,877).

Major Office Equipment (\$36,000/FY15) – Originally approved in FY14 budget, the purchase of a Police Voice Recognition System was moved to FY15.

Zamboni Replacement (\$80,000; FY16) – Cost to replace ice resurfacing vehicle at end of its useful life for the Ice Arena.

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.

Project Descriptions

Detailed project description sheets, as well as the information included herewithin, are available on the City's website www.creve-coeur.org/cip.

Attachments

Capital Improvement Program Schedule FY2015-2019
Exhibit A – Five-Year Capital Improvement Program FY2015-2019 spreadsheet
Exhibit B – Ten-Year Capital Improvement Program Revenues and Expenditures Summary
FY2010-2019 spreadsheet

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

**Capital Improvement Program
FY 2015-2019 Schedule for Annual Update**

November 2013 – January 2014	Solicit input from citizens, City committees, and City staff
February 25, 2014	Proposed CIP provided to City Council, P&Z and Finance
March 2014	P&Z and Finance Committee review
March 10 & March 24, 2014	City Council Work Sessions
March 24, 2014	Public Hearing before City Council
March 24	City Council Approval

**TEN-YEAR CAPITAL IMPROVEMENT PROGRAM
REVENUE AND EXPENDITURES SUMMARY FY2010-2019**

	Actual Revenues 2010	Actual Revenues 2011	Actual Revenues 2012	Actual Revenues 2013	Projected Revenues 2014	Projected Revenues 2015	Projected Revenues 2016	Projected Revenues 2017	Projected Revenues 2018	Projected Revenues 2019
REVENUES:										
Beginning Fund Balance (est. Cash Basis as of July 1)	2,348,092	1,757,372	2,200,221	1,580,402	1,250,169	627,803	203,987	246,998	235,495	482,291
City Sales Tax	1,791,239	1,879,463	1,895,865	1,898,578	1,895,000	1,918,688	1,942,671	1,966,954	1,991,541	2,016,436
Interest on Investments	45,239	40,314	36,993	38,836	20,000	2,000	4,000	1,500	1,500	2,000
Other Agency Funding	724,426	17,845	839,049	571,725	997,636	968,046	20,000	20,000	20,000	20,000
Other Revenues	49,907	105,128	26,402	0	36,279	32,000	24,000	20,000	20,000	20,000
Transfers from Other Funds	400,000	750,000	400,000	400,000	3,150,000	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	3,010,811	2,792,750	3,198,309	2,909,139	6,098,915	3,320,734	2,390,671	2,408,454	2,433,041	2,458,436
	Actual Expenditures 2010	Actual Expenditures 2011	Actual Expenditures 2012	Actual Expenditures 2013	Projected Expenditures 2014	Projected Expenditures 2015	Projected Expenditures 2016	Projected Expenditures 2017	Projected Expenditures 2018	Projected Expenditures 2019
EXPENDITURES:										
Buildings & Improvements	425,763	47,751	213,794	69,432	112,964	325,000	20,000	20,000	250,000	20,000
Park Development Projects	412,393	32,537	209,381	3,732	12,000	421,550	50,000	112,500	50,000	90,000
Stormwater Projects	9,622	1,062	64,546	70,308	235,000	440,000	250,000	150,000	150,000	450,000
Street Overlay/Repair	1,252,685	1,046,628	1,991,628	1,850,047	1,957,700	2,270,000	1,686,000	1,859,500	1,466,990	1,522,000
Capital Equipment	249,327	229,380	342,736	252,284	238,623	288,000	341,660	277,957	269,255	258,366
Debt Service	1,251,741	992,543	996,043	993,569	4,164,994	-	-	-	-	-
TOTAL CAPITAL EXPENDITURES	3,601,531	2,349,901	3,818,128	3,239,372	6,721,281	3,744,550	2,347,660	2,419,957	2,186,245	2,340,366
ENDING FUND BALANCE (CASH BASIS)	1,757,372	2,200,221	1,580,402	1,250,169	627,803	203,987	246,998	235,495	482,291	600,361

As of 03/25/2014

Exhibit B

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2015-2019

	FY2013 BUDGETED	FY2013 ACTUAL	FY2014 BUDGETED	FY2014 PROJECTED	FY2015	FY2016	FY2017	FY2018	FY2019
9501 Building & Improvement Projects									
02 ADA Improvements (CDBG)	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
12 Government Center Energy Efficiency Projects	\$ -	\$ 52,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13 Public Art	\$ 20,000	\$ -	\$ 60,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
14 Public Works Equipment Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000	\$ -
15 Gov Center Space Analysis / Preliminary Design / Renovation	\$ 300,000	\$ -	\$ 50,000	\$ 41,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -
17 Police Locker Room Renovation	\$ 70,000	\$ -	\$ -	\$ 19,999	\$ -	\$ -	\$ -	\$ -	\$ -
18 Public Art Bus Shelter	\$ 29,000	\$ -	\$ 31,965	\$ 31,965	\$ -	\$ -	\$ -	\$ -	\$ -
19 Energy Audit	\$ 20,000	\$ 17,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20 Public Works Salt Storage	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 439,000	\$ 69,432	\$ 161,965	\$ 112,964	\$ 325,000	\$ 20,000	\$ 20,000	\$ 250,000	\$ 20,000
% of Total Capital Outlay	13%	3%	6%	4%	9%	1%	1%	11%	1%

9506 Park Development Projects									
01 Misc. Park Improvements & Grant Match	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000
06 Golf Course Bridge Replacement	\$ 25,000	\$ 3,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07 Tappmeyer House Exterior Painting	\$ -	\$ -	\$ 40,000	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -
10 Golf Course Path Replacement	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
11 Certified Nature Explorer Classroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	\$ -	\$ -
12 Dielmann Recreation Complex Renovations	\$ -	\$ -	\$ -	\$ 12,000	\$ 311,550				
Subtotal	\$ 25,000	\$ 3,732	\$ 60,000	\$ 12,000	\$ 421,550	\$ 50,000	\$ 112,500	\$ 50,000	\$ 90,000
% of Total Capital Outlay	1%	0%	2%	0%	11%	2%	5%	2%	4%

9509 Stormwater Projects									
01 Stormwater Improvements Per Master Plan	\$ 20,000	\$ 18,167	\$ 150,000	\$ 105,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -
02 Stormwater Master Plan Update	\$ -	\$ 5,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03 Chilton Ln Stormwater Improvements	\$ 125,000	\$ 16,008	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -
04 Middlebrook Dr Stormwater Improvements	\$ -	\$ 31,075	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
10 Golf Course Pond Siltation Removal (North)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
11 Golf Course Dam Rehab. & Pond Siltation Removal (South)*	\$ -	\$ -	\$ -	\$ -	\$ 440,000	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 145,000	\$ 70,308	\$ 150,000	\$ 235,000	\$ 440,000	\$ 250,000	\$ 150,000	\$ 150,000	\$ 450,000
% of Total Capital Outlay	4%	3%	5%	9%	12%	11%	6%	7%	19%

New projects in bold

*Project design/patchwork cost for Golf Course Dam Rehab/Pond Siltation Removal (South) project design was paid for under Stormwater Improvements per Master Plan in FY14

Exhibit B

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2015-2019

	FY2013 BUDGETED	FY2013 ACTUAL	FY2014 BUDGETED	FY2014 PROJECTED	FY2015	FY2016	FY2017	FY2018	FY2019
9510 Street & Sidewalk Improvements									
01 Street/Sidewalk Maintenance Program	\$ 1,350,000	\$ 1,119,340	\$ 1,133,000	\$ 1,133,000	\$ 1,000,000	\$ 1,100,000	\$ 1,133,000	\$ 1,166,990	\$ 1,202,000
02 Street Reconstruction	\$ -	\$ -	\$ 350,000	\$ 370,000	\$ 400,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
03 Conway Road Sidewalk & Resurfacing	\$ -	\$ 24,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11 Emerson Road (grant match)	\$ -	\$ 6,687	\$ -	\$ -	\$ -	\$ 21,000	\$ 226,500	\$ -	\$ -
13 West Olive Lighting	\$ 530,000	\$ 364,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14 Ladue Sidewalk Infill - Graeser to Coeur De Ville**	\$ 520,000	\$ 291,177	\$ -	\$ 55,900	\$ -	\$ -	\$ -	\$ -	\$ -
15 Graeser Rd Resurfacing	\$ 45,000	\$ 33,602	\$ 429,000	\$ 267,400	\$ 340,000	\$ -	\$ -	\$ -	\$ -
17 Mosley Rd. Engineering	\$ -	\$ -	\$ 75,000	\$ 60,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
18 Olive Blvd Sidewalk - Fernview west - Phase I	\$ 25,000	\$ 10,794	\$ 40,000	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -
19 Olive Blvd Sidewalk - Mason West Engineering Concept - Phase II	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -
20 Coeur De Ville Dr Resurface	\$ -	\$ -	\$ 50,000	\$ 70,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -
21 Warson Rd Resurface (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 100,000	\$ -	\$ -
22 Olive Blvd. (New Ballas to Craig) Engineering (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -
23 Mason Rd Sidewalk Infill/Conway to Olive Engineering (grant match)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
24 Lindbergh Streetscape Enhancement Project - Phase I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -
Subtotal	\$ 2,470,000	\$ 1,850,047	\$ 2,077,000	\$ 1,957,700	\$ 2,270,000	\$ 1,686,000	\$ 1,859,500	\$ 1,466,990	\$ 1,522,000
% of Total Capital Outlay	75%	82%	76%	77%	61%	72%	77%	67%	65%

9515 Capital Equipment									
01 Public Works Capital Equipment***	\$ 219,000	\$ 252,284	\$ 248,500	\$ 238,623	\$ 252,000	\$ 261,660	\$ 247,957	\$ 269,255	\$ 258,366
02 Major Office Equipment	\$ -	\$ -	\$ 36,000	\$ -	\$ 36,000	\$ -	\$ -	\$ -	\$ -
03 Zamboni Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
04 Police Vehicle Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -
Subtotal	\$ 219,000	\$ 252,284	\$ 284,500	\$ 238,623	\$ 288,000	\$ 341,660	\$ 277,957	\$ 269,255	\$ 258,366
% of Total Capital Outlay	7%	11%	10%	9%	8%	15%	11%	12%	11%

TOTAL CAPITAL OUTLAY	\$ 3,298,000	\$ 2,245,804	\$ 2,733,465	\$ 2,556,287	\$ 3,744,550	\$ 2,347,660	\$ 2,419,957	\$ 2,186,245	\$ 2,340,366
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9514 Debt Service									
01 Millennium Park (year 2000 amenities)	\$ 993,344	\$ 993,569	\$ 804,994	\$ 804,994	\$ -	\$ -	\$ -	\$ -	\$ -
02 Millennium Park Final Debt Retirement Payment	\$ -	\$ -	\$ 2,625,000	\$ 3,360,000	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 993,344	\$ 993,569	\$ 3,429,994	\$ 4,164,994	\$ -	\$ -	\$ -	\$ -	\$ -
% of Total Year End Figures	23%	31%	56%	62%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	\$ 4,291,344	\$ 3,239,372	\$ 6,163,459	\$ 6,721,281	\$ 3,744,550	\$ 2,347,660	\$ 2,419,957	\$ 2,186,245	\$ 2,340,366
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New Projects in bold

**Project cost less than anticipated; FY13 includes design/partial construction; FY14 includes remaining construction cost

***Overage resulted from purchase of leaf vacuum equipment budgeted in FY12 and paid for FY13

Exhibit B

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FY2015-2019

	FY2013 BUDGETED	FY2013 ACTUAL	FY2014 BUDGETED	FY2014 PROJECTED	FY2015	FY2016	FY2017	FY2018	FY2019
	2013	2013	2014	2014	2015	2016	2017	2018	2019
FUND REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	\$ 1,407,568	\$ 1,580,402	\$ 821,735	\$ 1,250,168	\$ 627,802	\$ 203,986	\$ 246,997	\$ 235,495	\$ 482,291
Estimated Capital Improvement Sales Tax Revenue (1/2 Cent)	\$ 1,928,500	\$ 1,898,578	\$ 1,927,057	\$ 1,895,000	\$ 1,918,688	\$ 1,942,671	\$ 1,966,954	\$ 1,991,541	\$ 2,016,436
Estimated Interest Revenue	\$ 36,000	\$ 38,836	\$ 20,000	\$ 20,000	\$ 2,000	\$ 4,000	\$ 1,500	\$ 1,500	\$ 2,000
Est. Addtl Revenue (Outside agencies, grants, reimbursement & other)	\$ 814,000	\$ 571,725	\$ 430,164	\$ 997,636	\$ 968,046	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Proceeds from equipment sales	\$ 20,000	\$ -	\$ 20,000	\$ 36,279	\$ 32,000	\$ 24,000	\$ 20,000	\$ 20,000	\$ 20,000
General Fund Transfers	\$ 400,000	\$ 400,000	\$ 525,000	\$ 525,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
General Fund Transfer/Millennium Park Debt Retirement	\$ -	\$ -	\$ 2,625,000	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues & General Fund Transfers In	\$ 3,198,500	\$ 2,909,139	\$ 5,547,221	\$ 6,098,915	\$ 3,320,734	\$ 2,390,671	\$ 2,408,454	\$ 2,433,041	\$ 2,458,436
Total Anticipated Year End Expenditures	\$ 4,291,344	\$ 3,239,372	\$ 6,163,459	\$ 6,721,281	\$ 3,744,550	\$ 2,347,660	\$ 2,419,957	\$ 2,186,245	\$ 2,340,366
Ending Fund Balance (Cash Basis)	\$ 314,724	\$ 1,250,168	\$ 205,497	\$ 627,802	\$ 203,986	\$ 246,997	\$ 235,495	\$ 482,291	\$ 600,361
Estimated Additional Revenue (Funding Sources)									
Community Development Block Grants for ADA Improvements	\$ -	\$ 14,463	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Conway Rd Resurface STP-S Grant	\$ -	\$ 17,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Energy Effncy. & Conserv. Block Grant Lighting Retrofits/Boiler Rebate	\$ -	\$ 16,240	\$ -	\$ 6,840	\$ -	\$ -	\$ -	\$ -	\$ -
Court Reimbursement - Arena Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STL County Muni Parks Grant / Dielmann Recreation Complex Renovations	\$ -	\$ -	\$ -	\$ 4,000	\$ 270,000	\$ -	\$ -	\$ -	\$ -
West Olive Lighting - STPE Grant	\$ 318,000	\$ 290,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ladue Sidewalk - STPE Grant	\$ 420,000	\$ 207,188	\$ -	\$ 40,832	\$ -	\$ -	\$ -	\$ -	\$ -
Graeser Rd Overlay - STPS Grant	\$ 36,000	\$ 25,954	\$ 343,200	\$ 125,000	\$ 278,046	\$ -	\$ -	\$ -	\$ -
Public Art Bus Shelter - Developer Contribution	\$ -	\$ -	\$ 26,964	\$ 26,964	\$ -	\$ -	\$ -	\$ -	\$ -
Olive Blvd. - Fernview west - Phase 1 - Contributions from adjacent property	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Coeur de Ville Dr Resurface STP-S Grant	\$ -	\$ -	\$ 40,000	\$ 56,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -
Debt Service Reserve - Millennium Park	\$ -	\$ -	\$ -	\$ 738,000	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 793,000	\$ 571,725	\$ 430,164	\$ 997,636	\$ 968,046	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000

New projects in bold

**Citizen Comments & Recommendations
FY15-FY19 Capital Improvement Program**

1. Richard Kutta – (received 11/25/2013)
 - Winterize and heat all existing City parks restrooms.
 - Purchase a walk-behind snowblower and trailer to maintain accessible city park paved walking trails.
 - Provide a second dog park in another park (Beirne or Malcom Terrace) close to a parking lot and restrooms.
 - Upgrade Govt. Center building envelope to comply with the 2012 International Energy Conservation Code.
2. Margie Jaffe (Ward 3) – (received 12/04/2013)
 - Plant trees along Olive Boulevard – 1 block at a time.
3. Horticulture, Environment and Beautification Committee – (12/11/2013)
 - Voted in support of a Certified Nature Explorer Classroom. *(Included in FY17 budget under Park Improvements.)*
4. Bernie Colton – (received 1/10/2014)
 - Set aside money in CIP in anticipation of the damage to our roads due to the extreme weather we have experienced.
5. Ted Ruzicka, Parks & Recreation Committee Member – (received 12/11/13)
 - Dielmann center needs to be more of a community center; would like to see a 3-year and 10-year game plan for the building.
6. Dennis Green (Ward 2) – (received 1/10/14)
 - 121 Mystic Meadows Lane – requests stormwater funds be utilized to improve the flow of stormwater (on his property). *(Personal property issue reviewed by Stormwater Committee 2/14/14).*
7. Phil Hellwege (Ward 2) – (received call on 3/24/2014)
 - Lives in Runnymede Subdivision – would like to see street improvements made to Magna Carta Drive. *(Overlay improvements estimated to occur in FY16 in Miscellaneous Street & Sidewalk improvements.)*

Future Projects NOT included the FY15-19 CIP	Notes
1 Downtown Streetscape & Infrastructure	Per downtown plan
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)	Noted by insurance underwriter
5 Hibler Road Reconstruction - east of Falaise (est. \$295,000)	
6 Lindbergh Blvd. Streetscape Enhancement Project	Phase I - included in CIP FY17 (grant match)
7 Millennium Park Detention Basin Conversion to Lake	
8 Mosley Road Reconstruction (est. \$2.5 mi.)	Preliminary engineering in FY14-FY15
9 N. New Ballas Rd. - Phase II Sidewalk - Rocky Dr. to Ladue Rd. (\$220,000)	Easements required
10 Olive Blvd Improvements - New Ballas Rd to Craig Rd (\$4.1 mi.)	Engineering proposed in CIP for FY16
11 Public Works Truck Shelter (\$230,000)	Included in CIP in FY18
12 Silt Removal at Golf Course, Phase II (est. \$200,000)	Included in CIP in FY19
13 West Olive Median Enhancements, Phase II - Mason to Fernview (est. \$2.2 mi.)	Sidewalks included in FY14 and FY16
14 Public Works Salt Storage Area (\$30,000)	Included in CIP in FY15
15 Government Center Renovations	Space needs/Preliminary Design in FY14; Construction Design/Minor Improvements FY15
16 Dielmann Complex Renovations	Phase I included in CIP FY15
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	Included preliminary engineering in CIP FY19

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.



city of CREVE COEUR

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-005 APPROVAL OF AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR BUFFALO WILD WINGS TO ALLOW SUBSTANTIVE
CHANGES TO THE EXTERIOR ELEVATIONS**

FOR THE MEETING OF: Monday, March 31st 2014

LOCATION: 12653 Olive Boulevard. The property is zoned "CB" Core Business (see attached map)

REQUEST: An application by Erica Freeman, of Shea Design, Inc., for an amendment to the conditional use permit for Buffalo Wild Wings Restaurant located at 12653 Olive Boulevard, within the West Park Retail Center, to allow exterior renovation to the building design that was originally approved and accepted under Ordinances 1345, 1480, 1498 and 1678 (for the former Marc's, Stazione's, and Dockrockers restaurants)..

ADDITIONAL INFORMATION: Section 405.470.F of the Zoning Code requires that any alteration in the use of a structure that is governed by a conditional use permit shall require an amendment to the original conditional use permit.

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

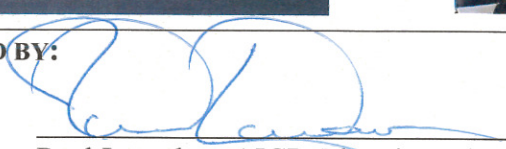
- Section 405.120: Definition of Terms
- Section 405.370: "CB" Core Business District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

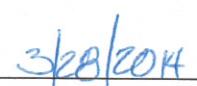
APPLICANT: Erica Freeman
Shea Design, Inc.
10 S. 8th Street
Minneapolis, MN 55402

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



REPORT PREPARED BY:


Paul Langdon, AICP, Planning Director


Date

ATTACHMENTS: Draft Ordinance
Applicant's Materials submitted February 13, 2013 and March 19, 2014

BACKGROUND AND REQUEST

The property was originally built in 1989 as a part of the Park West Development. The first tenant within the building was a restaurant called “Marc’s,” followed by “Stazione Restaurant,” “Dockrockers” and, currently, Buffalo Wild Wings. These restaurants have been issued a series of conditional use permits (Ordinances 1345, 1480, 1498 and 1678) but the building has seen few exterior changes except for the addition of an outdoor patio on the north elevation. The proposal represents the first significant alteration to the exterior appearance of the restaurant but does not affect the seating capacity or any of the operational factors of the restaurant. The changes include new exterior lights, a new awning over the outdoor patio, removal of the decorative element on the roof of the corner tower, and blocking off of the windows within the corner tower with black panels supporting new cabinet signs. The applicant has stated that these changes are in response to a Buffalo Wild Wings corporate requirement for individual stores to update their appearance to current corporate standards. Since corporate architecture is not supported by the Comprehensive Plan, through the Design Guidelines, staff have concluded that the proposal represents a significant alteration in the use of the structure which requires an amendment to the current conditional use permit.

The Planning Commission should note that two sets of elevations have been received, one on February 4, 2014 and the second (electronically) on March 19, 2014. The drawings were changed as follows:

1. Removed 2 globe lights for the patio.
2. Removed the LED strip light on the back elevation of the building
3. Lowered the top of the new patio canopy so it aligns with the reveal line next to it on the building
4. Added an opaque strip on the top side of the LED lights to prevent light from shining up instead of adding a metal shroud on the building over those lights to block it.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building and movie theatre	“CB” Core Business District	Park Center Drive
South	Hospital	“PH” Planned Hospital District	Olive Boulevard
East	Inline retail center	St. Louis County “C8”	Park Center Drive (west)
West	Office Building	“CB” Core Business District	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located in the West Olive Corridor 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. While the proposal represents a relatively mild “redevelopment” of the property, its conformance with the Design Guidelines is still relevant. Another goal of the West Olive Corridor Action Area states:

13. Tighten sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. Improve the City's existing sign regulations to increase the consistency and compatibility of signage. (p.62)

The applicant has identified that the proposal is intended to represent a greater application of corporate identity than is seen in the current building. This corporate identity, or architecture, ultimately results in the building acting as a sign since its character is not inherent in the structure but is now driven entirely by the tenant specific logo and color scheme. Such corporate architecture, to the extent that it turns the building into a giant form of signage, appears to conflict with the Comprehensive Plan and, especially, the Design Guidelines (see 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.*
6. *Buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. The building should not be designed as a sign and should not be flood lit at night.*

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.*

Although not the preferred outcome today, the walls of the building are already painted brick masonry with few windows, but they are masonry and the entrance is clearly defined by the corner tower element. The new color for the bulk of the building appears to be compatible with the other buildings in the West Park development and not overtly corporate in its color.

The large awning placed over the patio does make the outdoor space more usable and the lower pitch shown in the revised drawings makes it less visually dominating over the front of the store. The use of standing seam aluminum is also appropriate under the Design Guidelines.

The design includes a yellow neon band (LED lighting is actually used although the visual impact is similar) along the top of the building walls, just below the parapet cap. Given that improving the night-time appearance of the building is desirable to both the tenant and the City, and as long as the band continues all the way around the building to help distribute the design elements around all sides, staff believe that this is an appropriate use of the device and should be approved by the Planning Commission as allowed under Section 405.930.F.7 of the Sign Code. It should be noted, however, that although the original proposal did continue the neon band all the way around the building, the revised concept received on March 19th eliminates the band on the rear of the building. A condition of approval should be that the band be kept on all four sides for the reasons discussed above. The use of an opaque strip instead of a metal cap on the LED strip and the removal of two of the globe lights do not appear to have a significant impact on the overall concept.

The last element of review under the Design Guidelines is the corner tower. The applicant proposes to paint it to match their corporate yellow and black scheme, to remove the decorative roof element and cover the existing glazing with large black panels that have new signs attached to them. New up-lighting below the sign panels are also included. This portion of the proposal is clearly not conforming to the goal that discourages the use of corporate architecture and it results in the loss of most of the few windows that the building has. It does further accentuate the location of the entrance and, overall, the building has a somewhat striking appearance, but it is clearly a particular corporate architectural theme and this raises concerns vis-à-vis the Design Guidelines.

As in recent applications by other businesses seeking to make strong corporate statements with their architectural renovations and redevelopments, staff suggest that an attractive and effective compromise can be achieved when the prototype elements are combined in creative ways or assembled using creative or improved materials. The storefront approach to the Jaguar/Land Rover Dealer, the contemporary composition of the Fresh Market and the artistic use of metal cladding at the Complete Music site are all examples of this approach. In this instance, the softened color on the body of the building and the simpler lines of the patio canopy, as suggested earlier, represent steps in this direction. If the yellow and black colors on the tower are acceptable to the Commission in order to focus attention on the entry (a desirable outcome), then it seems that the covering of the windows with the black sign panels is a place where a more creative approach should be pursued to give this use the kind of distinctive twist on corporate architecture that has been approved in many recent applications. Of particular concern is blocking off most of what little window area (fenestration) exists on the building. Doing so is discouraged by the Design Guidelines. Some possible alternative approaches include:

- Mounting the signs in front of the windows without a black panel but with day/night film on the windows. During the day, the windows would be black and resemble the proposal but, like the previous suggestion, would allow light through at night that would give the whole building a brighter appearance.
- Leave the windows as they exist and mount the signs on a black mesh or grid with the windows behind. During the day, the façade might look similar to what is proposed but,

at night, the light shining through from the tower windows could give the signs a halo-lighting appearance.

- Leave the windows as they exist but mount the signs along the top of the building in a manner very similar to the nearby AMC Movie Theatre. This would achieve the strongest visual connection between the buildings, which is also encouraged by the Design Guidelines.

The draft ordinance contains a condition of approval that stipulates to the second alternative above since it represents a compromise position. If the Planning Commission members wish to pursue other solutions, they should identify design priorities and provide the operator and staff time to work toward a solution.

ZONING CODE REVIEW

Generally

The restaurant is already approved by an existing conditional use permit and no changes are proposed to the building, site or use that conflict with the bulk regulations of the CB (Core Business) zoning district. The seating is not changing, so the parking requirements are not changing.

Signs

The signs are changing, and since they are being completely replaced and relocated, they are no longer part of the legally pre-existing, non-conforming Common Sign Plan. Under the current code, it appears that the building would be allowed a single wall sign facing Olive Boulevard, with a maximum sign area of 50 square feet. However, if it is determined that Park Center Drive constitutes a public street for the purposes of the Sign Code, a second sign may be permitted. Staff will attempt to clarify this issue by the time of the public hearing but, to the extent that it might establish a significant precedent, caution is being exercised. Nonetheless, the signs are not approved or denied through the conditional use permit and can be administered through the sign permit process. The condition of approval related to the use of the tower element for signs is not dependent upon the number of signs or their size.

Form of the Ordinance

To eliminate any future confusion, and given that the existing ordinances for the property do not reference current code sections and do not follow current conventions for such CUPs, staff has included a repeal of Ordinance Numbers 1345, 1480, 1498 and 1678 in the current draft ordinance for this application. Aside from the specific conditions identified below, the ordinance contains the usual and customary conditions applicable to a restaurant CUP.

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 for all new structures and modifications to existing structures, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations & Signage Details” and “Exterior Elevations” last revised on February 7, 2014 and

submitted in conjunction with Application #14-005 by Shea Design Inc., except as modified by this ordinance.

- The yellow LED strip along the top edge of the building is approved per Article VII, Sign Regulations of the Zoning Ordinance, and shall continue around all four principle facades of the building.
- The windows in the tower element located on the southwest corner of the building shall remain colorless and transleucant and illuminated from within. Any signs located in front of the windows shall be mounted on a black metal frame or mesh structure that is no more than 50% opaque.

If further revisions are preferred for the tower or any other portion of the project, staff request that specific guidance be provided to the applicant and staff to assist with developing alternatives.

ACTION AND MOTION

An amendment to any conditional use permit requires a recommendation from the Planning Commission to the City Council who have final approval authority over the new conditional use permit ordinance. An example of an appropriate motion to recommend approval of the proposal is:

“I move to recommend repeal of Ordinances 1345, 1480, 1498 and 1678, and approval of a new conditional use permit for Buffalo Wild Wings restaurant subject to the conditions contained in the draft ordinance attached to the staff report for Application #14-005, as presented to the Planning and Zoning Commission on March 31, 2014”
(Conditions may be added, modified or deleted by separate motion).

If the Planning Commission wishes to provide the applicant time for further revisions, the following is an example of an appropriate motion for continuing this application to a future date:

“I move to continue discussion of Application #14-009, a new conditional use permit for Buffalo Wild Wings restaurant, to the meeting of April 21st, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of March 31st, 2014.

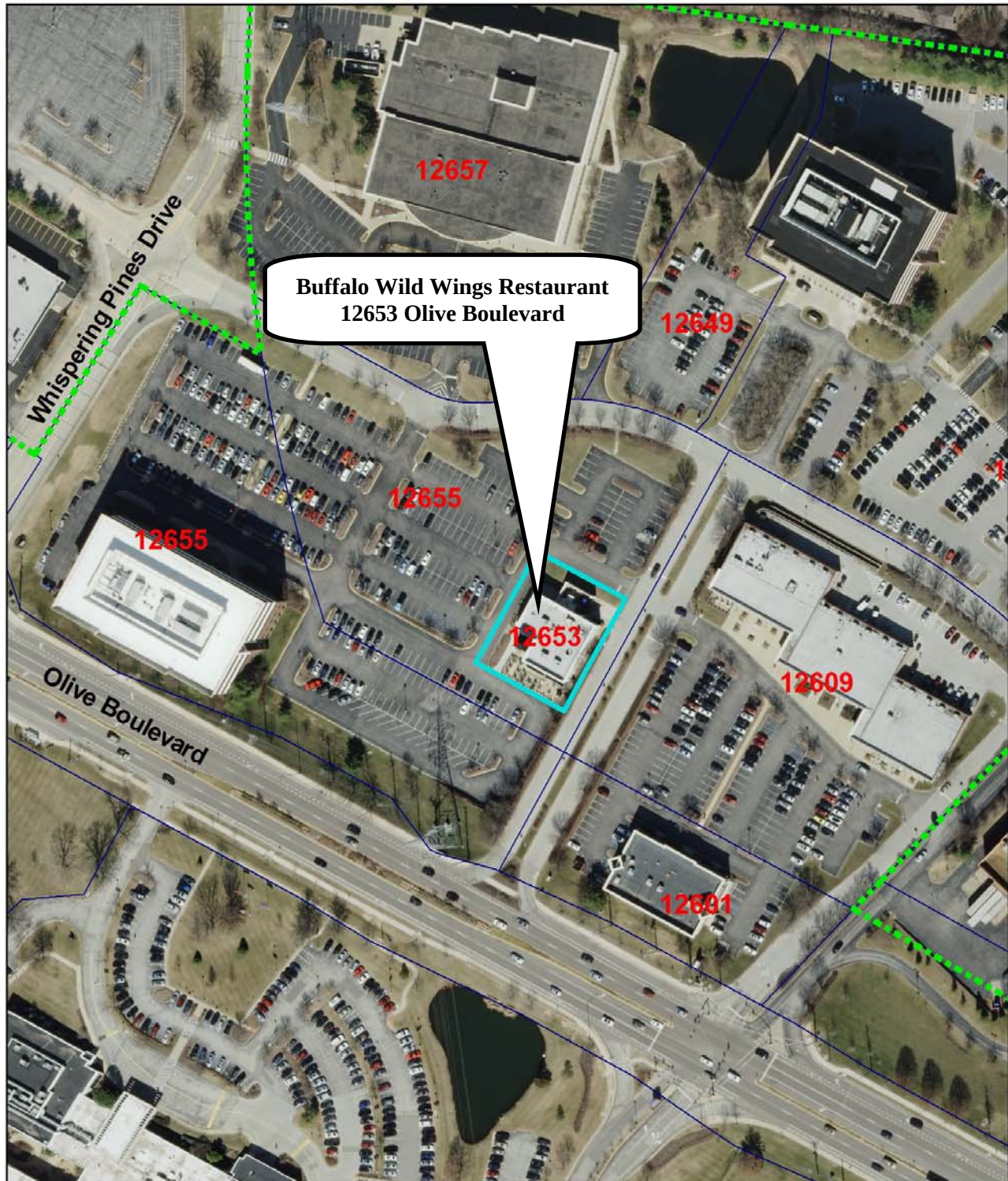
APPENDIX 1: COMPREHENSIVE PLAN

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



- Legend**
- Subject Property
 - City Limit
 - Property Lines



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 03/28/2014
	Description: View of the property looking north. Note that tower fenestration is the only discernible windows.
	Description: View of the building looking southwest from across Park Center Drive. Note absence of windows on both visible sides of the building.
	Description: View of the property looking southeast from the adjacent parking lot.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1345, 1480, 1498 AND 1678 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 5,454 SQUARE-FOOT RESTAURANT LOCATED AT 12653 OLIVE BOULEVARD WITHIN THE WEST PARK CENTER

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

WHEREAS, an application was submitted by Erica Freeman, of Shea Design, Inc., to amend the prior conditional use permits for a 5,454 square-foot, 292-seat, restaurant at 12653 Olive Boulevard within the West Park Center to include several building modifications; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 31, 2014, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 31, 2014; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the Council approved consideration and passage of this ordinance as an emergency measure on the day of its introduction due to the Council's cancellation of its next regular meeting, and

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: Ordinance Numbers 1345, 1480, 1498 and 1678 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 12653 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park Center, whose legal description is as follows:

Parcel No. 1:

Lots 1B and Lot 2 of the "Final Subdivision Plat of West Park Center-East", a subdivision in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 350 page 460 of the St. Louis County Records.

Parcel No 2:

The non-exclusive rights and easements for private drives and utility easements appurtenant to and for the benefit of the above described Parcel 1 created and established by the West Park Easement and Dedication Plat (the "1987 Plat"), executed by Broken Heart Venture, a Missouri limited partnership ("BHV"), on January 22, 1987, filed for record January 26, 1987 in the Office of the Recorder of Deeds in and for St. Louis county, Missouri, (the "Office of the Recorder of Deeds") in Plat Book 257, page 33, as amended by: (1) the First Amendment to the West Park Easement and Dedication Plat (the "First Amendment") executed by BHV on January 12, 1988 and filed for record January 19, 1988 in Book 8258, page 2158 in the Office of the Recorder of Deeds; and (2) the Second Amendment to West Park easement and Dedication Plat Re St. Louis County Water Company (the "second Amendment") executed by BHV on February 18, 1988 and filed for record February 19, 1988 in book 8271, page 1965 in the office of the Recorder of Deeds (the 1987 Plat, the First Amendment and the Second Amendment are hereinafter collectively called the "1987 Plat") over those portions of the real property described in the 1987 Plat (the "West Park Property") designated therein as Center Park Drive and other Drives, expressly including that part of Road "C" lying outside of the boundaries of Parcel 1 described herein above.

Parcel No. 3:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Easement Declaration (the "Easement Declaration") dated March 19, 1987, executed by the First National Bank of Chicago, not personally, but as Trustee of the First National Bank of Chicago Group Trust for Pension and Profit Sharing Trust, Institutional Real Estate Fund ("F") under Declaration of Trust dated December 1, 1982, as amended, filed for record May 7, 1987 in the Office of Recorder of Deeds in Book 8119, page 1598, including, but not by way of limitation:

(I) The non-exclusive rights and easements for the discharge of storm and surface waters from Parcel 1;

(II) The non-exclusive rights and easements for access, ingress and egress to install, maintain, repair, replace and remove drainage facilities necessary for the discharge of storm and surface waters from Parcel 1, as aforesaid; over those portions of the real property more particularly described on Whispering Hills Plat Four, filed for record in the

Office of the Recorder of Deeds in Plat Book 123, page 23, delineated by cross hatching on Exhibit B to the Easement Declaration.

Parcel No. 4:

The non-exclusive rights and easements appurtenant to and for the benefit of the above described parcel 1, in accordance with and upon the terms and conditions of the Restated Declaration of Covenants, Easements and Restrictions (the "1996 Declaration") dated as of March 15, 1996 executed by and among AMC Realty, Inc., Olive-Mason, L.P. and John Hancock Mutual Life Insurance Company, filed for record March 27, 1996 in the Office of the Recorder of Deeds in Book 10780, page 197, including, but not by way of limitation;

(i) The non-exclusive rights and easements for various parking areas, unobstructed access to public streets and unobstructed pedestrian and vehicular passage over those portions of the common Area, as defined therein.

(ii) The non-exclusive rights and easements for storm sewers, a single sanitary sewer and water lines, over, under and through portions of West Park Property, as defined therein.

(iii) The non-exclusive rights and easements for the construction, maintenance and use of all apparatus necessary to provide utility services to the above described Parcel 1, including but not by way of limitation, telephone, electricity, natural gas, cable television, water, storm and sanitary sewers, and above ground and underground storm water drainage outlets to retention basins, over, under, and through all or any portion of the common Area as defined therein.

(iv) The non-exclusive rights and easements for the temporary occupation of all or any part of the West Park Property in order to facilitate the construction and/or maintenance of the improvements located thereon, as defined therein.

Parcel No. 5:

The perpetual, non-exclusive rights and easements appurtenant to and for the benefit of the above described Parcel 1, created and granted by the Reciprocal easement, Joint Use, Construction and Maintenance Agreement (the "REA") dated January 25, 1989, by and between Broken Heart Venture, L.P., a Missouri limited partnership, and Mary Partnership, L.P., a Missouri limited partnership, filed for record February 13, 1989 in the Office of the Recorder of Deeds in Book 8461, page 1189, for the construction, inspections, use, maintenance, replacement and repair of a roadway and median in and across the real property more particularly described and defined therein, together with

(I) The temporary non-exclusive rights and easements for the construction and maintenance of said roadway and median appurtenant to and for the benefit of the above described Parcel 1, created and granted by the REA over those portions of real property necessary for the construction and maintenance of said roadway and median, as defined therein.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 5,454 square-foot eating and drinking establishment at 12637 Olive Boulevard.
2. Maximum seating permitted is limited to 224 seats for indoor dining, and 68 seats for outdoor dining (292 seats total). A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.

3. Hours of operation shall not exceed Monday-Thursday: 11AM to 12AM; Friday and Saturday: 11AM to 1AM; and Sunday: 11AM to 11PM. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. The Applicant is required to submit a Building Permit application for all new structures and modifications to existing structures, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations & Signage Details" and "Exterior Elevations" last revised on February 7, 2014 and submitted in conjunction with Application #14-005 by Shea Design Inc., except as modified by this ordinance.
5. The yellow LED strip along the top edge of the building is approved in accordance with Article VII, Sign Regulations of the Zoning Ordinance, and shall continue around all four principle facades of the building.
6. The windows in the tower element located on the southwest corner of the building shall remain colorless and transleucous and illuminated from within. Any signs located in front of the windows shall be mounted on a black metal frame or mesh structure that is no more than 50% opaque.
7. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
12. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
13. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said

BILL NO. _____

ORDINANCE NO. _____

permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2014.

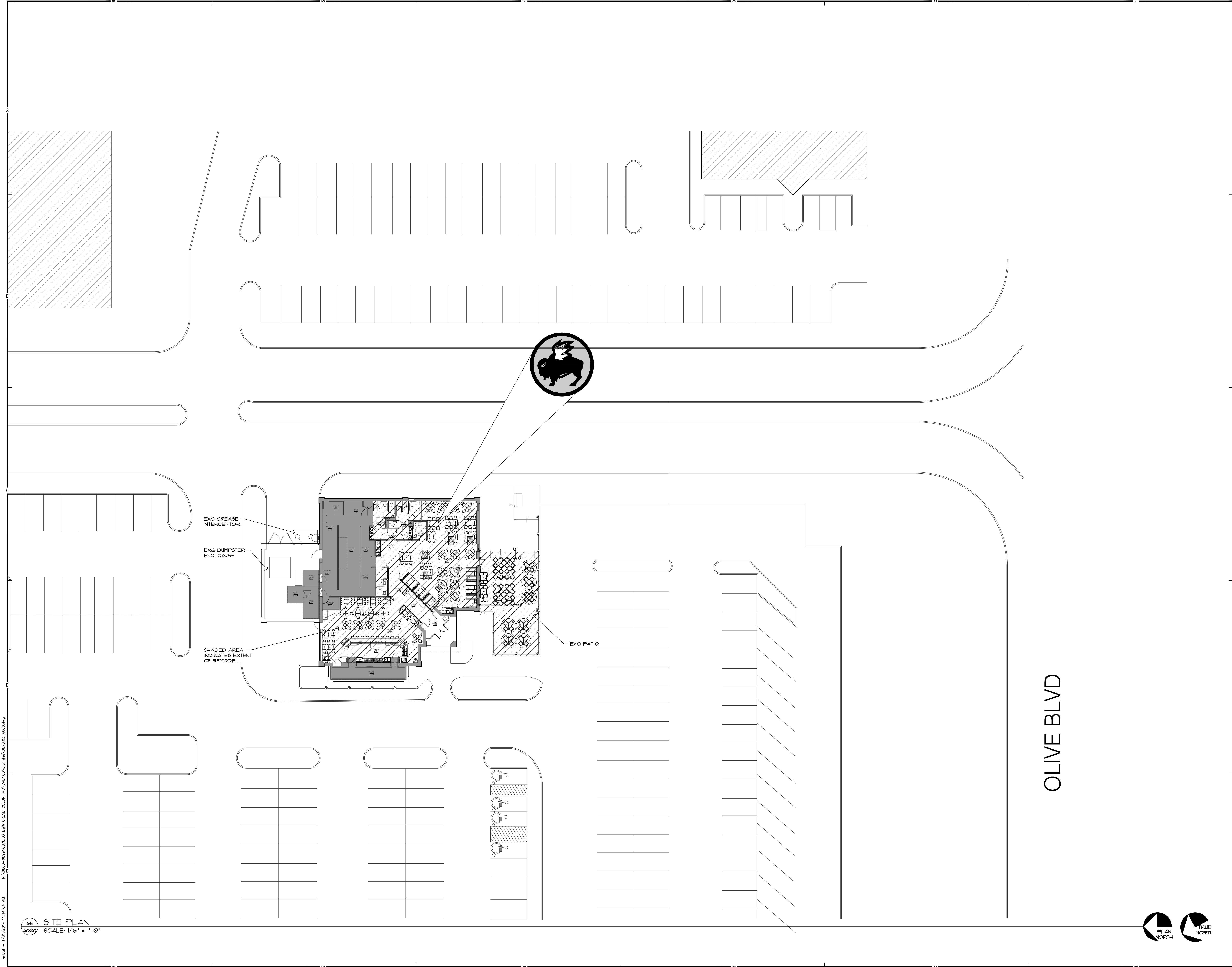
SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



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SITE PLAN
SCALE: 1/16" = 1'-0"



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project title
WEST PARK CENTER
12653 OLIVE BLVD.
CREVE COEUR, MO 63141



BUFFALO WILD WINGS
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EDMOND FARRAN
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FRANCHISE STORE

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seal

DAVID A. SHEA, ARCHITECT

JANUARY 10, 2014
DATE ISSUED
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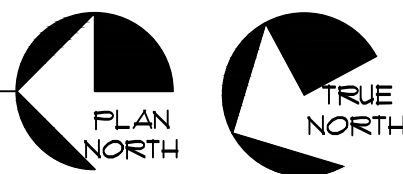
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drawn KJ/EF	checked EF

sheet title
ARCHITECTURAL SITE PLAN &
DETAILS

A000

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seal

DAVID A. SHEA, ARCHITECT

JANUARY 10, 2014
DATE ISSUED
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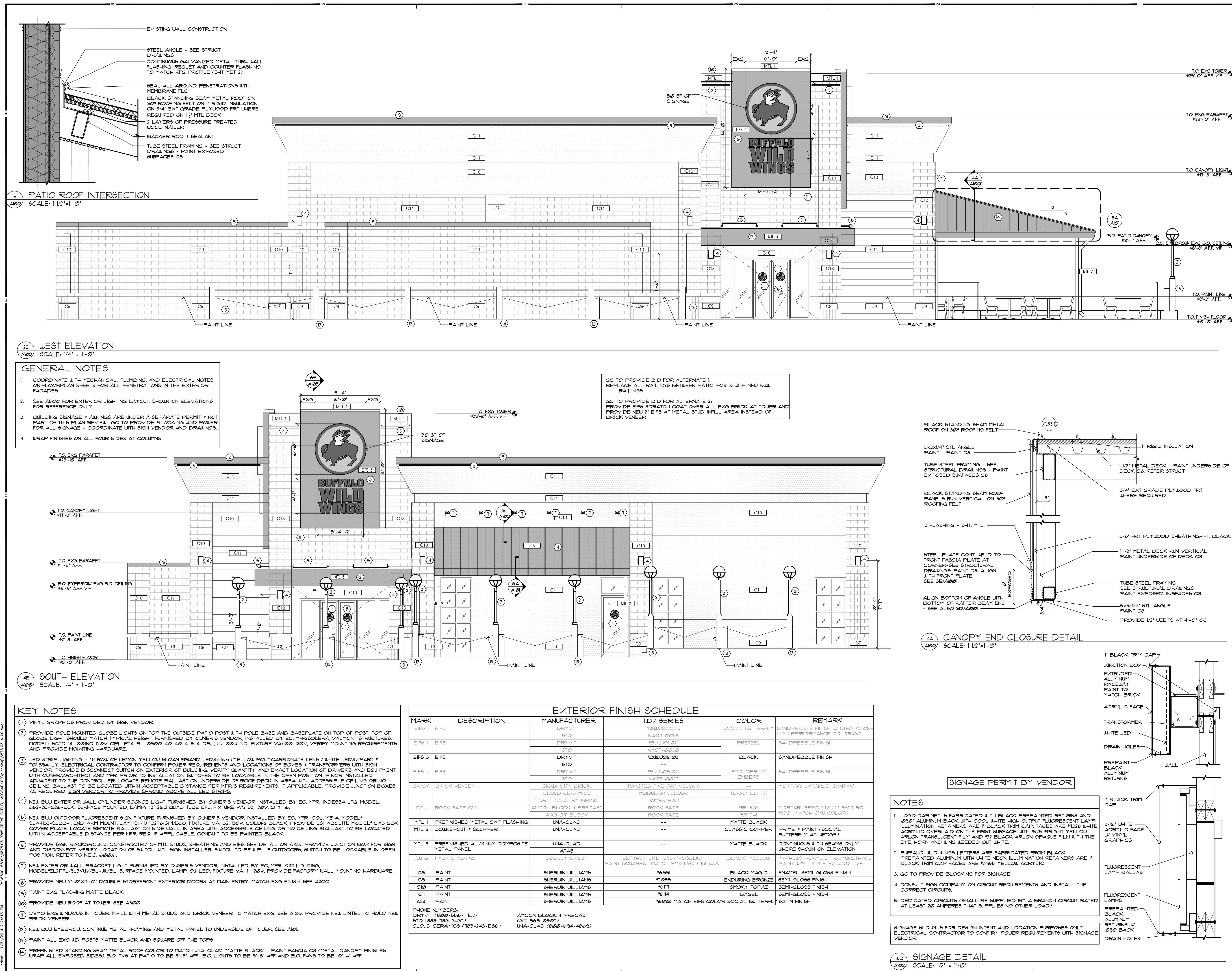
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date 01-10-14
drawn KJO checked EF

sheet title

EXTERIOR ELEVATIONS &
SIGNAGE DETAILS

A100

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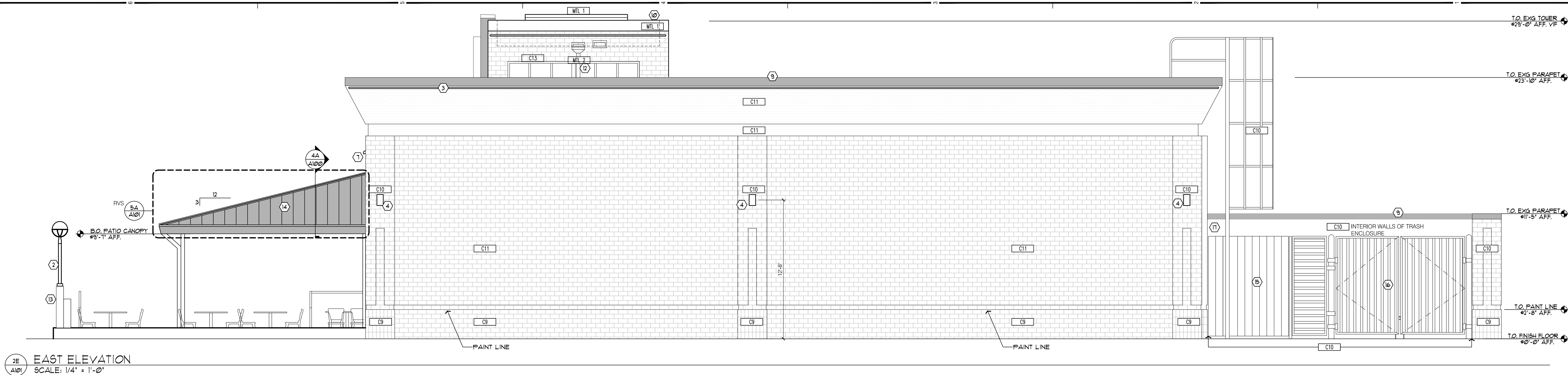
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drawn checked
KJO EF

sheet title
EXTERIOR ELEVATIONS

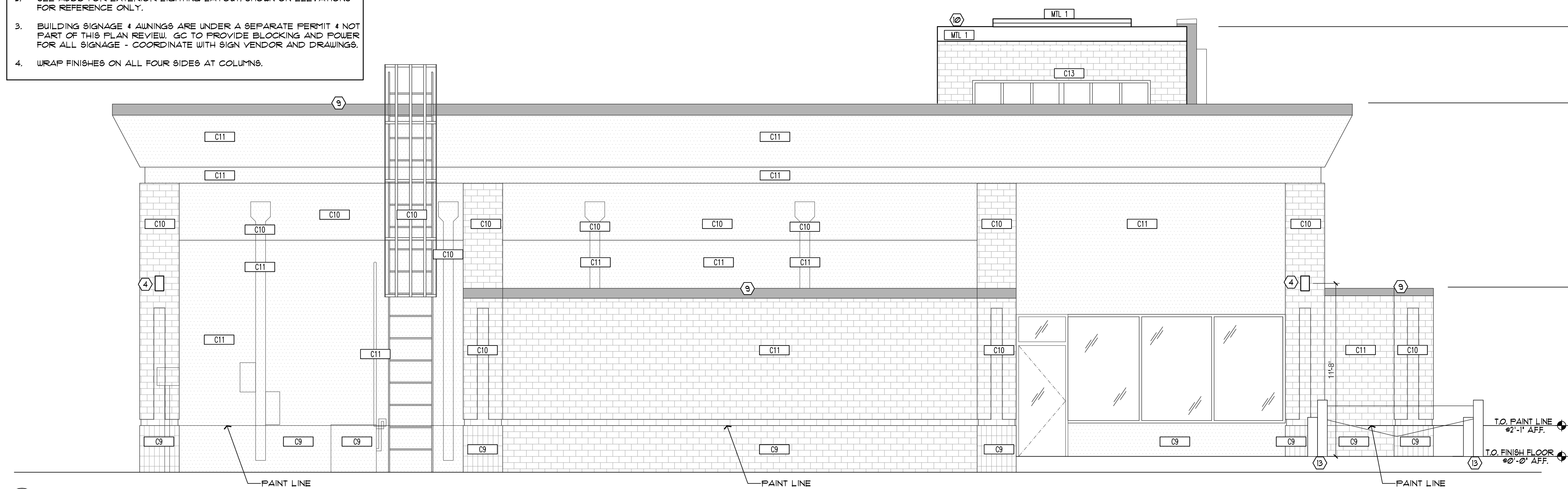
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2E EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL NOTES ON FLOORPLAN SHEETS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
- SEE A300 FOR EXTERIOR LIGHTING LAYOUT, SHOWN ON ELEVATIONS FOR REFERENCE ONLY.
- BUILDING SIGNAGE & AWINGS ARE UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. GC TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - COORDINATE WITH SIGN VENDOR AND DRAWINGS.
- WRAP FINISHES ON ALL FOUR SIDES AT COLUMNS.



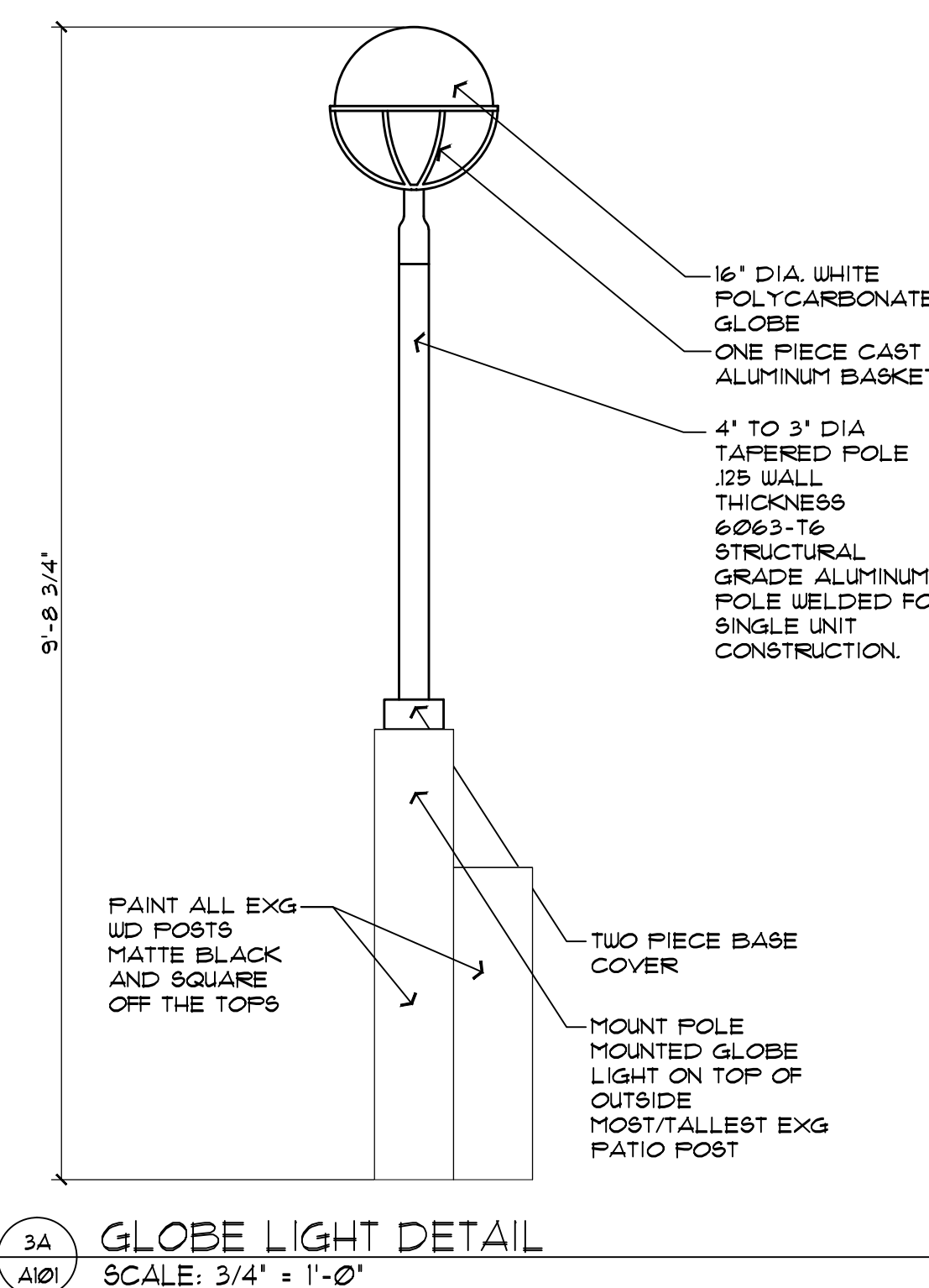
4E NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

- NOT USED
- PROVIDE POLE MOUNTED GLOBE LIGHTS ON TOP THE OUTSIDE PATIO POST WITH POLE BASE AND BASEPLATE ON TOP OF POST. TOP OF GLOBE LIGHT SHOULD MATCH TYPICAL HEIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: SOLERA, VALMONT STRUCTURES, MODEL: 5612-14-1001NC-120V-CPL-PT4-BL, 08000-40-40-4-9-4-DBL, (1) 100W INC. FIXTURE VA100, 120V, VERIFY MOUNTING REQUIREMENTS AND PROVIDE MOUNTING HARDWARE.
- LED STRIP LIGHTING - (1) ROW OF LEMON YELLOW SLOAN BRAND LEDSTRIPS (YELLOW POLYCARBONATE LENS / WHITE LEDS) PART # 10109A-LY, ELECTRICAL CONTRACTOR TO CONFIRM POWER REQUIREMENTS AND LOCATIONS OF BOXES & TRANSFORMERS WITH SIGN VENDOR. PROVIDE DISCONNECT SWITCH ON EXTERIOR OF BUILDING, VERIFY QUANTITY AND EXACT LOCATION OF DRIVERS AND EQUIPMENT WITH OWNER/ARCHITECT AND MFR PRIOR TO INSTALLATION. SWITCHES TO BE LOCKABLE IN THE OPEN POSITION IF NOT INSTALLED ADJACENT TO THE CONTROLLER. LOCATE REMOTE BALLAST ON UNDERSIDE OF ROOF DECK IN AREA WITH ACCESSIBLE CEILING OR NO CEILING, BALLAST TO BE LOCATED WITHIN ACCEPTABLE DISTANCE PER MFR'S REQUIREMENTS, IF APPLICABLE. PROVIDE JUNCTION BOXES AS REQUIRED. SIGN VENDOR TO PROVIDE SHROUD ABOVE ALL LED STRIPS.
- NEW BUW EXTERIOR WALL CYLINDER SCENCE LIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: INDESSA LTG, MODEL: 562-2CFG26-BLK, SURFACE MOUNTED, LAMP: (2) 26W QUAD TUBE CFL, FIXTURE VA: 52, 120V, QTY: 6.
- NOT USED
- NOT USED
- NEW EXTERIOR WALL BRACKET LIGHT, FURNISHED BY OWNER'S VENDOR, INSTALLED BY EC, MFR: KIM LIGHTING, MODEL: EL21FL/AL3K/BL-JW/BL, SURFACE MOUNTED, LAMP: 100W LED, FIXTURE VA: II, 120V, PROVIDE FACTORY WALL MOUNTING HARDWARE.
- NOT USED
- PAINT EXG FLASHING MATTE BLACK
- PROVIDE NEW ROOF AT TOWER, SEE A300
- NOT USED
- NEW DOWNSPOUT AND SCUPPERS FOR TOWER ROOF, SEE SHEET A300
- PAINT ALL EXG WD POSTS MATTE BLACK AND SQUARE OFF THE TOPS
- REFINISHED STANDING BEAM METAL ROOF COLOR TO MATCH UNA-CLAD 'MATTE BLACK' - PAINT FASCIA C8 (METAL CANOPY FINISHES WRAP ALL EXPOSED SIDES), B.O. TYS AT PATIO TO BE 9'-3" AFF, B.O. LIGHTS TO BE 9'-3" AFF AND B.O. PANS TO BE 10'-4" AFF.
- REMOVE WOOD PORTION OF SCREEN WALL, KEEP POSTS, PROVIDE NEW CORRUGATED METAL ON FACE OF POSTS TO MATCH EXISTING
- GC TO REPAIR CORRUGATED METAL FINISH ON DOOR - CURRENTLY BENT
- REPAIR LEAK IN DOWNSPOUT OVER EXTERIOR WALK-IN COOLER - CURRENTLY DRIPPING ON COOLER

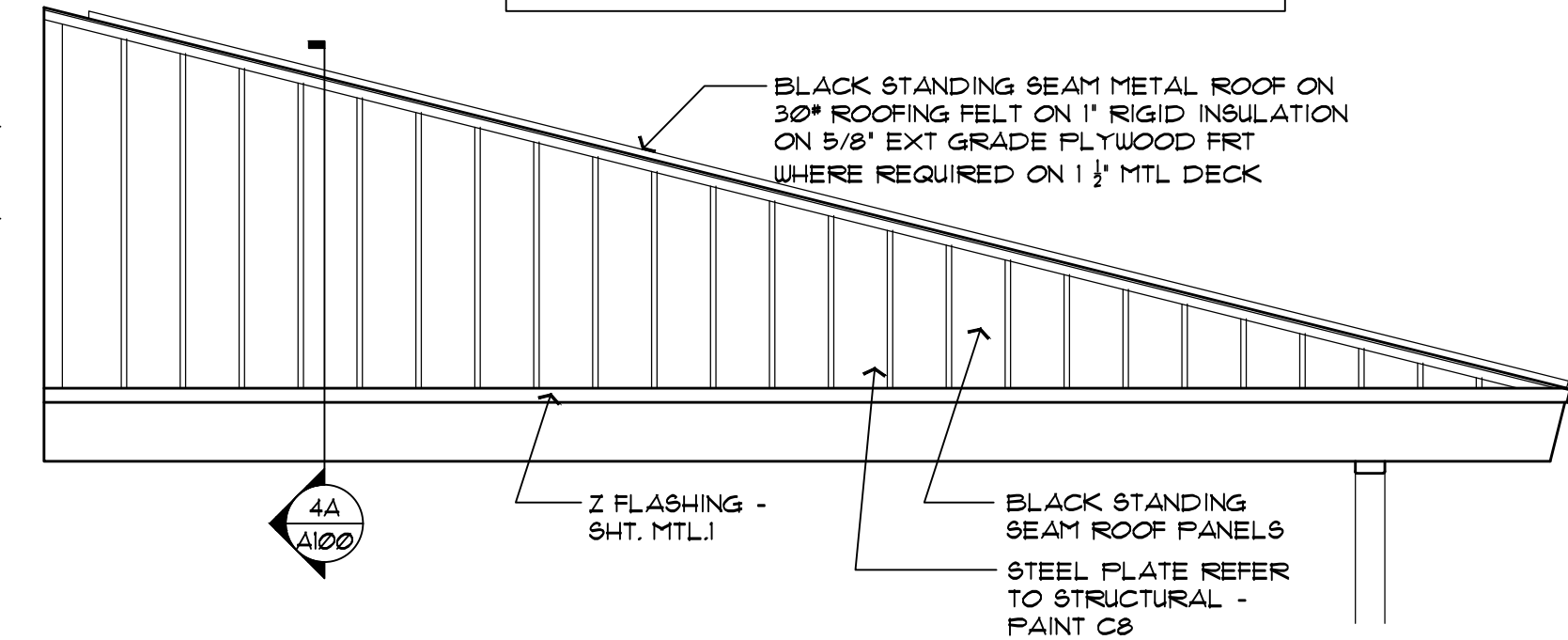
EXTERIOR FINISH SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	ID / SERIES	COLOR	REMARK
EIFS 1	EIFS	DRYVIT	*BULLW010103	SOCIAL BUTTERFLY	SANDPEBBLE FINISH W/ STRATOTONE HIGH PERFORMANCE COLORANT
EIFS 2	EIFS	STO	NA01-0023	PRETZEL	SANDPEBBLE FINISH
		DRYVIT	*BULLW010201		
		STO	NA01-0030		
EIFS 3	EIFS	DRYVIT	*BULLW061021	BLACK	SANDPEBBLE FINISH
EIFS 4	EIFS	DRYVIT	*BULLW051021	SMOLDERING EMBERS	SANDPEBBLE FINISH
		STO	NA01-0021		
		DRYVIT	*BULLW051021		
BRICK	BRICK VENEER	SILOUX CITY BRICK	TOASTED FINE ART VELOUR	MORTAR: LAFARGE 'SANTAN'	MORTAR: LAFARGE 'SANTAN'
		CLOUD CERAMICS	MODULAR VELOUR		
		NORTH COUNTRY BRICK	HOMESTEAD		
CHU	ROCK FACE CHU	AMCON BLOCK & PRECAST	ROCK FACE	SP-516	MORTAR: SPEC MIX LM-9321-50 530 (MATCH CHU COLOR)
MTL 1	REFINISHED METAL CAP FLASHING	UNA-CLAD	ANCHOR BLOCK	ROCK FACE	ANCHOR BLOCK
MTL 2	DOWNSPOUT & SCUPPER	UNA-CLAD	UNA-CLAD	UNA-CLAD	UNA-CLAD
MTL 3	REFINISHED ALUMINUM COMPOSITE METAL PANEL	UNA-CLAD	UNA-CLAD	UNA-CLAD	UNA-CLAD
AWNG	FABRIC AWNING	COOLEY GROUP	WEATHER LITE (WTL-1405BLK)	PAINT SQUARES - MATCH R19 16C & BLACK	PAINT SQUARES - MATCH R19 16C & BLACK
C8	PAINT	SHERWIN WILLIAMS	*991	BLACK MAGIC	ENAMEL SEMI-GLOSS FINISH
C9	PAINT	SHERWIN WILLIAMS	*1055	ENDURING BRONZE	SEMI-GLOSS FINISH
C10	PAINT	SHERWIN WILLIAMS	*1017	SMOKEY TOPAZ	SEMI-GLOSS FINISH
C11	PAINT	SHERWIN WILLIAMS	*14	BAGEL	SEMI-GLOSS FINISH
C13	PAINT	SHERWIN WILLIAMS	*6938	MATCH EIFS COLOR	SOCIAL BUTTERFLY SATIN FINISH

PHONE NUMBERS:
DRYVIT (800-556-1152)
STO (888-786-3437)
CLOUD CERAMICS (785-243-1286)
AMCON BLOCK & PRECAST (612-968-0507)
UNA-CLAD (800-634-4863)

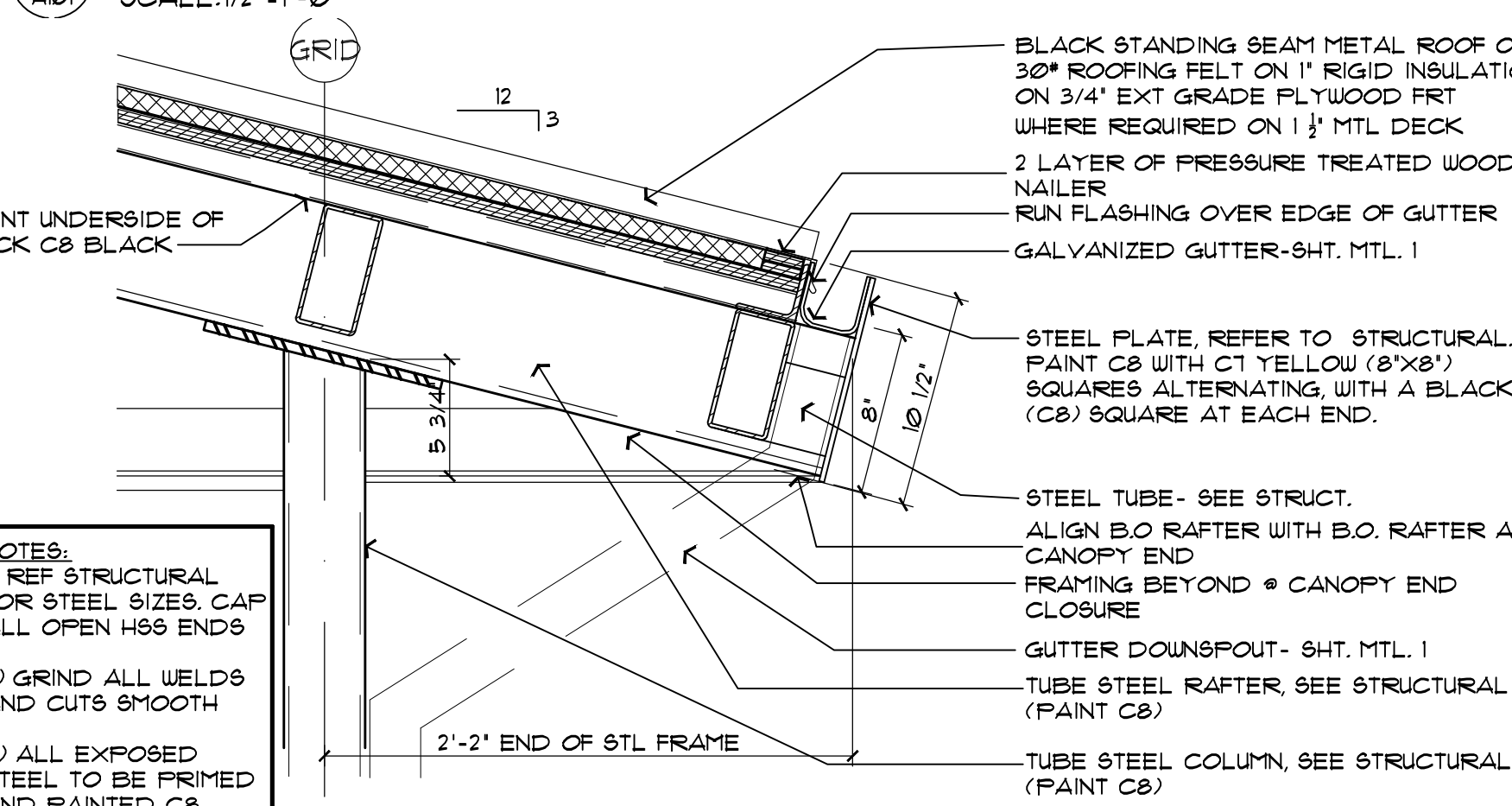


3A GLOBE LIGHT DETAIL
SCALE: 3/4" = 1'-0"

NOTE:
1) ALL WELDS TO BE GRIND SMOOTH.
2) PRIME AND PAINT ALL EXPOSED METAL (C8) TYPICAL. (UNLESS NOTED OTHERWISE)



5A PATIO CANOPY END
SCALE: 1/2" = 1'-0"



NOTES:
1) REF STRUCTURAL FOR STEEL SIZES, CAP ALL OPEN HAS ENDS
2) GRIND ALL WELDS AND CUTS SMOOTH
3) ALL EXPOSED STEEL TO BE PRIMED AND PAINTED C8

6A PATIO CANOPY EAVE
SCALE: 1/2" = 1'-0"

FURNITURE SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
2005	DINING ROOM CHAIR	2185	LOCKER BENCH
2025	36" X 24" LOW TABLE	2205	BLACK BAR FOOTREST
2035	36" X 36" LOW TABLE	2235	30" X 48" LOW TABLE (BOOTH)
2035A	36" X 36" ADA LOW TABLE	2245	30" X 48" LOW TABLE (BOOTH)
2055	36" X 12" LOW TABLE	230T	TOPEKA PATIO CHAIR
2055A	36" X 12" ADA LOW TABLE	231T	36" X 48" LOW PATIO TABLE
2055G	36" X 12" ADA LOW TABLE W/ LOGO	233T	30" X 30" LOW PATIO TABLE
2065	60" LOW SINGLE BOOTH	234T	36" X 36" LOW PATIO TABLE
2065B	48" LONG LOW SINGLE BOOTH	237T	TOPEKA BENCH-EXTERIOR
215M	STANDARD METAL BAR STOOL	238T	36" X 48" ADA PATIO TABLE
215C	STANDARD MTL BAR STL- COUNTER HT	239T	TOPEKA PATIO BAR STOOL
215W	STANDARD WOOD BAR STOOL	240T	30" X 30" HIGH PATIO TABLE
2145	30" X 30" HIGH TABLE	241T	36" X 36" HIGH PATIO TABLE
2155	30" X 48" HIGH TABLE	2145	SURF BOARD TABLE

KEY NOTES

- 264: SEE 4C/A104, 264A: SEE 4D/A104.
- 34" HIGH ACCESSIBLE COUNTERTOP, SEE ELEVATIONS.
- PROVIDE NEW RESTROOM STEEL POWDERCOATED TOILET PARTITIONS, MFR: ACCURATE PARTITIONS CORP. MOUNTING: FLOOR ANCHORED/OVER-HEAD BRACED TO MATCH WHAT IS EXG. COLOR: ALMOND 320.
- REMOVE EXISTING WALL MOUNTED TV'S AND PROVIDE NEW AS SHOWN AT BACK BAR.
- RELOCATE POS FROM ORDERING COUNTER TO GALLERY. GC TO RELOCATE EQUIPMENT AND PROVIDE 2 DEDICATED QUAD RECEPTACLES.
- PROVIDE NEW WALL MOUNTED TV'S UNDER PATIO CANOPY. PROVIDE ELECTRICAL AS REQUIRED. B.O. PATIO TV'S AT 9'-5".
- REPAIR LEAK IN DOWNSPOUT ABOVE WALK-IN COOLER.
- REMOVE WOOD PORTION OF DUMPSTER ENCLOSURE SCREEN WALL. KEEP POSTS AND PROVIDE NEW GALVANIZED CORRUGATED METAL PANEL TO MATCH EXISTING DUMPSTER ENCLOSURE DOORS FROM 6' APT TO T.O. EXISTING DUMPSTER ENCLOSURE DOORS. PROVIDE 2X2 TUBE STEEL FRAME AS REQUIRED.
- SEE SHEET A104 FOR HOSTESS STAND DETAILS.

GENERAL NOTES

- IT IS THE OWNER'S RESPONSIBILITY TO VERIFY AND CONFIRM ALL EQUIPMENT AND QUANTITIES AND CONFIRM THAT THE ORDERED EQUIPMENT MATCHES THE EQUIPMENT PLAN AND MODEL NUMBER ON THE EQUIPMENT SCHEDULE. ANY DISCREPANCIES OR VARIATIONS MUST BE RELATED TO THE GC AND VERIFIED WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS.
- EQUIPMENT VENDOR FIRMLY ANCHORS ANY NEW FURNITURE OR EQUIPMENT WHICH IS REQUIRED TO BE FIXED, CAULK AND SEAL TO WALLS AND FLOOR.
- TV MONITORS AND YOKE, PROJECTORS AND SCREENS, AND SUSPENSION SYSTEM BY AV CONTRACTOR. TV'S TO BE WALL MOUNTED AT 8'-4" APT TO BOTTOM OF TV. UNLESS OTHERWISE NOTED ON DRAWINGS OR DIRECTED OTHERWISE BY OWNER. PROJECTORS AND SCREENS THAT ARE NOT WALL MOUNTED TO BE SUSPENDED FROM ROOF JOISTS WITH THREADED ROD AND UNISTRUT. SEE INTERIOR ELEVATIONS FOR HEIGHTS. GC TO PROVIDE WALL BLOCKING FOR TV'S AND PROJECTION SCREENS. COORDINATE POWER FOR TV'S AND PROJECTORS WITH ELECTRICAL CONTRACTOR.
- INSTALL MENU BOXES AND COMMUNITY BOARD AT LOCATIONS DETERMINED BY OWNER.
- 3" GROMMET IN COUNTERTOP AT MONITORS, PRINTERS, FAX MACHINES, ETC. COORDINATE EXACT LOCATION WITH OWNER.
- PROVIDE ACCESSIBLE TABLES WHERE SHOWN ON PLAN.
- ALL EXG EQUIPMENT TO REMAIN UNO ON THIS PLAN. RE-INSTALL IN PREVIOUS LOCATIONS IF REMODEL WAS NECESSARY FOR NEW FINISH INSTALLATION. REFER TO SHEET A400 FOR ADDITIONAL INFORMATION.
- GC TO COORDINATE WITH AV VENDOR TEMPORARY REMOVAL OF EXG PROJECTION SCREENS, PROJECTORS AND TV'S TO REMAIN DURING REMODEL. GC TO RE-HANG AFTER CONSTRUCTION.
- ALL BUW VENDORS (INCLUDING BUT NOT LIMITED TO AV, EQUIPMENT, POS & COKE) ARE TO COORDINATE REMOVAL, RELOCATION, REPLACEMENT AND/OR SERVICING OF EXG EQUIPMENT WITH BUW.
- GC TO ASSEMBLE AND ANCHOR ALL FIXED TABLES, FOOTRESTS AND WAITING BENCHES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- KITCHEN VENDOR TO INCLUDE RECHARGING OF ALL EXG REFRIGERATION LINES.
- REFER TO REMARKS COLUMN ON EQUIPMENT SCHEDULE AND ALTERNATE EQUIPMENT TAG FOR DISTINGUISHING OF EXG EQUIPMENT.
- GC IS RESPONSIBLE TO HANG ALL BUW SUPPLIED DECOR. COORDINATE FINAL LOCATION IN THE FIELD. COORDINATE MONOPOINT LIGHTS WITH DECOR.

SEAT COUNT

AREA	SEATS-NEW	SEATS-EXG
DINING 'A'	128	128
DINING 'B'	96	94
TOTAL	224	222
FATIO	68	68
TOTAL	292	290

SYMBOL LEGEND

- FURNITURE
- NEW EQUIPMENT
- EXG EQUIPMENT
- MILLWORK



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project title
WEST PARK CENTER
12653 OLIVE BLVD.
CREVE COEUR, MO 63141



BUFFALO WILD WINGS
CONSTRUCTION DEPARTMENT
5500 WAYZATA BLVD., STE 1600
MINNEAPOLIS, MN 06706
PHONE: (952) 593-9943 FAX: (952) 593-9787

EDMOND FARRAN
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FRANCHISE STORE

client
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EMAIL:
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seal

DAVID A. SHEA, ARCHITECT

JANUARY 10, 2014
DATE ISSUED
004264 / 000407
REG. NO.

no.	date	issued for
1	01-15-14	BID
2		
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project no.
6878.03
drawn
EF

date
01-09-14
checked
EF

sheet title
EQUIPMENT & FURNITURE
PLAN

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EQUIPMENT & FURNITURE PLAN
SCALE: 1/4" = 1'-0"



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seal

DAVID A. SHEA, ARCHITECT

JANUARY 10, 2014

DATE ISSUED

004284 / 000407

REG. NO.

no. date issued for

1 01-15-14 BID

2 02-07-14 REVISION 1

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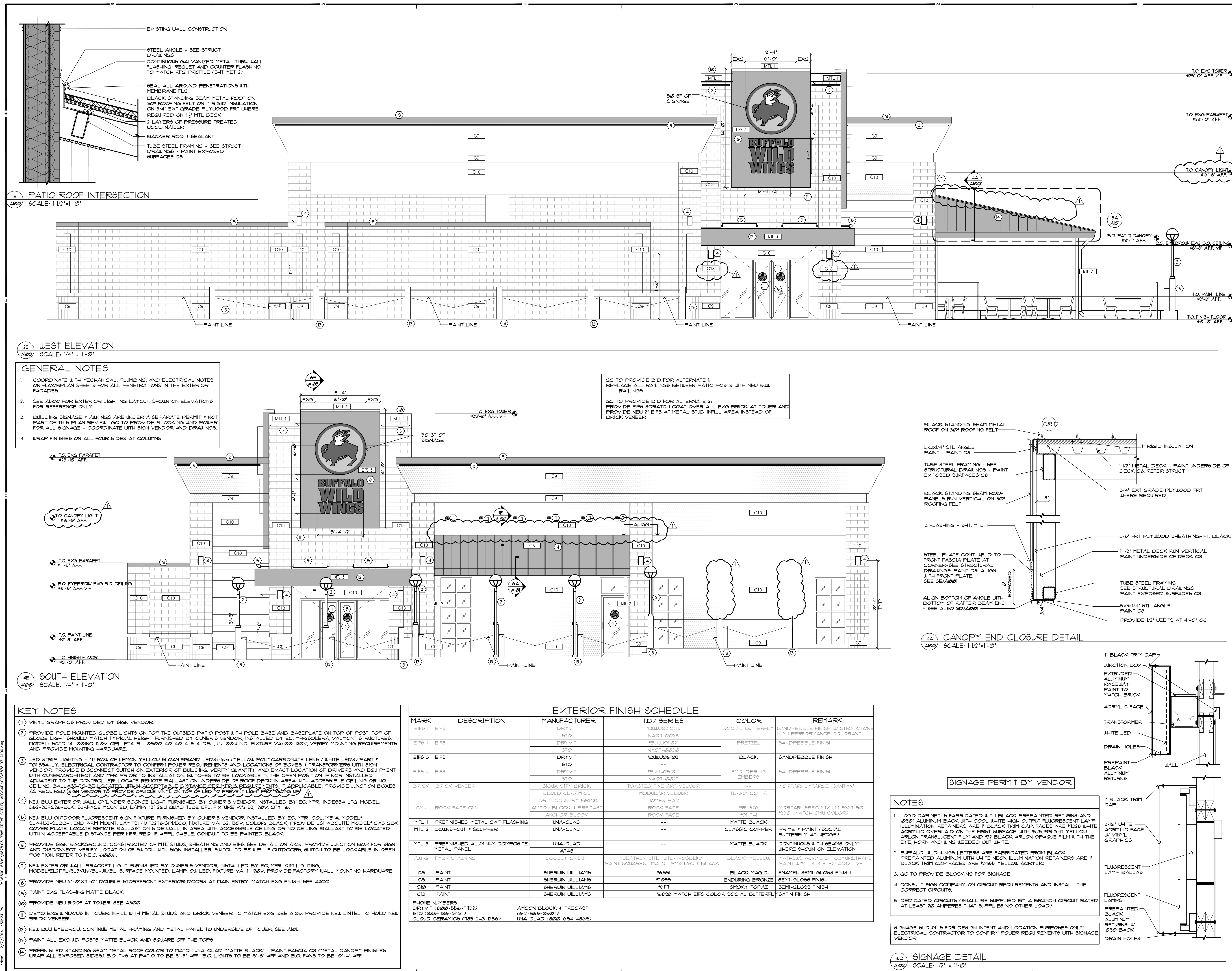
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EXTERIOR ELEVATIONS &
SIGNAGE DETAILS

A100

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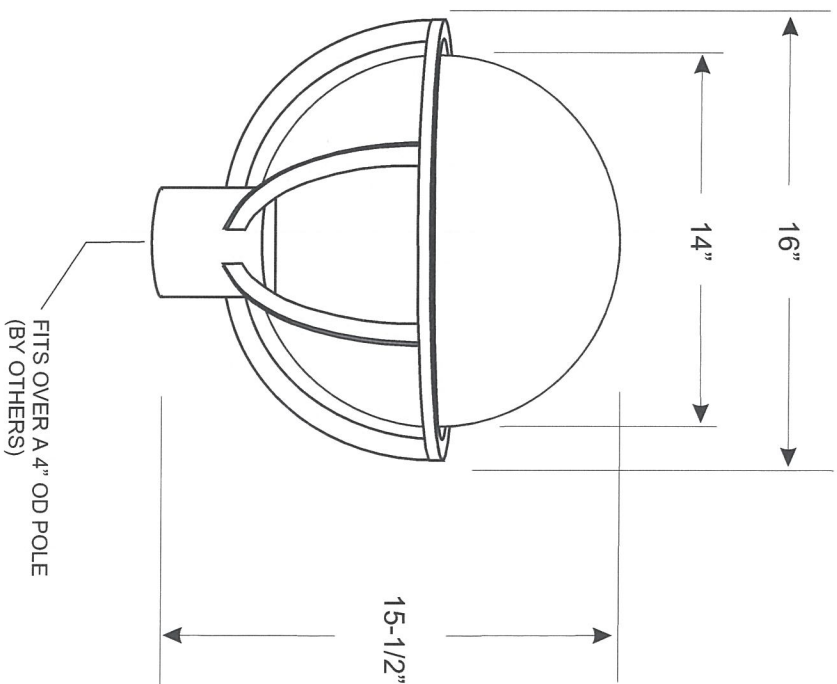
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SCTC SERIES



Description:
16" fabricated aluminum cage with 14" dia opal acrylic lens.

Mounting:
PT4 - Post Top Mount Fits Over a 4" OD Pole (by others)

Optics:
Clear Specular reflector standard

Lamping:
100INC - A21 base lamp holder provided to accept the 100W incandescent lamps (by others).

Ballast :
Not Required

Finish:
Thermally Cured Polyester Powder Coated Paint Finish On All Metal Work:

BL - Mintex Black	WH - Mintex White	BZ - Mintex Bronze
SG - Silver Gray	CC-Custom Color (Consult Solera)	

Listing:
Complies with CSA, UL; approved with  label for outdoor location.



www.soleracorp.com

227 Wilkinson Rd.
Brampton, Ontario,
L6T 4M2

Tel. 905-457-4777
Fax 905-457-1115

CAT. NO.: SCTC-14-100INC-120V-OPL-PT4-BL

DWG NO. OD704-8609-SCTC-R1

PROJECT NAME:

BWW Globe Quote

TYPE:

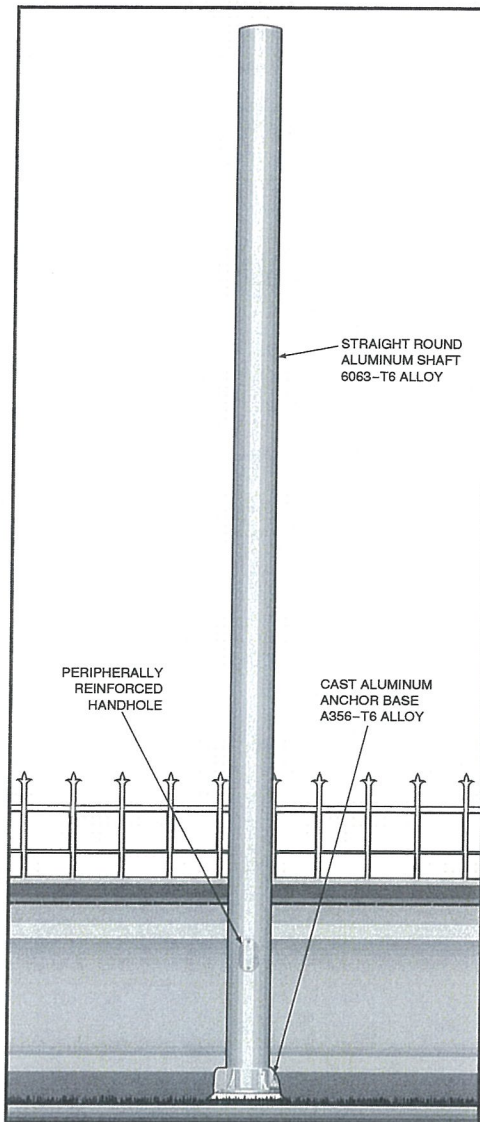
SCALE NTS

Date: 05-10-2011

Initials: E.R.

QTY: TBA

8' TO 14' ROUND STRAIGHT 4-BOLT ANCHOR BASE POLES



- 8' to 14' mounting heights.
- For single or multiple luminaire mounting.
- Luminaires may be mounted on tenons, brackets, or shaft may be drilled to manufacturer's mounting specifications.

SPECIFICATIONS

All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Shaft: The shaft shall be extruded from all new seamless 6063 alloy aluminum and shall be heat treated to produce a T6 temper. The shaft may be drilled to manufacturer's specifications for mounting luminaires. The shaft shall be polished with fine grain aluminum oxide cloths, resulting in a high quality circumferential satin brushed finish. After finishing each pole shall be fully wrapped for protection in shipment.

Anchor Base: The anchor base is cast from A356 alloy aluminum and is circumferentially welded to the shaft. The completed assembly shall be heat treated to a T6 condition. A356 nut covers shall be included with each anchor base unless otherwise specified.

Ground Leg Provision: Each pole shall include a 5/16"-18 tapped provision for ground connector.

Handholes: Standards shall include a covered handhole. The opening in the 4-1/2" and 5" diameter pole shall measure 3" x 5". The opening in the 4" diameter pole shall measure 2-3/8" x 4-1/2".

Anchor Bolts: Each anchor base pole shall include: (4) steel hot dip galvanized anchor bolts each with (2) nuts and (2) flat washers sized to match the anchor bolts.

Special Finishes: Natural anodize, duranodic, or painted finishes may be specified as an addition to the satin brushed finish, if required. All aluminum parts and accessories shall receive a finish similar to that specified.

CATALOG LOGIC

Feet and Inches	Top Diameter	Base Diameter	Wall Thickness	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0800	40	40	4	S	4		DBL	

Feet & Inches*	Diameter*	Wall Thickness*	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0800 - 8'	TOP DIAMETER IN INCHES	THICKNESS IN 32NDS OF AN INCH	S - Straight Round	4 - 4-Bolt Anchor Base	D1 - 1@90° D2 - 2@180° D3 - 3@120° D4 - 4@90° D5 - 2@90° D6 - 3@90° P2 - 2-3/8" x 4 Tenon P9 - Other Tenon (Please Specify)	POLYESTER POWDER DBL - Black DCG - Charcoal Gray DMB - Med Bronze DSB - Steel Blue DTG - Dark Green SC - Special Color (Please Specify) ANODIZED 204 - Clear Natural 312 - Med Bronze* 335 - Black* BRUSHED SBF - Satin Brushed Finish	See Accessory Section (Please Specify with Code #) DBR - Bright Red DDB - Dark Bronze DNA - Natural Alum DSS - Sandstone DWH - White 311 - Light Bronze* 313 - Dark Bronze* * Duranodic Anodize
1000 - 10'	40 - 4"	4 - 4/32" or 0.125" Wall					
1200 - 12'	45 - 4-1/2"	5 - 5/32" or 0.156" Wall					
1400 - 14'	50 - 5"	6 - 6/32" or 0.188" Wall					
	BASE DIAMETER* IN INCHES						
	40 - 4"						
	45 - 4-1/2"						
	50 - 5"						

* For available Base Diameter, Wall Thickness and Length Combinations, see Dimensional Load Data Table that follows.

Customer Approval:

signature

date

Job Name: **BWW LIGHT FIXTURE** Quote: _____

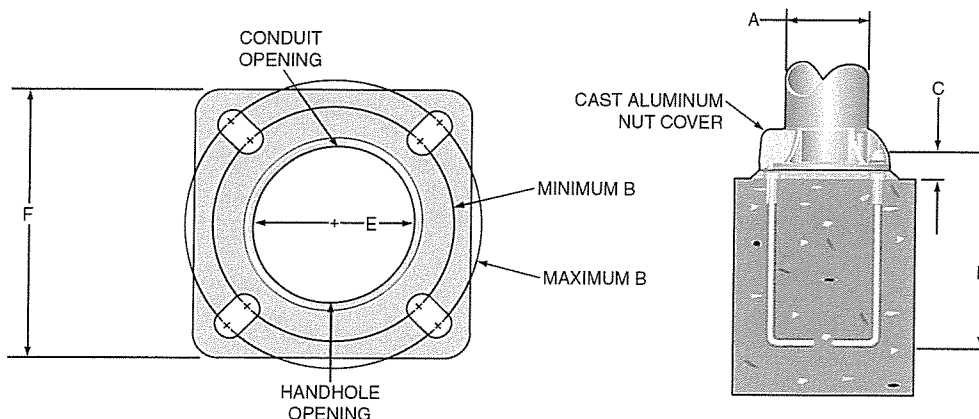
Client Name: _____

Created By: **Leesman Lighting, LLC** Date: _____

8' TO 14' ROUND STRAIGHT 4-BOLT ANCHOR BASE POLES

ANCHOR BASE AND BOLT DETAIL

A	B	C	D	E	F
POLE DIAMETER	BOLT CIRCLE	BOLT PROJECTION	BOLT SIZE	CONDUIT OPENING	BASE SIZE
4"	6-1/2" - 8-1/4"	3-1/4"	3/4" x 17"	3-3/4"	8-3/4"
4-1/2"	7" - 8-5/8"	3-1/4"	3/4" x 17"	4-1/8"	8-3/4"
5"	7-1/2" - 9-1/2"	3-1/4"	3/4" x 17"	4-1/2"	9-1/4"



DIMENSIONAL AND LOAD DATA

TYPICAL WEIGHT AND ALLOWABLE SIZE OF LUMINAIRES*							DIMENSIONS OF POLES			
NOMINAL MOUNTING HEIGHT	TYPICAL LUMINAIRE WEIGHT (LBS.)	EFFECTIVE PROJECTED AREA IN SQUARE FEET AT:					POLE HEIGHT	OUTSIDE DIAMETER	WALL	MODEL NUMBER **
		70 MPH	80 MPH	90 MPH	100 MPH	110 MPH				
8'	75	17.8	13.2	10.1	8.0	6.5	8'	4"	.125"	0800 - 40404S4
8'	75	23.1	17.2	13.3	10.7	8.8	8'	4-1/2"	.125"	0800 - 45454S4
8'	75	34.0	25.6	20.0	16.1	13.3	8'	4-1/2"	.188"	0800 - 45456S4
10'	75	13.2	9.8	7.2	5.5	4.5	10'	4"	.125"	1000 - 40404S4
10'	150	16.9	12.5	9.5	7.6	6.2	10'	4-1/2"	.125"	1000 - 45454S4
10'	150	25.6	19.2	14.8	11.9	9.6	10'	4-1/2"	.188"	1000 - 45456S4
10'	150	21.5	16.0	12.5	10.0	8.1	10'	5"	.125"	1000 - 50504S4
12'	75	9.9	7.1	5.1	3.8	3.1	12'	4"	.125"	1200 - 40404S4
12'	75	13.2	9.5	7.1	5.6	4.5	12'	4-1/2"	.125"	1200 - 45454S4
12'	75	20.2	14.9	11.4	9.1	7.4	12'	4-1/2"	.188"	1200 - 45456S4
12'	150	16.6	12.1	9.4	7.4	6.0	12'	5"	.125"	1200 - 50504S4
12'	150	21.1	15.5	12.1	9.6	7.9	12'	5"	.156"	1200 - 50505S4
12'	150	25.5	19.1	14.8	11.9	9.6	12'	5"	.188"	1200 - 50506S4
14'	150	7.2	4.8	3.3	2.2	1.8	14'	4"	.125"	1400 - 40404S4
14'	150	9.8	6.8	4.9	3.9	3.1	14'	4-1/2"	.125"	1400 - 45454S4
14'	150	15.8	11.4	8.6	6.8	5.4	14'	4-1/2"	.188"	1400 - 45456S4
14'	150	12.8	9.2	7.1	5.5	4.5	14'	5"	.125"	1400 - 50504S4
14'	150	16.7	12.1	9.4	7.4	6.0	14'	5"	.156"	1400 - 50505S4
14'	150	20.5	15.1	11.6	9.3	7.5	14'	5"	.188"	1400 - 50506S4

* EPA calculations are based on a 1.3 Gust Factor. Variations from sizes listed above, available upon inquiry at the factory. Satisfactory performance of lighting poles is dependent upon the pole being properly attached to a supporting foundation of adequate design. Valmont does not design or offer recommendations for foundations.
 ** Model number does not include mounting options or finish designation.

SPC7074 08/07 www.valmontstructures.com carries the most current spec information and supersedes these guidelines.

Rationale for BWW Creve Coeur, MO Conditional Use Permit

The main reason why we are submitting for a conditional use permit at the present time is to update the Planning Dept's files as to what currently exists- a BWW full service restaurant with an exterior patio. We are also proposing a few changes to the exterior of the building and our reasoning for that is that BWW Corporate requires its franchisees to update the interior and exteriors of their restaurants every 10 years and the franchisees are required to update to whatever their current prototypical standard is. We are proposing prototypical exterior finishes (except for the Bagel color which is an approved alternate we are offering and hoping you like better), lighting and a new canopy which will cover a portion of the patio. We think this update to the building will provide a more enjoyable patio experience with the additional lighting and the option of shaded seating. We also think, and the owner of the building agrees, that the new colors and updates to the building and entry feature are a nice upgrade to what currently exists, especially considering the maintenance issues with the entry tower leaking at the present time.

Thank you for your consideration



city of CREVE COEUR

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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-006 APPROVAL OF AN AMENDMENT TO THE MASTER SIGN PLAN
FOR CREVE COEUR CORPORATE CENTER**

FOR THE MEETING OF: Monday, March 31st, 2014

LOCATION: 600, 622, 701, and 721 Emerson Road. The property is zoned
"CB" Core Business.

REQUEST: An application has been submitted by Colleen Haddad of Cassidy Turley, Inc., for an amendment to the Master Sign Plan for Creve Coeur Corporate Center to adjust the maximum sign area for all attached wall signs based upon the revised sign code adopted last year. The original master sign plan for the Corporate Center was approved by Ordinance No. 4088 in 2007.

ADDITIONAL INFORMATION: The City's Sign Regulations provides that corporate campuses with three or more buildings, and with a minimum tract area of 10 acres, may seek approval of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Comp. Plan References

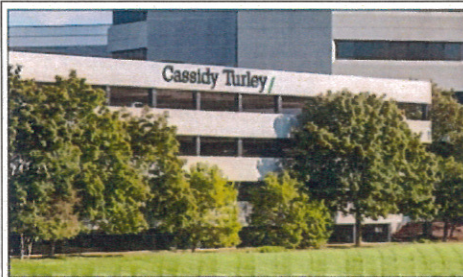
- Central Business District Action Area
- Design Guidelines (2002)

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.950(J) Master Signs Plans

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

PROPERTY OWNER: I&G Direct Real Estate 18, L.P.
c/o Altus Properties, Inc.
600 Emerson Road, Suite 111
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon, AICP
Community Development Director

Date

3/28/2014

ATTACHMENTS: Applicants Materials received February 6, 2014
Draft Ordinance
Ordinance No. 4088

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The current Creve Coeur Corporate Center campus received approval for a Master Sign Plan in 2007 that allowed for two 100 square-foot signs on the buildings. At that time, the City measured the gross sign area as a single rectangle around the extreme limits of the sign, and in the case of individual letter signs only 2/3rds of this area was calculated as the sign area. Thus the 100 square-foot sign, would actually be approximately 150 square feet. However, this distinction was not specifically addressed in the prior plan. When the City adopted the new sign regulations on October 22, 2012, they revised how the City calculated the total gross sign area, per the following:

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign; ~~except that in the case of an individual letter sign, only two thirds (2/3) of the area of the enclosing rectangle or circle shall be counted as the gross area of the sign.~~ Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

In order to maintain the same actual sign sizes are previously allowed, the applicant is seeking to revise the Master Sign Plan for the Creve Coeur Corporate Center to allow for two, 150 square foot-signs for each building, and specifically provide how the gross sign area is measured, should there be any future changes in the sign regulations. All of the ground signs are existing and consistent with the prior plan. The only change is how the sign area is defined for the wall sign. The signs already on the building were approved under the prior ordinance. Page three of the Applicant's proposed Master Sign Plan provided for the specific regulations for each of the buildings, as follows:

Exterior Building Signage

The City of Creve Coeur allows two (2) wall signs per building, each sign not to exceed 150 square feet. The square feet shall be measured by taking the length of the sign area and multiplying it by the width of the sign area (Length x Width). Currently there are five (5) wall mounted tenant identity signs. All exterior building signs are to be internally illuminated. See Attachments #2 through #5 for pictures of all Exterior Building Signage.

Building 600 currently has zero (0) exterior signs installed. The front west facing sign has been leased to EMC Corporation and their signage approval is pending. A rendering is included in the pictures below.

Building 622 currently has one (1) exterior sign installed belonging to ICL Performance Products.

Building 701 currently has two (2) exterior signs installed belonging to LDI Integrated Pharmacy Services and CRB Engineers.

Building 721 currently has one (1) exterior sign installed belonging to Drury Hotels, Inc. The south building sign is leased to Drury Development.

Because the prior ordinance for the master sign plan references outdated sections of the Code, Staff recommends a repeal and replacement with a new ordinance.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except to recommend that the City ensure that non-residential development is compatible with adjacent residential development (page 23). Both the East and West Olive Corridor Action Areas include a goal to tighten sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. They also recommend improving the City's existing sign regulations to increase the consistency and compatibility of signage. (pages 55 & 62). However this is not listed within the Central Business District Action Area, as the intensity of the development is greater and thus the degree of signage could be greater through the use of the Master Sign Plan process.

The Design Guidelines offer further direction in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17). The change in sign area would have no perceivable difference to the public in general, as it would be consistent with the prior plan. All of the other signs are pre-existing. The need for the change is a technical clarification that was brought about when the new Sign Regulations were adopted. In order to approve the two signs on the building, a revision to the prior plan was required.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner. As most of the signs are pre-existing and can be presumed to meet these goals, and that the only change is to how the sign area is measured for each of the office building signs, the intent of the Code has been met.

ACTION

If the Commission members wish to accept the proposed plan, they should vote on a motion to recommend approval of the proposed master sign plan amendment, subject to any modifying conditions supported by a separate motion and vote. An appropriate motion for this purpose is:

“I move to recommend approval of the Master Sign Plan for Creve Coeur Corporate Center campus as submitted with Application #14-006, subject to the conditions in the draft ordinance as presented on March 31, 2014.”
(Conditions must be added by separate prior motion.)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES
Included and attached by reference.

APPENDIX 2: ZONING CODE
Included and attached by reference.

Aerial Photo



- Legend
-  Subject Properties
 -  Property Lines



**AN ORDINANCE REPEALING ORDINANCE NUMBER 4088 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CREVE COEUR CORPORATE CENTER
CAMPUS LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application has been submitted by Colleen Haddad of Cassidy Turley, Inc., for an amendment to the Master Sign Plan for Creve Coeur Corporate Center to adjust the maximum sign area for all attached wall signs, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new building signage; and

WHEREAS, the original Master Signage Plan for the Creve Coeur Corporate Center was approved by Ordinance Number 4088 in June 11, 2007; and

WHEREAS, the City revised the Article VIII Sign Regulations on October 22, 2012, including how the gross sign area was measured.

WHEREAS, Planning and Zoning Commission reviewed and by a _____ vote recommended approval of the subject amendments at its meeting on Monday, March 31, 2014; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on March 31, 2014, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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

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 this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that approving the application 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: Ordinance Number 4088 is hereby repealed.

Section 2: A new Master Sign Plan, attached hereto as Exhibit 1, is authorized for the Creve Coeur Corporate Center that includes the buildings addressed as 600, 622, 701, and 721 Emerson Road as defined within the Master Sign Plan.

Section 3: Such approval of the Master Signage Plan for the Creve Coeur Corporate Center shall be restricted to the following conditions:

BILL NO. _____

ORDINANCE NO. _____

1. The applicant shall submit sign permit applications for all new signs referred to in the Master Sign Plan that currently does not possess a sign permit
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

Section 4: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

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

ADOPTED THIS ____ DAY OF _____, 2014.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Master Signage Plan



Creve Coeur Center

600-721 Emerson Road
Creve Coeur, MO 63141

Last Updated February, 2014

Creve Coeur Center

This facility comprises of four (4) mid-rise buildings totaling 589,196 square feet of office space, plus two (2) mid-rise covered parking garages. All of the office buildings face Emerson Road, having the following street addresses: 600, 622, 701, and 721. The western elevations of buildings 701 and 721 have direct exposure to I-270. These buildings, however, are not continuous to each other. Buildings 600 and 622 occupy 7.4 acres and buildings 701 and 721 occupy 5.4 acres for a total of 12.8 acres.

Signage Plan

Building Monument Signage

Currently there are four (4) existing building monument signs. Each monument sign is 60” high, 72” wide and 8” deep, with accommodation for up to six (6) tenant names. All meet current zoning requirements. These signs are adequate for the foreseeable future and no further monument signs are requested. There are multiple small directional signs throughout the property that generally fall outside of zoning requirements, such as entrance, exit, no parking, etc. All monument signs are to be internally illuminated. See Attachment #1 for all pictures of Building Monument Signage.

Building 701 currently has Kiefer Bonfanti & Co., LLP, LDI Integrated Pharmacy Services, CRB Engineers-Architects-Builders, and Preferred Resources, Inc. There are three (3) available spaces.

Building 721 currently has Drury Development, Drury Hotels, Cassidy Turley, and The Cornerstone Insurance Group. There are three (3) available spaces.

Building 600 currently has Krilogy Financial, CSC, and Isle of Capri Casinos, Inc. There are three (4) available spaces.

Building 622 currently has ICL North America, leidos, Hastings & Chivetta Associates, Perficient, 8760 Engineering, LLC, and Oakwood Systems Group. There is one (1) available space.

Exterior Building Signage

The City of Creve Coeur allows two (2) wall signs per building, each sign not to exceed 150 square feet. The square feet shall be measured by taking the length of the sign area and multiplying it by the width of the sign area (Length x Width). Currently there are five (5) wall mounted tenant identity signs. All exterior building signs are to be internally illuminated. See Attachments #2 through #5 for pictures of all Exterior Building Signage.

Building 600 currently has zero (0) exterior signs installed. The front west facing sign has been leased to EMC Corporation and their signage approval is pending. A rendering is included in the pictures below.

Building 622 currently has one (1) exterior sign installed belonging to ICL Performance Products.

Building 701 currently has two (2) exterior signs installed belonging to LDI Integrated Pharmacy Services and CRB Engineers.

Building 721 currently has one (1) exterior sign installed belonging to Drury Hotels, Inc. The south building sign is leased to Drury Development.

Parking Garage Exterior Signage

The City of Creve Coeur allows one (1) wall sign to be installed on the parking garage between 701 and 721. This sign is not to exceed 150 square feet. All parking garage wall signs are to be internally illuminated. See Attachment #6 for the picture of the Parking Garage Exterior Signage

Parking Garage currently has one (1) sign installed belonging to Cassidy Turley.

Attachment #1 Building Monument Signage

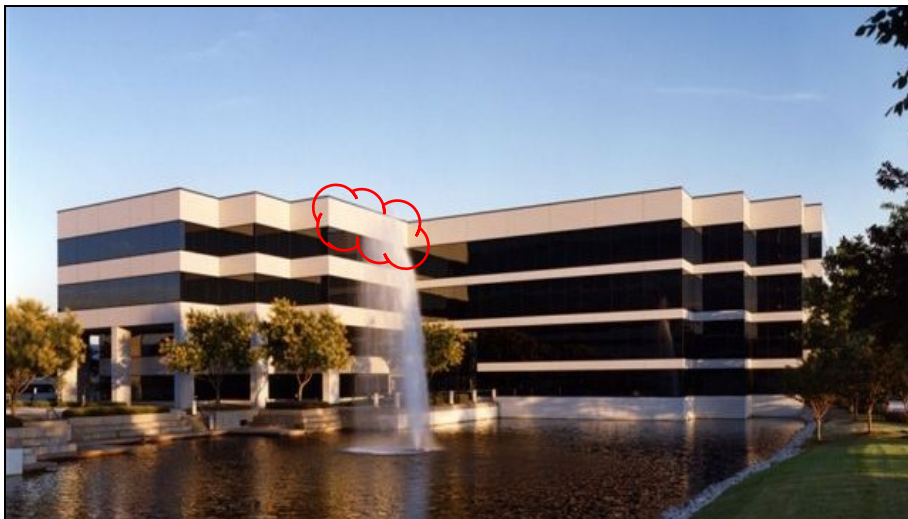


Attachment #2

600 Exterior Signage Locations



West facing elevation in the center.

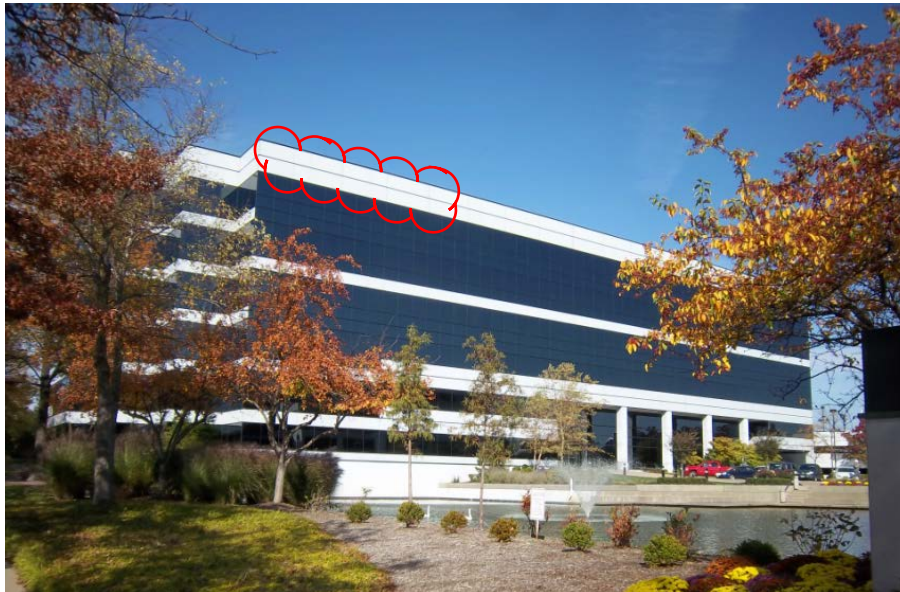


Rear West facing elevation on West side closest to the building.

Attachment #3 622 Exterior Signage Locations



West facing elevation in the center.



South facing elevation on West side.

Attachment #4 701 Exterior Signage Locations



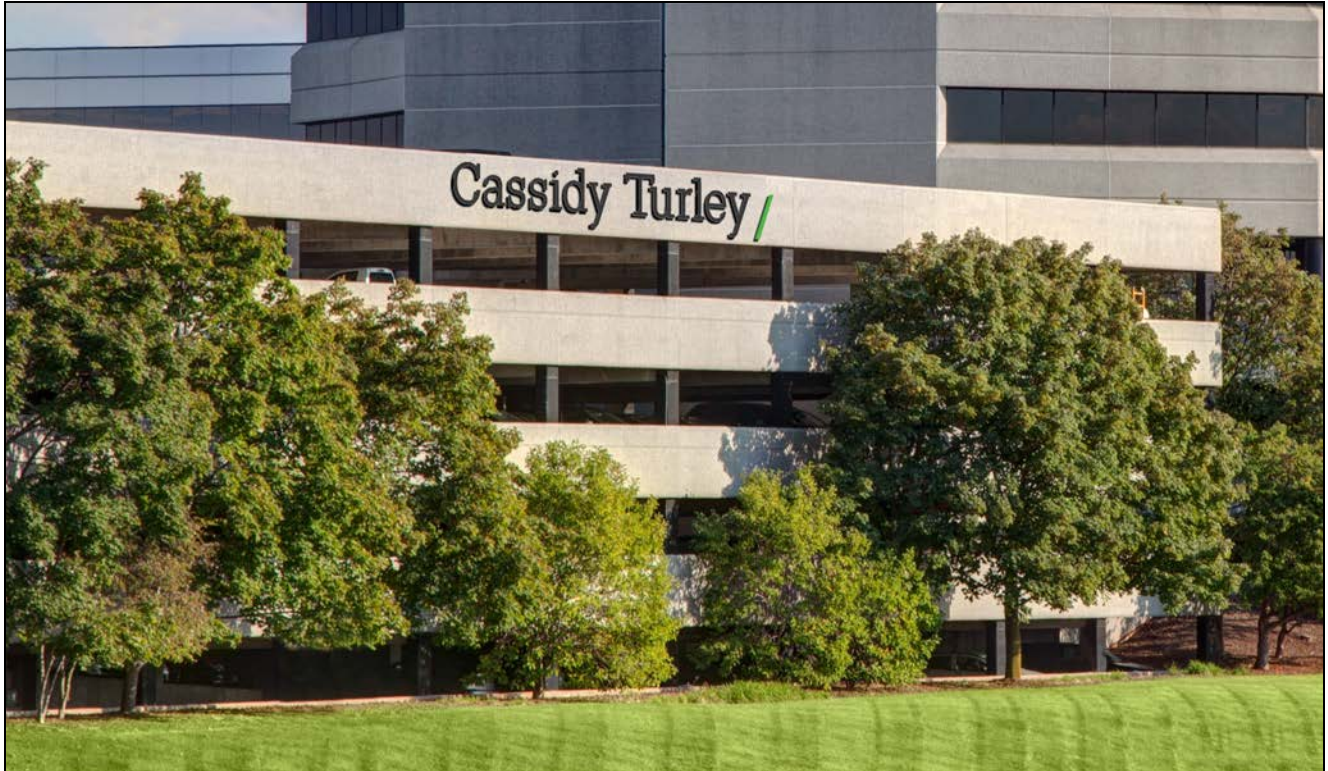
West facing elevation on North and South sides.

Attachment #5 721 Exterior Signage Locations



West facing elevation on North and South sides.

Attachment #6 Exterior Garage Signage Location



West facing elevation in the Center.

EXHIBIT A

DESCRIPTION OF LAND

TRACT I - Phases I and II:

A tract of land being CREVE COEUR CORPORATE CENTER, a subdivision according to the plat thereof recorded in Plat Book 238 Page 47 of the St. Louis County Records, in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the East right-of-way line of Interstate Highway I-270 (formerly I-244), being the Southwest corner of property conveyed to Sir Lion of Creve Coeur, Inc. by deed recorded in Book 6383 Page 1075 of the St. Louis County Records; thence Eastwardly along the South line of Sir Lion of Creve Coeur, Inc. property South 89 degrees 16 minutes 00 seconds East 205.26 feet to the West line of Emerson Avenue 50 feet wide; thence Southwardly along said West line of Emerson Avenue, 50 feet wide, South 0 degrees 09 minutes 00 seconds West 938.67 feet to a point; thence North 89 degrees 14 minutes 10 seconds West 245.18 feet along the North line of Emerson Terrace, a subdivision according to the plat thereof recorded in Plat Book 38 Page 37 of the St. Louis County Records to a point; thence North 02 degrees 21 minutes 36 seconds West 500.10 feet to a point on aforesaid East right-of-way line of Interstate I-270 (formerly I-244); thence Northwardly along said East right-of-way line North 04 degrees 50 minutes 05 seconds East 261.96 feet and North 12 degrees 59 minutes 10 seconds East 181.96 feet to the point of beginning.

TRACT II - Phases III and IV:

A tract of land being part of Lot 15 of LAKE HOUSE FARM SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 9 Page 74 of the St. Louis City (former County) Records, part of Lot 9 of STUDDT'S HOME PLACE, a subdivision according to the plat thereof recorded in Plat Book 7 Page 38 of the St. Louis County Records, and part of Lot 1 and part of Lot 2 of SINCO HILLS, a subdivision according to the plat thereof recorded in Plat Book 91 Page 30 of the St. Louis County Records, in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the South line of property conveyed to George W. Jacob and Donald G. Jacob by deed recorded in Book 7268 Page 1692 of the St. Louis County Records with the West line of Decker Lane, as widened, by Road Dedication Plat recorded in Plat Book 283 Page 82 of the St. Louis County Records; thence along said West line of Decker Lane South 00 degrees 12 minutes 17 seconds West 543.02 feet to the Eastern prolongation of the South line of said Lot 1 of SINCO HILLS; thence along said prolongation North 89 degrees 44 minutes 02 seconds West 7.03 feet to a point; thence South 01 degree 05 minutes 58 seconds West 15.15 feet to a point in the North

Loan No.526381:11

line of Old Ballas Road Extension, 50 feet wide; thence along said North line of Ballas Road Extension the following courses and distances: along a curve to the left whose radius point bears South 23 degrees 18 minutes 01 second East 229.99 feet from the last mentioned point, a distance of 29.13 feet, South 59 degrees 26 minutes 35 seconds West 40.39 feet, along a curve to the right whose radius point bears North 30 degrees 33 minutes 25 seconds West 290.88 feet from the last mentioned point, a distance of 240.77 feet, and North 73 degrees 07 minutes 51 seconds West 250.99 feet to the East line of Emerson Avenue, as widened, by said Road Dedication Plat; thence along said East line of Emerson Avenue North 00 degrees 13 minutes 00 seconds East 542.12 feet to a point in the South line of property conveyed to Bernard H. Wenneman and wife by deed recorded in Book 2216 Page 78 of the St. Louis County Records; thence along said South lines of Wenneman and Jacob properties North 89 degrees 29 minutes 38 seconds East 540.45 feet to the point of beginning.

BILL NUMBER 5083

ORDINANCE NUMBER 4088

AN ORDINANCE APPROVING A MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR THE CREVE COEUR CENTER CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD, EAST AND WEST OF EMERSON ROAD AND ZONED "CB" CORE BUSINESS DISTRICT

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by The Designery Shop for approval of a Master Signage Plan for the Creve Coeur Center campus;

WHEREAS, The boundaries of the Master Signage Plan will be for Creve Coeur Center campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the request for a Master Signage Plan on May 7, 2007;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Tuesday, May 29, 2007, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan amendment as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on May 12, 2007 in the St. Louis Countian and on the week of May 14, 2007 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting three times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

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

SECTION 1: The Master Signage Plan for the Creve Coeur Center campus, as submitted by The Designery Shop, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the Creve Coeur Center campus and identified as the area on the Master Signage Plan.

SECTION 2: Such approval of the Master Signage Plan for the Creve Coeur Center campus shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit application(s) for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This Ordinance shall become effective upon adoption by the City Council and the signing hereof by the Mayor pursuant to the provisions of Section 3.11(g) of the Charter.

Adopted this 11th day of June, 2007.



DAVID KREUTER
PRESIDENT OF CITY COUNCIL

Adopted this 11th day of June, 2007.



HAROLD DIELMANN
MAYOR

Attest:



LAVERNE COLLINS, CMC
CITY CLERK



city of CREVE COEUR

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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-048 APPROVAL OF AN AMENDMENT TO THE SITE CONCEPT
PLAN FOR MERCY HOSPITAL AND SITE DEVELOPMENT PLAN
APPROVAL OF A NEW PERMANENT PARKING LOT AT
THE SKILLED NURSING FACILITY**

FOR THE MEETING OF: Monday, March 31, 2014, 7:00 PM

LOCATION: 12120 Conway Road (see attached map). The property is zoned PH (Planned Hospital).

REQUEST: An application has been submitted by Dennis Pruitt, of Heideman Associates, Inc., on behalf of Mercy Hospital – St. Louis, for approval of an updated campus site concept plan and site development plan approval of a permanent parking lot in place of an existing temporary lot. There is a similar lot that will also be paved but it is in the City of Town and Country.

ADDITIONAL INFORMATION: In the PH (Planned Hospital) zoning district, all site concept and site development plans require City Council approval after receiving a recommendation from the Planning and Zoning Commission.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Visual impact along Conway Road

Comp. Plan References

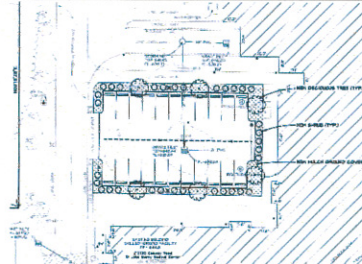
- Design Guidelines

Zoning Code References

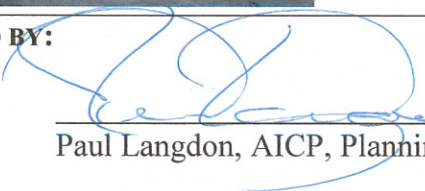
- Section 405.310: "PH" Planned Hospital Zoning District
- 405.640: Fences within the Front Yard Section and along Street Right-of-Way

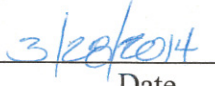
APPLICANT: Dennis Pruitt
Heideman Associates, Inc.
13545 Barrett Parkway Drive
Suite 200
St. Louis, MO 63021

PROPERTY OWNER: Mercy Hospital
615 S. New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, AICP, Planning Director


Date

ATTACHMENTS: Applicant's materials submitted December 19, 2013 (site development plans) and February 13, 2014 (site concept plan).

PROJECT PROPOSAL

Mercy Hospital installed two temporary parking lots adjacent to their skilled nursing facility several years ago. Although they were largely screened from view, they were composed only of compacted gravel. The lots were not shown on the formal site concept plan either. In the subsequent years, it has become evident that the lots are in much demand and the hospital has decided to formally complete the lots. To do so, they propose to add them to the site concept plan and have submitted site development plans showing pervious concrete paving, perimeter landscaping, and new lighting. The City Council has final approval authority on all site concept and site development plans in the PH district upon receipt of a recommendation from the Planning and Zoning Commission.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Main hospital campus	"PH" Planned Hospital	N/A
South	Skilled nursing facility	Town & Country zoning	N/A
East	Skilled nursing facility	"PH" Planned Hospital	N/A
West	Synagogue	"A" Single-family Residential	N/A

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan provides only the following direction that is applicable to this review:

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

Since the parking lot is not close to any residential area and City Staff are not aware of any concerns being received since the temporary surface was installed, it appears that the parking lot meets with the goals of the Comprehensive Plan.

DESIGN GUIDELINES ANALYSIS

The Design Guidelines contain a variety of goals for parking lots. Applicable to this proposal are the following:

G. Parking

1. The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping.
2. Parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable.
3. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas is strongly encouraged.
4. Parking design should minimize glare, reflection and the visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas.
5. Parking structure/lot design should not interfere with pedestrian circulation nor obstruct direct access to and from the principle building and the street.

6. A landscaped separation should be used between parking areas and buildings to create a visual landscaped foreground for buildings.
7. Landscaped parking islands should be incorporated into all parking lots. These parking islands should be located at the beginning and end of all parking aisles as well as every 8-10 parking stalls or other landscape breaks to large parking areas. Where parking aisles have less than 16 continuous stalls, they should be placed in the middle of the aisle. Landscaped parking islands must be a minimum of 9-feet in width.

The parking lot is comparatively small so the area of asphalt is limited and it would not be economically feasible to build a structure for so few spaces. The attached landscape plan shows that new landscape will be installed between the lot and building and several shade trees are included. The Design Guidelines do recommend that a landscaped median occur after no more than 10 continuous stalls. However, there are no other sections to this parking lot and the loss of two stalls is significant in such a small lot. Given the limited size of the lot and the high parking demands on all of the hospital campus (attached photos show a full lot), staff suggest that the proposed plan adequately addresses the Design Guidelines.

ZONING ORDINANCE ANALYSIS

As shown on the applicant's plans, the new parking lot does not create any site coverage issues for the campus and it is located well away from the nearest street so no setback issues arise. It provides at least five feet of landscaped area around the perimeter, the stalls are nine feet by nineteen feet and the drive aisle is 26 feet wide. These dimensions are all in conformance with Zoning Ordinance regulations.

CONCLUSION

If the Planning Commission believes the parking lot proposal meets with the goals of the Comprehensive Plan and Design Guidelines, and is in conformance with the Zoning Code, they can vote on a recommendation to approve the amendment to the site concept plan for Mercy Hospital and the site development plan for the parking lot. The City Council may grant final approval by resolution. If the Planning Commission and City Council wish to approve the site development plan, staff recommend the following usual and customary conditions of approval:

- The applicant is required to submit a Site Improvement Permit application, showing all elements of the parking lot construction, including landscaping, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Amended Master Concept Plan" and the "Site Development Plan, Skilled Nursing Facility – Parking Lots," submitted by Dennis Pruitt of Heideman Associates on February 13, 2014 and December 19, 2013, respectively, in conjunction with Application #13-048.
- An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.

ACTION AND MOTION

Action by the Planning Commission should be a vote on a motion to recommend approval, approval with conditions, or deferral. The following is an example motion for this application:

“I move to approve the amendment to the site concept plan for Mercy Hospital and the site development plan for the skilled nursing facility parking lot, subject to the conditions listed in the Staff Report prepared for Application #13-048 for the meeting of March 31, 2014” (Conditions may be added, modified or eliminated by separate motion.)

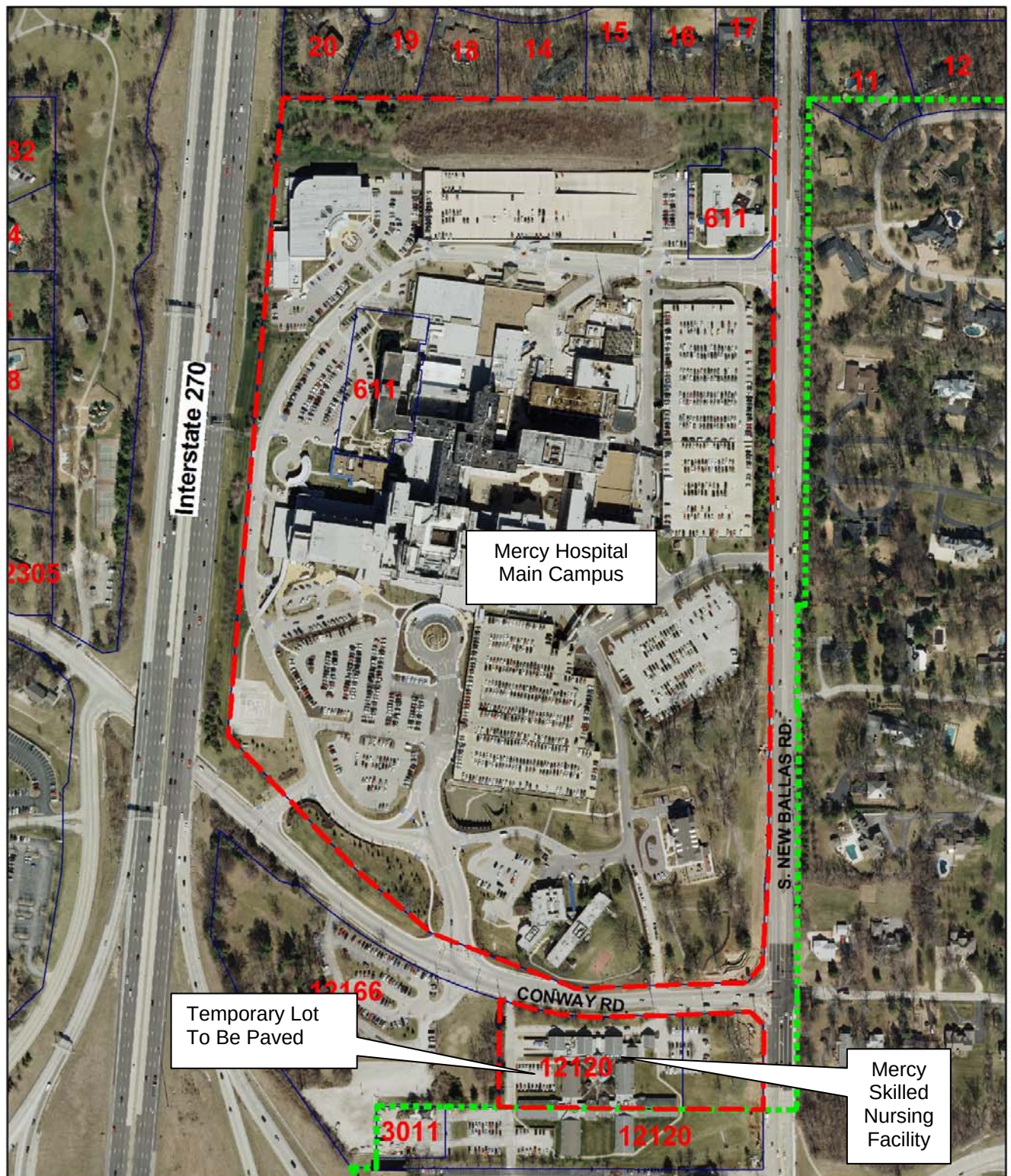
APPENDIX 1: COMPREHENSIVE PLAN

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



- Legend
- Subject Properties
 - Property Lines
 - City Limit



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 08/29/2013
	Description: View looking east into the center of the parking lot. Note screen wall on the left and fence on the right.
	Description: View looking southeast from the entrance to the nursing home loading dock area. Note fence behind cars in far row.
	Description: View looking northeast into the parking lot. The end of the screen fence is visible on the right.

RESOLUTION NO. _____

A RESOLUTION APPROVING A NEW PARKING LOT AT THE MERCY HOSPITAL SKILLED NURSING FACILITY LOCATED AT 12120 CONWAY ROAD

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was submitted by Dennis Pruitt of Heideman Associates, Inc., on behalf of Mercy Hospital – St. Louis, for approval of an amended site concept plan and a site development plan for the permanent installation of a parking lot adjacent to the skilled nursing facility addressed as 12120 Conway Road; 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 March 31, 2014; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed 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 Concept Plan for Mercy Hospital – St. Louis is hereby amended to add a new parking lot adjacent to the Skilled Nursing Facility, addressed as 12120 Conway Road, as depicted on the “Amended Master Concept Plan” submitted by Dennis Pruitt of Heideman Associates on February 13, 2014, in conjunction with Planning and Zoning Application #13-048.

Section 2: The Site Development Plan for the Skilled Nursing Facility parking lot is approved subject to the following conditions:

1. The applicant is required to submit a Site Improvement Permit application, showing all elements of the parking lot construction, including landscaping, as required by Section

RESOLUTION NO. _____

420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Amended Master Concept Plan" and the "Site Development Plan, Skilled Nursing Facility – Parking Lots," submitted by Dennis Pruitt of Heideman Associates on February 13, 2014 and December 19, 2013, respectively, in conjunction with Application #13-048.

2. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
3. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.

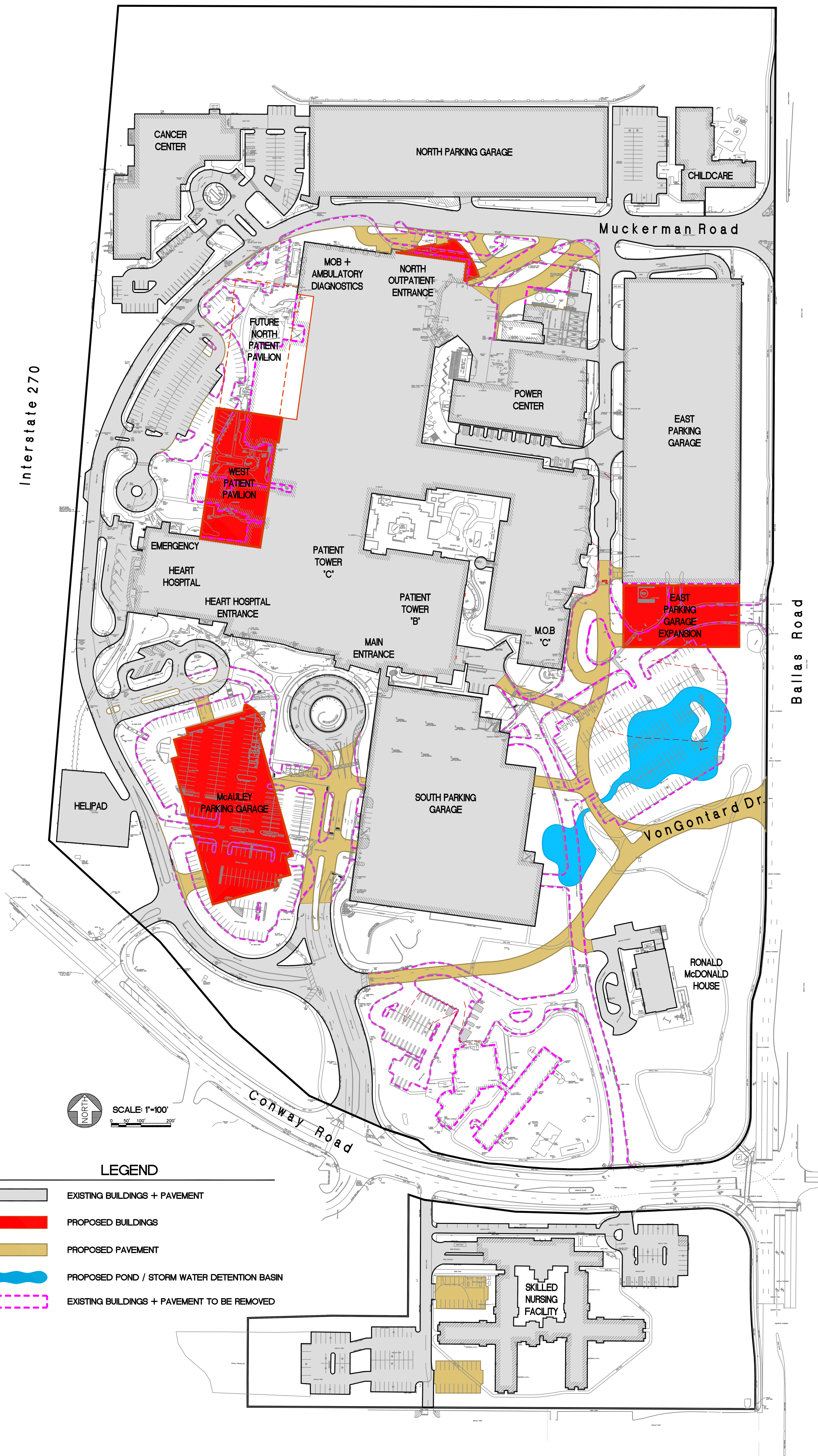
Section 3: This resolution shall become effective upon approval.

ADOPTED THIS 28th DAY OF April, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



Engineers Logo:

HEIDEMAN ASSOCIATES, INC.
A Zak Company
13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021
p 314.822.2217
f 314.822.7858
www.zakcompanies.com

Sign & Seal:

STATE OF MISSOURI
MICHAEL JAMES VELLOFF
NO. E-2000161862
REGISTERED PROFESSIONAL ENGINEER

Owners Name:

Mercy Hospital - St. Louis
615 South New Ballas Road
Creve Coeur, Missouri 63141

Project Name:

Amended Master Concept Plan

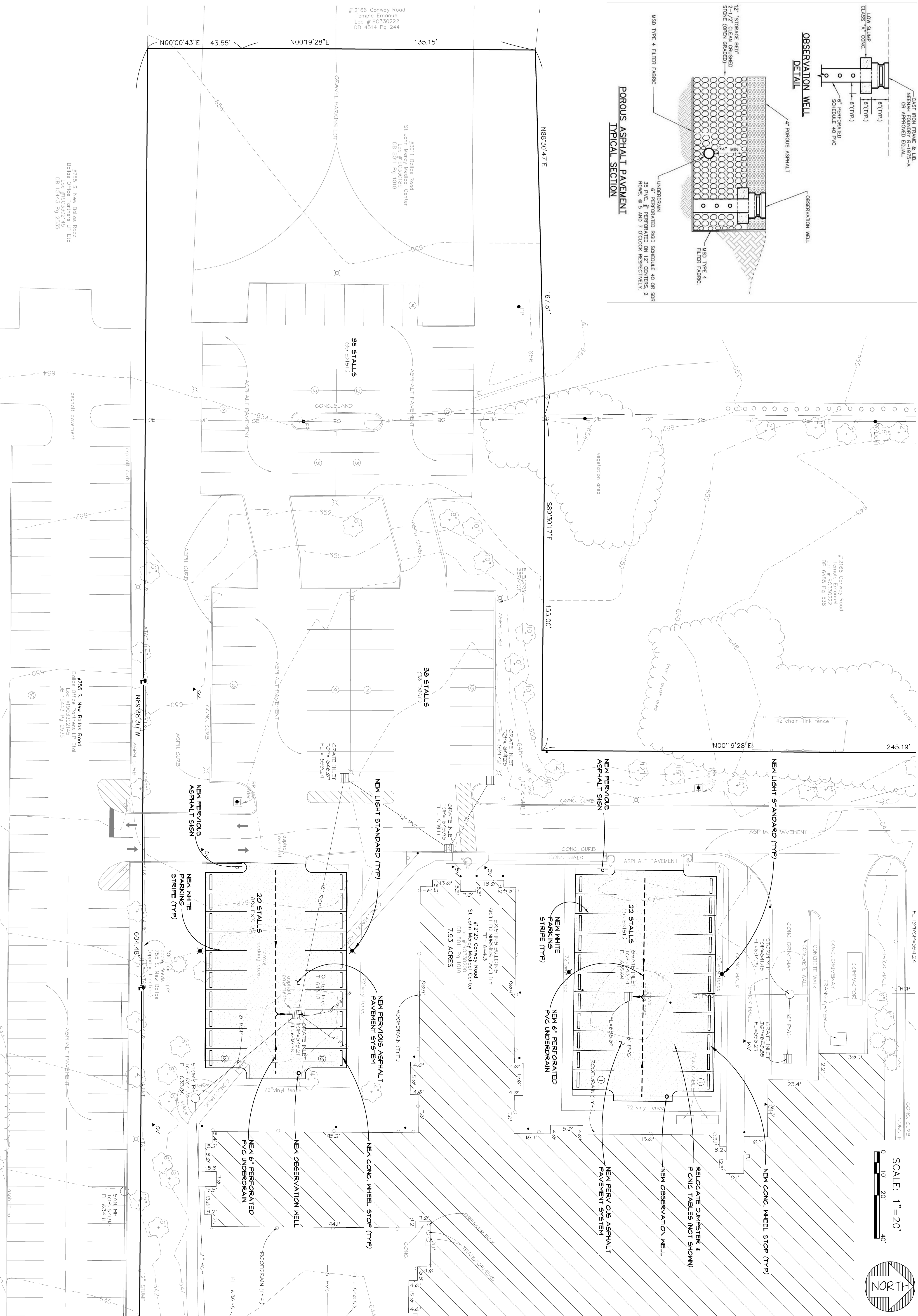
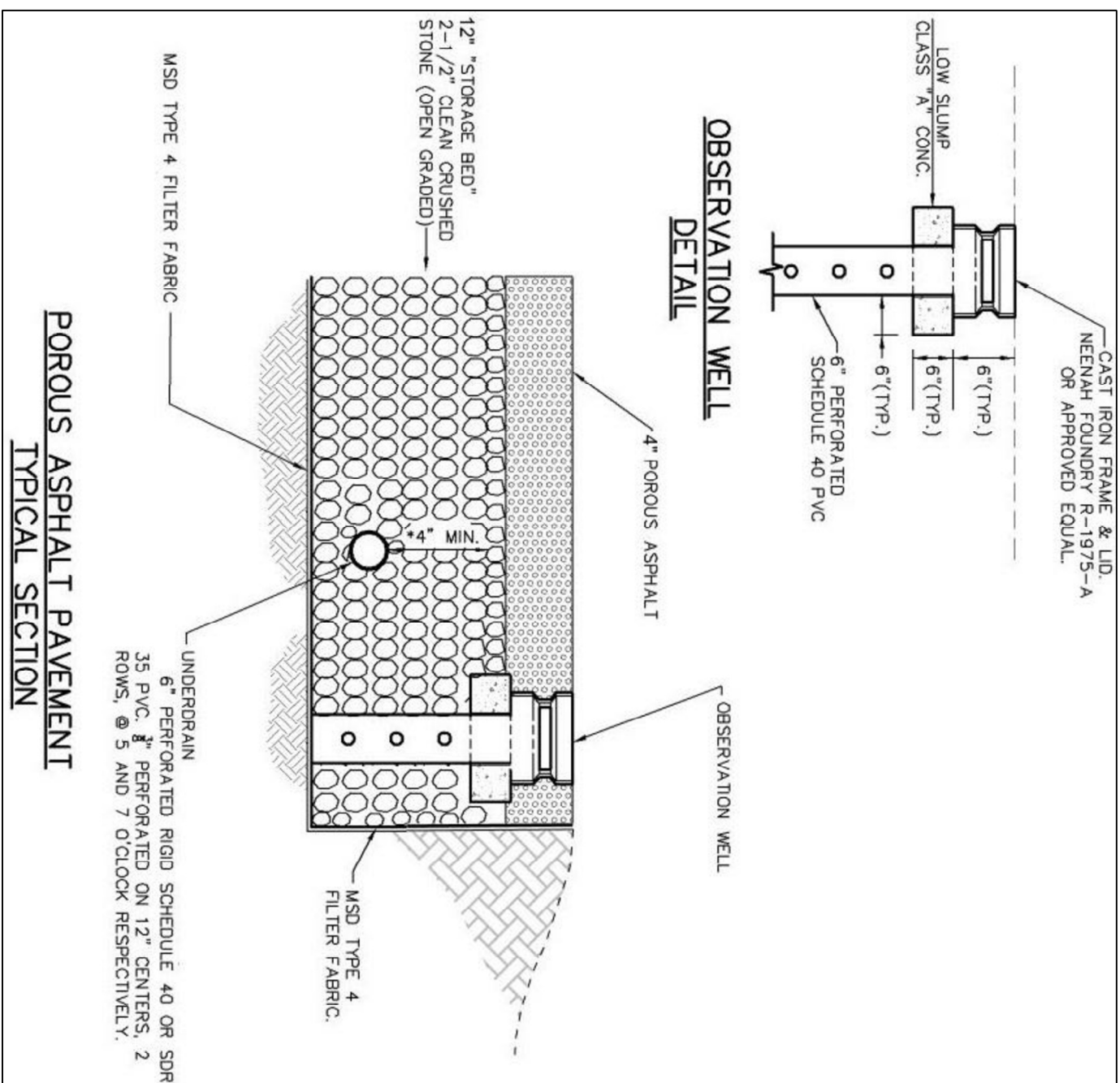
Owners Logo:

Mercy

Date: 02-05-14

Scale: 1" = 60'

Sheet No. 1 of 1



MSD BENCHMARK:

13-233 646.47 - "50." ON THE SOUTHERN CORNER OF A 7.5' X 7.5' CONCRETE BASE OF AN ORNAMENTAL SIGN AT THE ST. JOHN'S MERCY HOSPITAL, 365' WEST OF BALLAS ROAD AND 50' NORTH OF CONWAY ROAD ALSO 30' WEST OF CARDINAL RITTER DRIVE ENTRANCE.

ENGINEERING DECLARATION

THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSIDERED AS THE FINAL DESIGN FOR CONSTRUCTION. BIDD FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

No.	Date	Revisions
1		
2		
3		
4		
5		
6		

Architects or Designers or Engineers Logo:



HEIDEMAN ASSOCIATES, INC.

A Zek Company

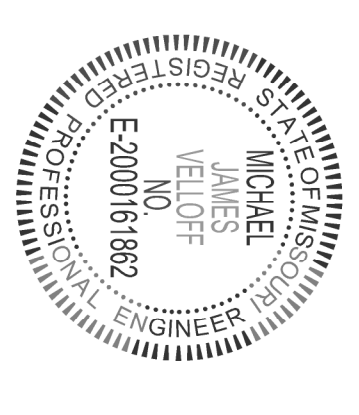
12545 Barrett Berkeley Drive • 314.822.2213

13345 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021

SMHS JOB NUMBER:

1540-153205-1121

Sign & Seal



THE SEAL OF MICHAEL J. VELLOPO, ON THIS PLANNING APPEALS ONLY TO THE CIVIL/201E ENGINEERING BOARD. IT DOES NOT, HOWEVER, IMPLY ANY RESPONSIBILITY TAKEN FOR ENVIRONMENTAL, GEOLOGICAL, (INCLUDING BUT NOT LIMITED TO) SOIL STABILITY, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL, FIRE PROTECTION, TRAFFIC ENGINEERING, SURVEYING (BOUNDARY AND TOPOGRAPHIC), OR ARCHITECTURAL (BUILDING OR LANDSCAPE) CONSIDERATIONS.

Building Name:

MERCY - SKILLED NURSING FACILITY
12120 Conway Road
Creve Coeur, Missouri 63141

Project Name & Project Numbers:

Co-Worker Parking

Sheet Name:

SITE / GRADING PLAN

Date:

12/20/2013

Checked By: _____ Drawn By: _____

MJV	DDP
Scale:	NOTED

Floor No.

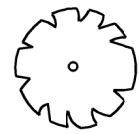
Site



Sheet No. _____

2

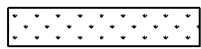
LANDSCAPE LEGEND



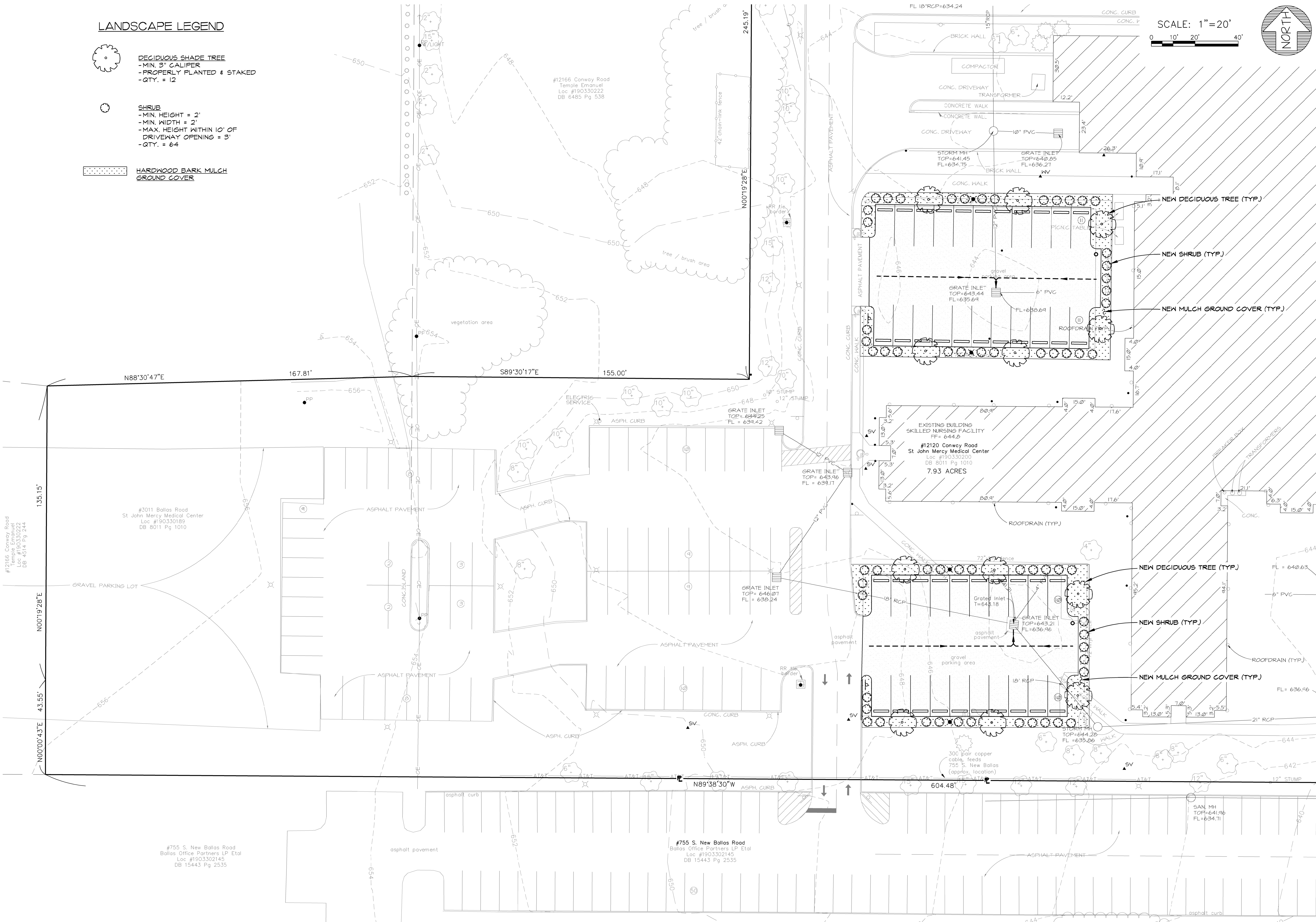
DECIDUOUS SHADE TREE
-MIN. 3" CALIPER
-PROPERLY PLANTED & STAKED
-QTY. = 12



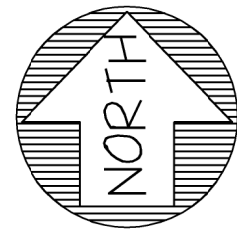
SHRUB
-MIN. HEIGHT = 2'
-MIN. WIDTH = 2'
-MAX. HEIGHT WITHIN 10' OF
DRIVEWAY OPENING = 3'
-QTY. = 64



HARDWOOD BARK MULCH
GROUND COVER



SCALE: 1"=20'



ENGINEERING DECLARATION

THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSTRUED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

MSD BENCHMARK:

13-233 646.47 = "50." ON THE SOUTHERN CORNER OF A 7.5' X 7.5' CONCRETE BASE OF AN ORNAMENTAL SIGN AT THE ST. JOHN'S MERCY HOSPITAL, 365' WEST OF BALLAS ROAD AND 50' NORTH OF CONWAY ROAD ALSO 30' WEST OF CARDINAL RITTER DRIVE ENTRANCE.

NAME: MICHAEL J. VELLOFF
LICENSE NUMBER: E-2000161862
DISCIPLINE: CIVIL
CORPORATE AUTHORITY NUMBER: 001194

THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL ENGINEERING WORK HE DOES NOT APPLY TO ANY RESPONSIBILITY TAKEN FOR ENVIRONMENTAL, GEOTECHNICAL, INCLUDING BUT NOT LIMITED TO SOILS, STABILITY, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL, FIRE PROTECTION, TRAFFIC ENGINEERING, SURVEYING, BOUNDARY AND TOPOGRAPHIC, OR ARCHITECTURAL (BUILDING OR LANDSCAPE).

MICHAEL J. VELLOFF
NO. E-2000161862
PROFESSIONAL ENGINEER

SMHS JOB NUMBER:
1540-153205-1121

Building Name:
MERCY - SKILLED NURSING FACILITY
12120 Conway Road
Creve Coeur, Missouri 63141

Date:	12/20/2013	Drawn By:	DDP	NOTED
Checked By:	MJV	Scale:		
Project Name & Project Number:	Co-Worker Parking	Sheet Name:	CONCEPT LANDSCAPE PLAN	

Floor No.
Site

Sheet No.
C3

HEIDEMAN ASSOCIATES, INC.
A Zak Company
13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021
P 314.822.7658
F 314.822.7658
www.zakcompanies.com

Architects or Designers or Engineers Logo:

No.	Date	Revisions
1		
2		
3		
4		
5		
6		



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#14-007 FOR APPROVAL OF A BOUNDARY ADJUSTMENT BETWEEN
12068 LADUE ROAD & 3 BEACON HILL LANE

FOR THE MEETING OF: March 31, 2014

LOCATION: 12068 Ladue Road and 3 Beacon Hill Lane

REQUEST: The property owners of 12068 Ladue are seeking to exchange square footage with the adjoining property to create a larger lot. The new lot for 12068 Ladue Road will be 1.03 acres, and 3 Beacon Hill will be 1.14 acres. Both properties are zoned A Single-Family Residential. Current acreage for 12068 Ladue Road is 0.91, thus eliminating a non-conforming lot area.

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

Key Issues:

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

Subdivision Code References

- Section 410.030(D)

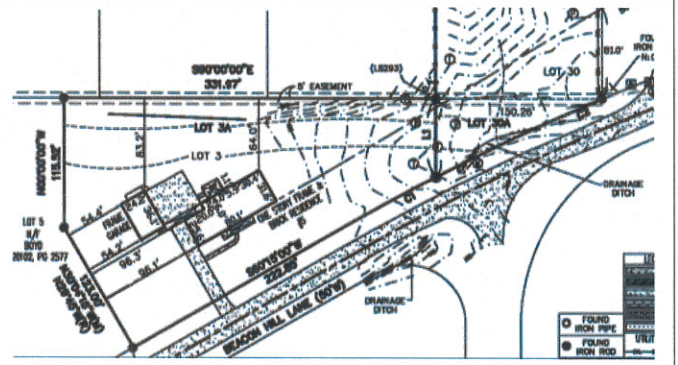
Zoning Code References

- Section 405.250: "A"
Single-Family Residential

REPRESENTATIVE: Jared Minnick
Minnick Surveying
7905 Big Bend Blvd, Suite 101
Webster Groves, MO 63119

PROPERTY OWNER:

Janard Hanam Selvasekaran
12068 Ladue Road
St. Louis, MO 63141



REPORT PREPARED BY:

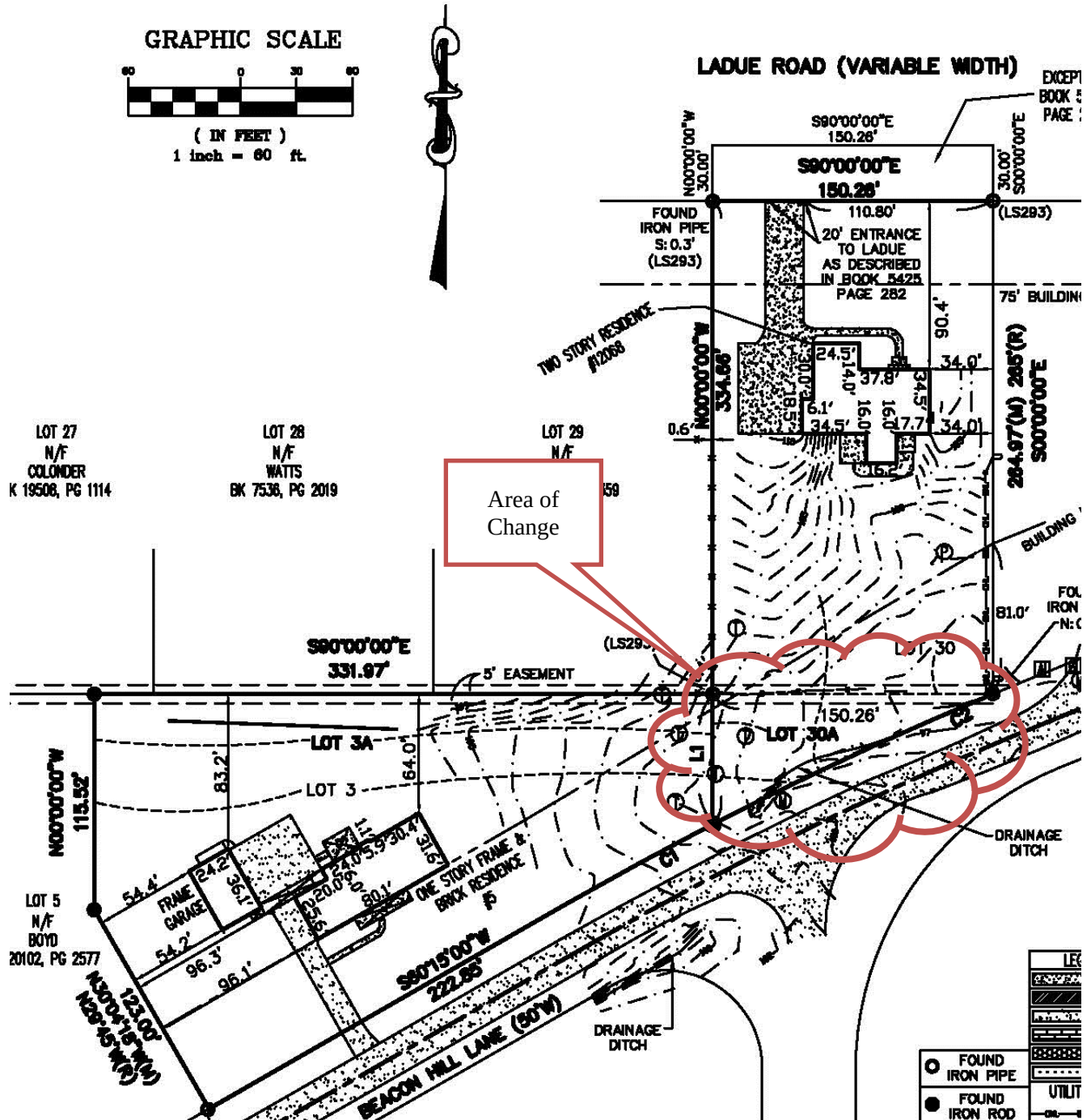
Whitney Kelly
Whitney Kelly, AICP, City Planner

3/28/14
Date

ATTACHMENTS: Boundary Adjustment Plat and Legal Description submitted February 11, 2014

BACKGROUND

The property at 12068 Ladue Road has a pre-existing, non-conforming site area of 0.91 acres. The original home was torn down and has since been redeveloped. The house at 3 Beacon Hill Lane has a site area of approximately 54,300 square feet, or 1.24 acres. Both properties are zoned "A" Single Family Residential, that requires a minimum of one acre per property. The property owners are seeking a boundary adjustment that will allow the non-conforming lot at 12068 Ladue Road to increase to 1.03 acres, by moving the rear property line to the Beacon Hill right-of-way. This will leave 3 Beacon Hill Lane at 1.14 acres. Below is a close up of the boundary adjustment plat.



DISCUSSION

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

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

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any non-conformities on the sites, and will eliminate the existing non-conformity. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission. The correct script information for the city will need to be revised for the final document for signature and recording as a condition of approval.

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 12068 Ladue Road and 3 Beacon Hill Lane boundary adjustment attached to the staff report on application #14-007 received February 11, 2014, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

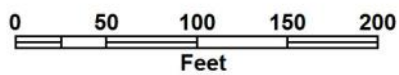
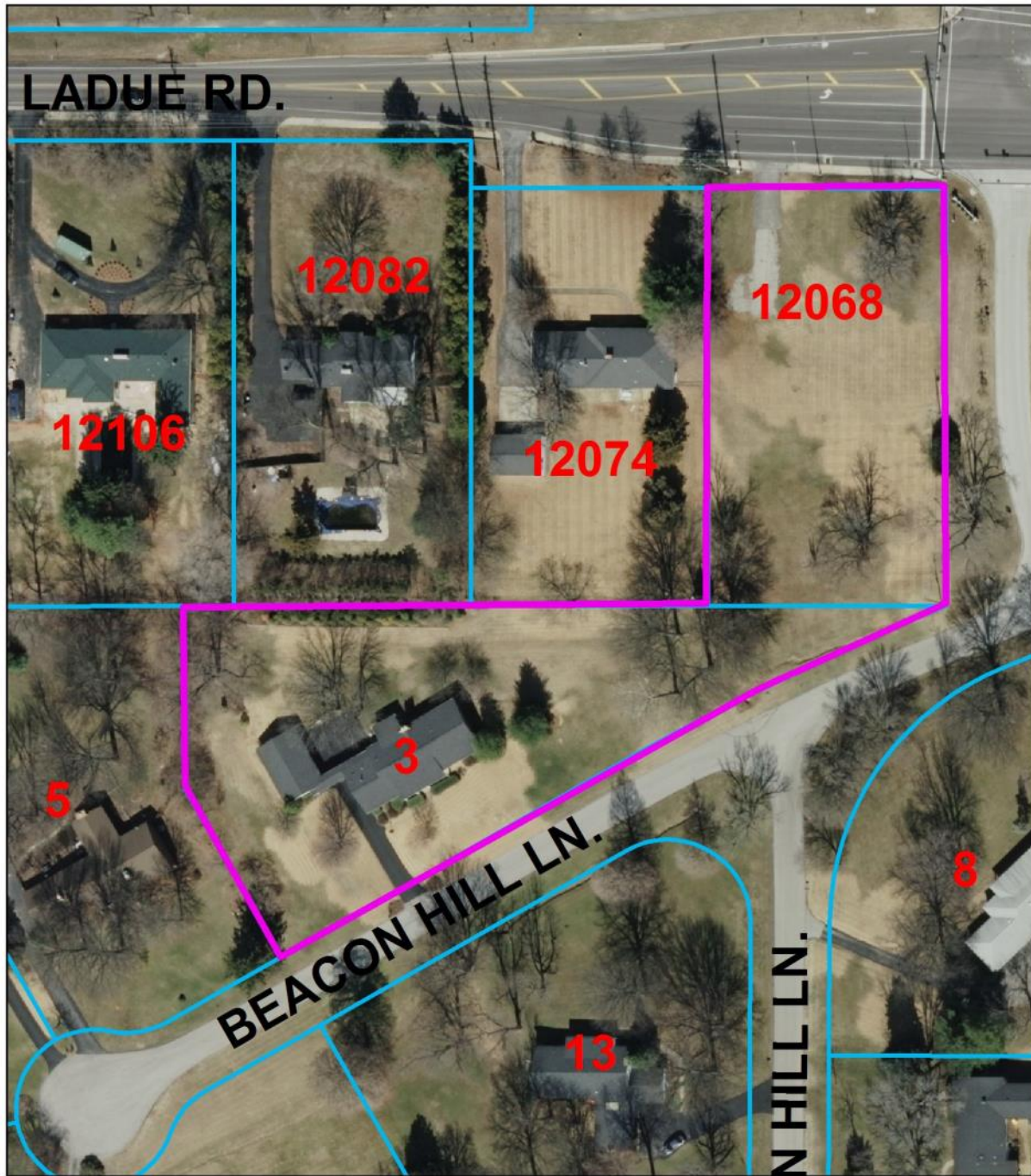
APPENDIX 1: ZONING CODE

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



- Legend
-  Subject Property
 -  Parcel Lines
 -  City Limit

WE THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON PLATTED AND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH BOUNDARY ADJUSTMENT PLAT SHALL HEREAFTER BE KNOWN AS "BOUNDARY ADJUSTMENT OF LOTS 3 AND 30 OF BEACON HILL."

OWNER/REPRESENTATIVE

(SIGNATURE) _____ (SIGNATURE) _____

(PRINT) _____ (PRINT) _____

STATE OF MISSOURI

_____ } S.S.
COUNTY OF ST. LOUIS

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME _____

WHEREAS, _____ BY A DEED OF TRUST, DATED _____ AND FOR THE _____ AND STATE OF _____, IN BOOK _____, OFFICE, IN AND FOR THE _____, AND RECORDED IN THE RECORDER'S _____, CONVEYED TO THE _____ AND STATE OF _____, HEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN INTEREST NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED.

TO HAVE AND TO HOLD THE SAME, WITH ALL THE APPURTENANCES THERETO, BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS ____ DAY OF _____, 20____.

PRINT NAME _____

STATE OF MISSOURI,

_____ } S.S.
COUNTY OF ST. LOUIS

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME _____

THIS IS TO CERTIFY THAT THIS PLAT OF "BOUNDARY ADJUSTMENT OF LOTS 3 AND 30 OF BEACON HILL," WAS APPROVED BY THE CITY OF _____, DATED _____, ON THIS ____ DAY OF _____, 20____, PER ORDINANCE _____, AND THEREBY AUTHORIZES THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } S.S.

I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOREGOING AND ANNEXED INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. AT _____ O'CLOCK ____ M., AND IS TRULY RECORDED IN PLAT BOOK _____, PAGE _____.

JANICE M. HAMMONDS, RECORDER OF DEEDS

DEPUTY RECORDER _____

THIS PLAT HAS BEEN REVIEWED UNDER SECTION 1005.360 OF THE ST. LOUIS COUNTY SUBDIVISION ORDINANCE (CHAPTER 1005) AND APPROVED BY THE ST. LOUIS COUNTY DEPARTMENT OF PLANNING ON _____, 20____. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES. NO ADDITIONAL LOTS ARE CREATED, NO EASEMENTS ARE VACATED BY THIS PLAT, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE (CHAPTER 1003) OF THE SUBDIVISION ORDINANCE.

GLENN A. POWERS, DIRECTOR OF PLANNING _____ DATE _____

"BOUNDARY ADJUSTMENT OF LOTS 3 AND 30 OF BEACON HILL" AND 30 OF BEACON HILL"

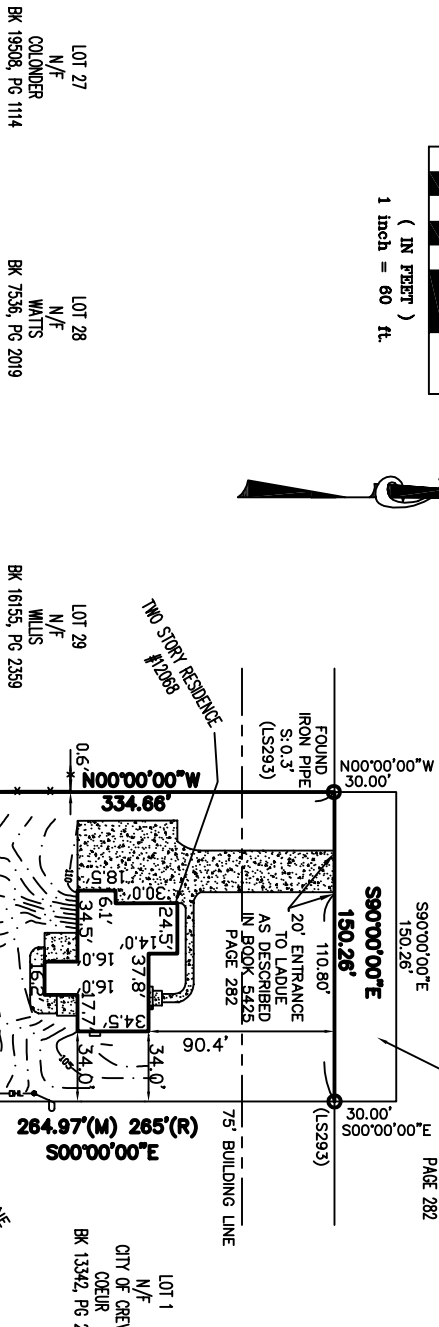
A BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS

GRAPHIC SCALE



LADUE ROAD (VARIABLE WIDTH)

EXCEPTION BOOK 5425 PAGE 282



L1= 69.66'
S00°00'00"E
C1= L=87.46'
R=2003.64'
C2= L=165.68'
R=2003.64'

LEGEND	
	CONCRETE
	WOOD
	ASPHALT
	BRICK
	GRAVEL
	FOUND IRON PIPE
	FOUND IRON ROD
	3" CHAIN LINK
	AREA INLET
	(R)=RECORD CABLE PED
	SET IRON ROD WITH CAP
	TEL PED
	UNDERGROUND SEWER LINE
	SHOWN BY ABOVEGROUND MARKINGS
	WATER LINE
	STAND PRE
	STAND PRE
	TREE

LOT 30A PART OF LOT 3 AND LOT 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF BEACON HILL LANE, BEING THE SOUTHEAST LINE OF LOT 3 OF SAID BEACON HILL, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 07 MINUTES 43 SECONDS WEST, 165.62 FEET, AN ARC LENGTH OF 165.68 FEET, A RADIOS OF 2003.64 FEET, TO A POINT; THENCE ALONG THE WEST LINE OF SAID LOT 30 AND ITS PROLONGATION, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 334.66 FEET TO A POINT ON THE SOUTH LINE OF LADUE ROAD AS WIDENED; THENCE ALONG SAID SOUTH LINE SOUTH 90 DEGREES 00 MINUTES OF SAID LOT 30, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 284.97 FEET TO THE POINT OF BEGINNING; CONTAINING 44,861 SQUARE FEET OR 1.0346 ACRE, MORE OR LESS.

LOT 3A PART OF LOT 3 AND LOT 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF BEACON HILL LANE, BEING THE SOUTHEAST LINE OF LOT 3 OF SAID BEACON HILL, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 07 MINUTES 43 SECONDS WEST, 165.62 FEET, AN ARC LENGTH OF 165.68 FEET, A RADIOS OF 2003.64 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 3, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 30 MINUTES 02 SECONDS WEST, 87.45 FEET, HAVING AN ARC LENGTH OF 87.46 FEET, HAVING A RADIOS OF 2003.64 FEET, TO A POINT; THENCE SOUTH 60 DEGREES 15 MINUTES 00 SECONDS WEST, 222.85 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH 30 DEGREES 04 MINUTES 18 SECONDS WEST, 123.00 FEET TO A WEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 115.52 FEET TO THE NORTHWEST CORNER OF LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 331.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 69.66 FEET TO THE POINT OF BEGINNING; CONTAINING 49,577 SQUARE FEET OR 1.14 ACRE, MORE OR LESS.

NOTES:

- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY. BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER PT-12-2124-ST, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 28, 2012. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY, NONE.
- SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: LOT 30-PRIORITY PROPERTY HOLDINGS LLC, BK 19933 PG 4181; LOT 3: FLEMING, BOOK 7504 PAGE 2355.
- BASIS OF BEARING: THE SOUTH LINE OF LOT 30 AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS.

THIS IS TO CERTIFY THAT WE HAVE, AT THE REQUEST OF JANARHANYAM SELVASERKAN & NIRMAA DHANDAPARI, PREPARED THIS BOUNDARY ADJUSTMENT PLAT OF BOUNDARY ADJUSTMENT OF LOTS 3 AND 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, DURING THE MONTH OF DECEMBER, 2013 THROUGH JANUARY 2014, ACCORDING TO RECORD SOURCES AND ACTUAL FIELD SURVEY IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, OF THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

MINNICK SURVEYING, LLC

MINNICK SURVEYING, LLC

7905 BIG BEND BLVD., STE. 101
ST. LOUIS, MO 63119
PHONE: (314) 721-8600
FAX: (314) 721-8601
MINNICKSURVEYING.COM
LC-2008001156

PROJECT: 12068, LADUE ROAD,
CREVE COEUR, ST. LOUIS COUNTY,
MO
JOB NUMBER: 35138A
DRAWN BY: LGH
DATE PREPARED: 12/27/13

PRELIMINARY
FOR CONSTRUCTION
RECORDING
PIRROCES OR
IMPLEMENTATION

JARED M. MINNICK, P.L.S. NO. 0004173661
PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING, PIRROCES OR IMPLEMENTATION

LOT 30A

PART OF LOT 3 AND LOT 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30 OF BEACON HILL AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF BEACON HILL LANE, BEING THE SOUTHEAST LINE OF LOT 3 OF SAID BEACON HILL, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 07 MINUTES 43 SECONDS WEST, 165.62 FEET, AN ARC LENGTH OF 165.68 FEET, A RADIOS OF 2003.64 FEET, TO A POINT; THENCE ALONG THE WEST LINE OF SAID LOT 30 AND ITS PROLONGATION, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 334.66 FEET TO A POINT ON THE SOUTH LINE OF LADUE ROAD AS WIDENED; THENCE ALONG SAID SOUTH LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 150.26 FEET TO A POINT; THENCE ALONG THE EAST LINE OF SAID LOT 30, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 264.97 FEET TO THE POINT OF BEGINNING; CONTAINING 44,861 SQUARE FEET OR 1.03 ACRE, MORE OR LESS.

LOT 3A

PART OF LOT 3 AND LOT 30 OF BEACON HILL, AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 30 OF BEACON HILL AS RECORDED IN PLAT BOOK 50 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF BEACON HILL LANE, BEING THE SOUTHEAST LINE OF LOT 3 OF SAID BEACON HILL, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 07 MINUTES 43 SECONDS WEST, 165.62 FEET, AN ARC LENGTH OF 165.68 FEET, A RADIOS OF 2003.64 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 3, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 30 MINUTES 02 SECONDS WEST, 87.45 FEET, HAVING AN ARC LENGTH OF 87.46 FEET, HAVING A RADIOS OF 2003.64 FEET, TO A POINT; THENCE SOUTH 60 DEGREES 15 MINUTES 00 SECONDS WEST, 222.85 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH 30 DEGREES 04 MINUTES 18 SECONDS WEST, 123.00 FEET TO A WEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 115.52 FEET TO THE NORTHWEST CORNER OF LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 331.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 69.66 FEET TO THE POINT OF BEGINNING; CONTAINING 49,577 SQUARE FEET OR 1.14 ACRE, MORE OR LESS.



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION

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

FOR THE MEETING OF: Monday, March 31, 2014

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

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

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

Key Issues:

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

Comp. Plan References

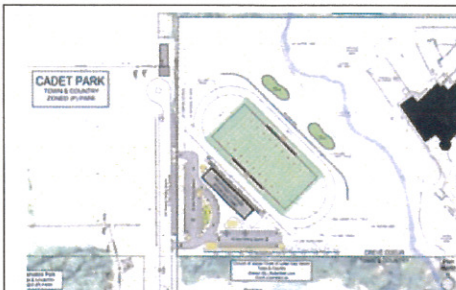
- Residential Neighborhoods Action Area
- Design Guidelines (2002)

Zoning Code References

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

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

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



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

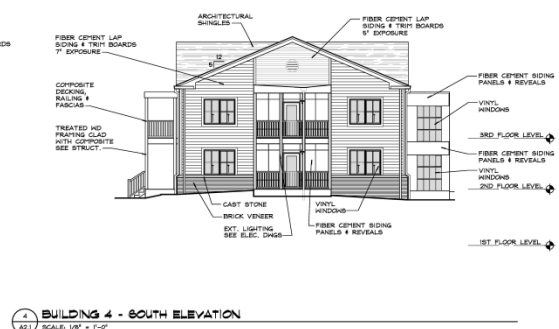
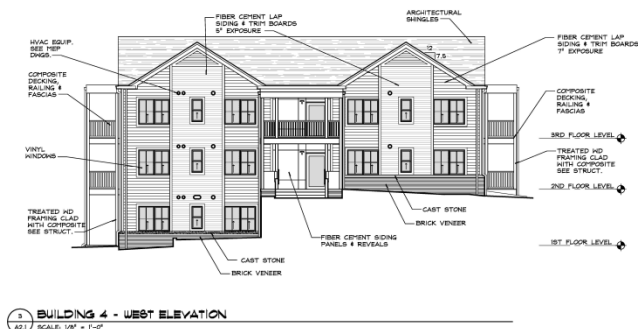
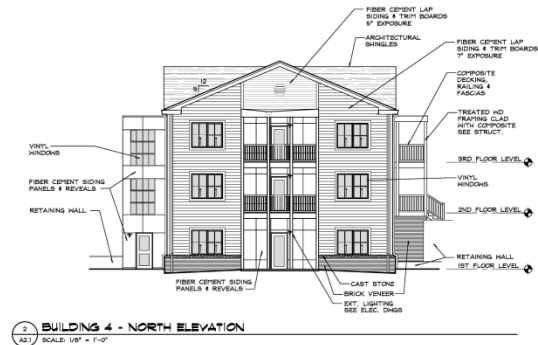
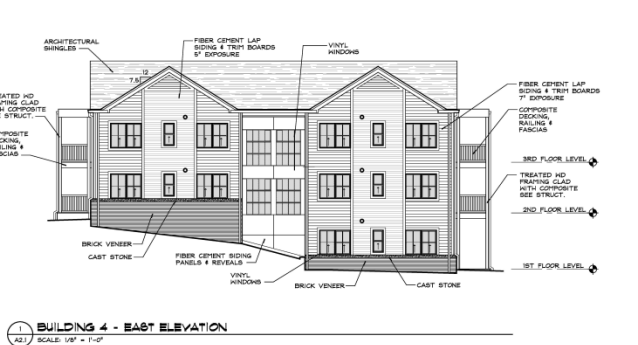
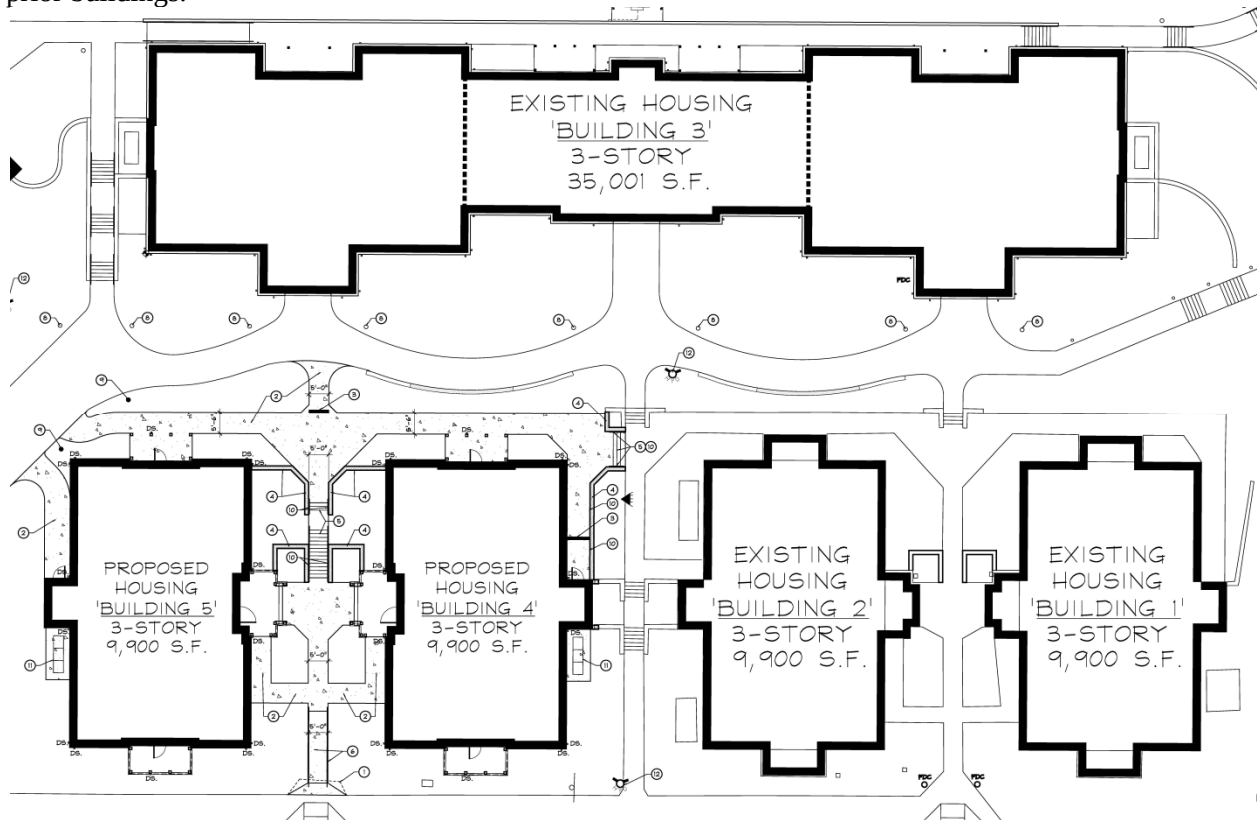
3/27/2014
Date

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

PROPOSAL SUMMARY

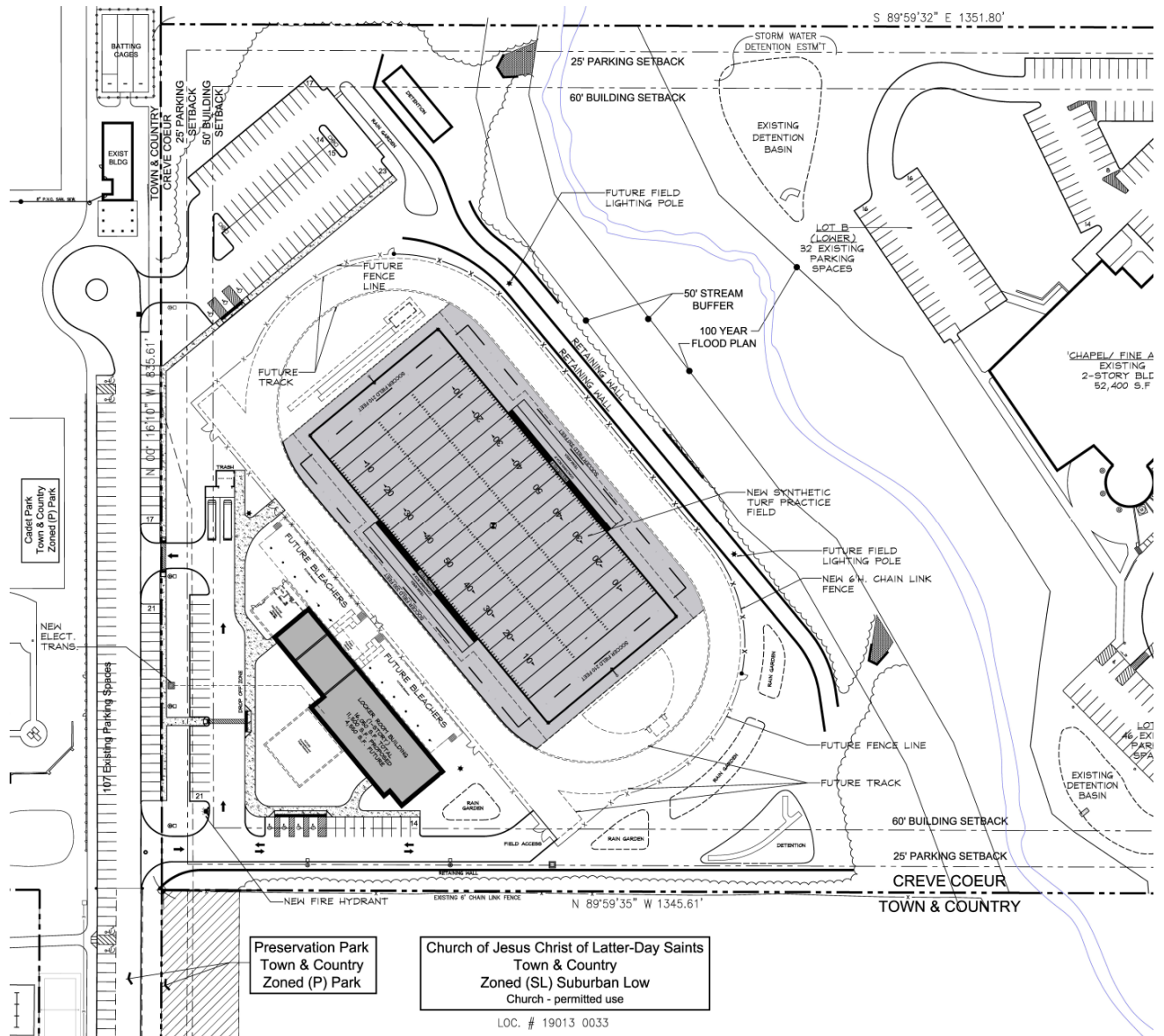
Phase II of Spartan Village Student Housing Complex

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

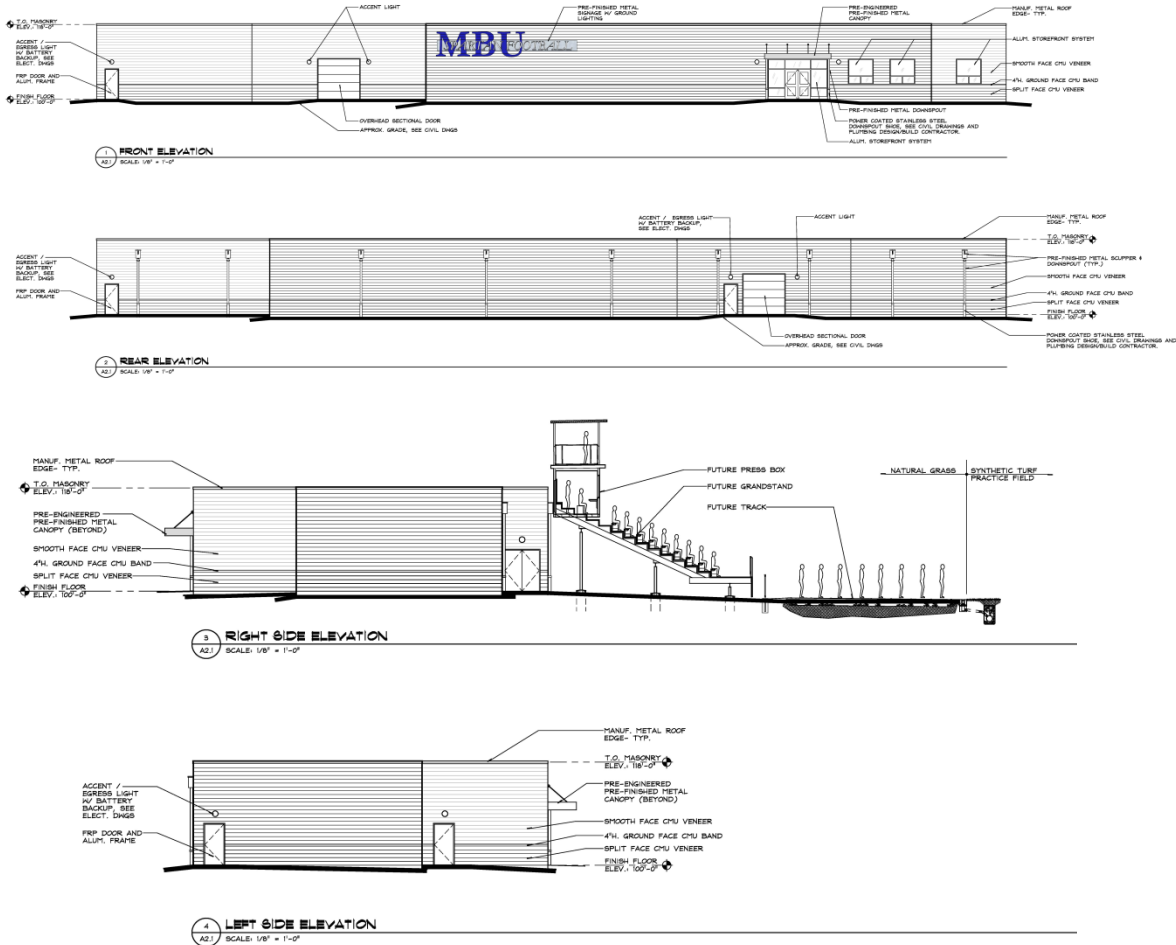


Practice Football Field and Locker Rooms

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

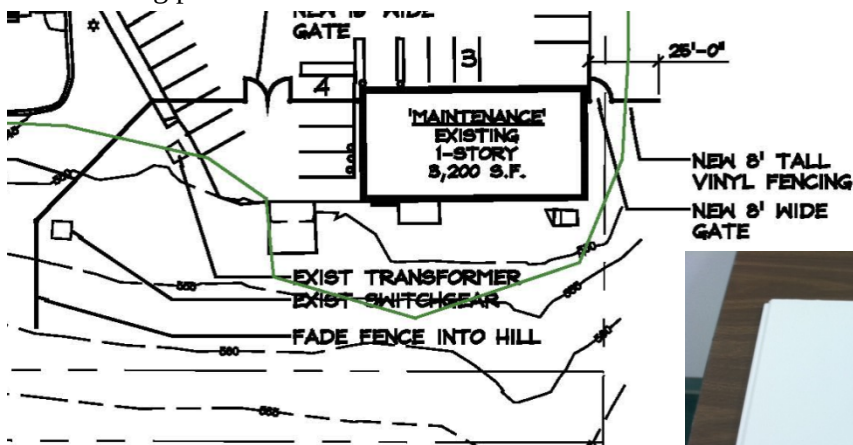


The locker room building consists of a simple design of split face and smooth face CMU veneer.



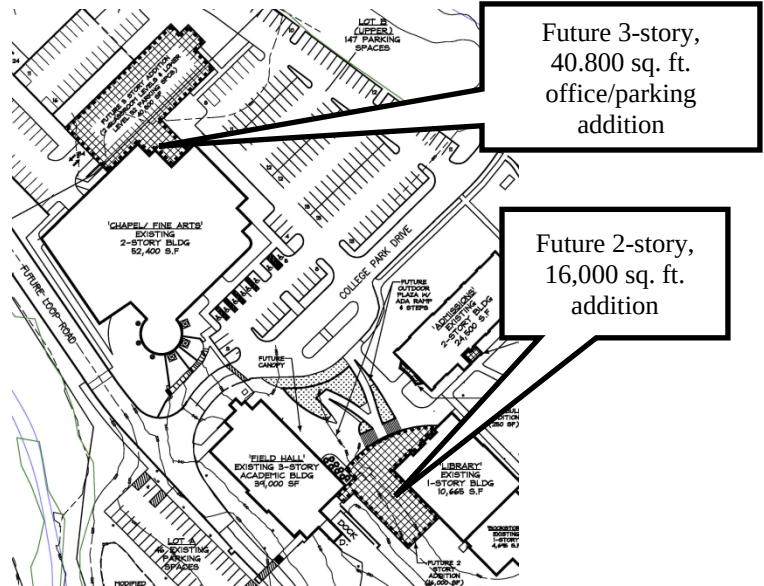
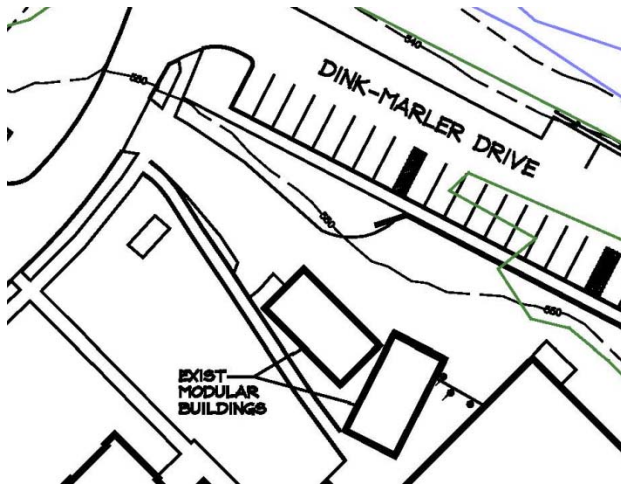
Fence

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



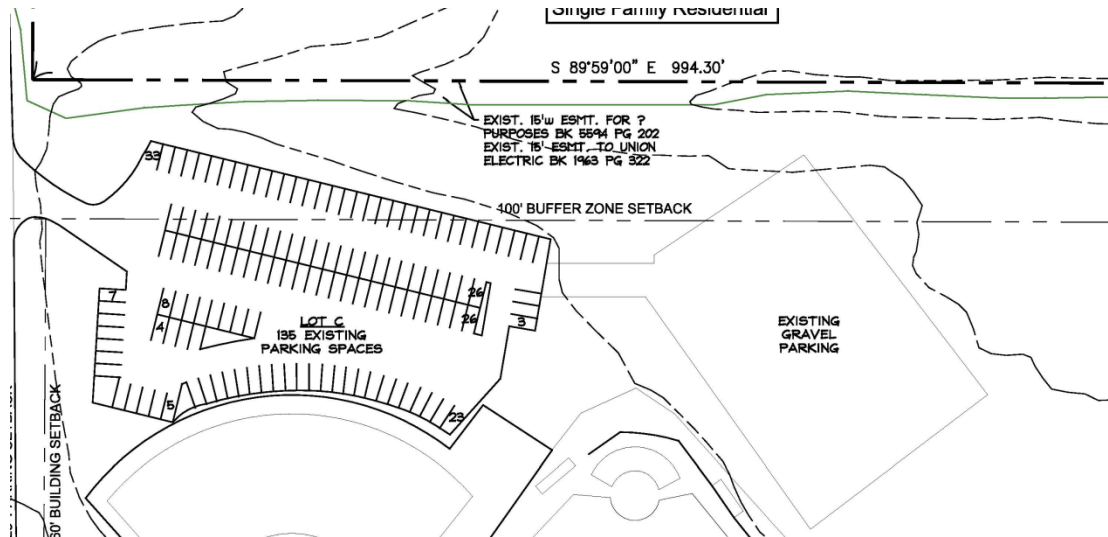
Modular Buildings

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



Future Parking Lot Improvement

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



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

COMPREHENSIVE PLAN REVIEW

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

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

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

Design Guidelines Analysis

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

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

Phase III of Spartan Village Student Housing

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

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

Practice Field and Locker Rooms

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

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

A. Physical Features and Site Relationships

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

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

Fence

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

Comprehensive Plan: Residential Preservation and Economic Development

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

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

2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.

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

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

Practice Field Parking Lots

Key parking guidelines that are applicable to the proposal are:

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

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

Modular Buildings

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

ZONING REVIEW

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

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

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

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

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

2. Building bulk regulations.

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

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

Missouri Baptist University

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

Landscaping

The following landscape regulations are applicable to the proposal:

SECTION 405.540: LANDSCAPING

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

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

Parking

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

Lighting

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

Signage

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

LAND DISTURBANCE CODE ANALYSIS

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

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

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

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

CONCLUSION

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

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

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

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

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

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

MOTION

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

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

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

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

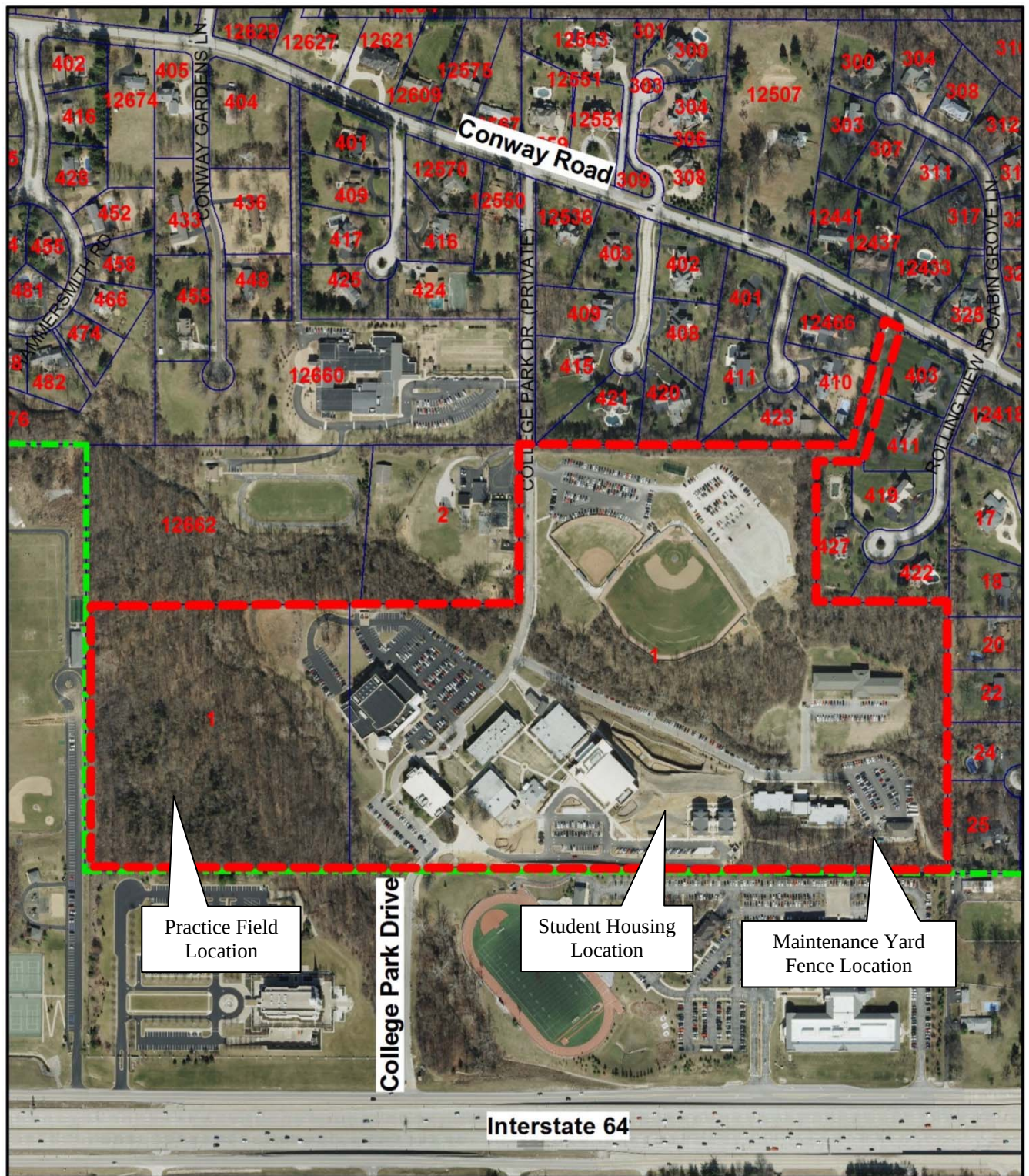
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Legend

-  Subject Property
-  Property Lines
-  City Limit



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

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

Missouri Baptist University

SITE INFORMATION:

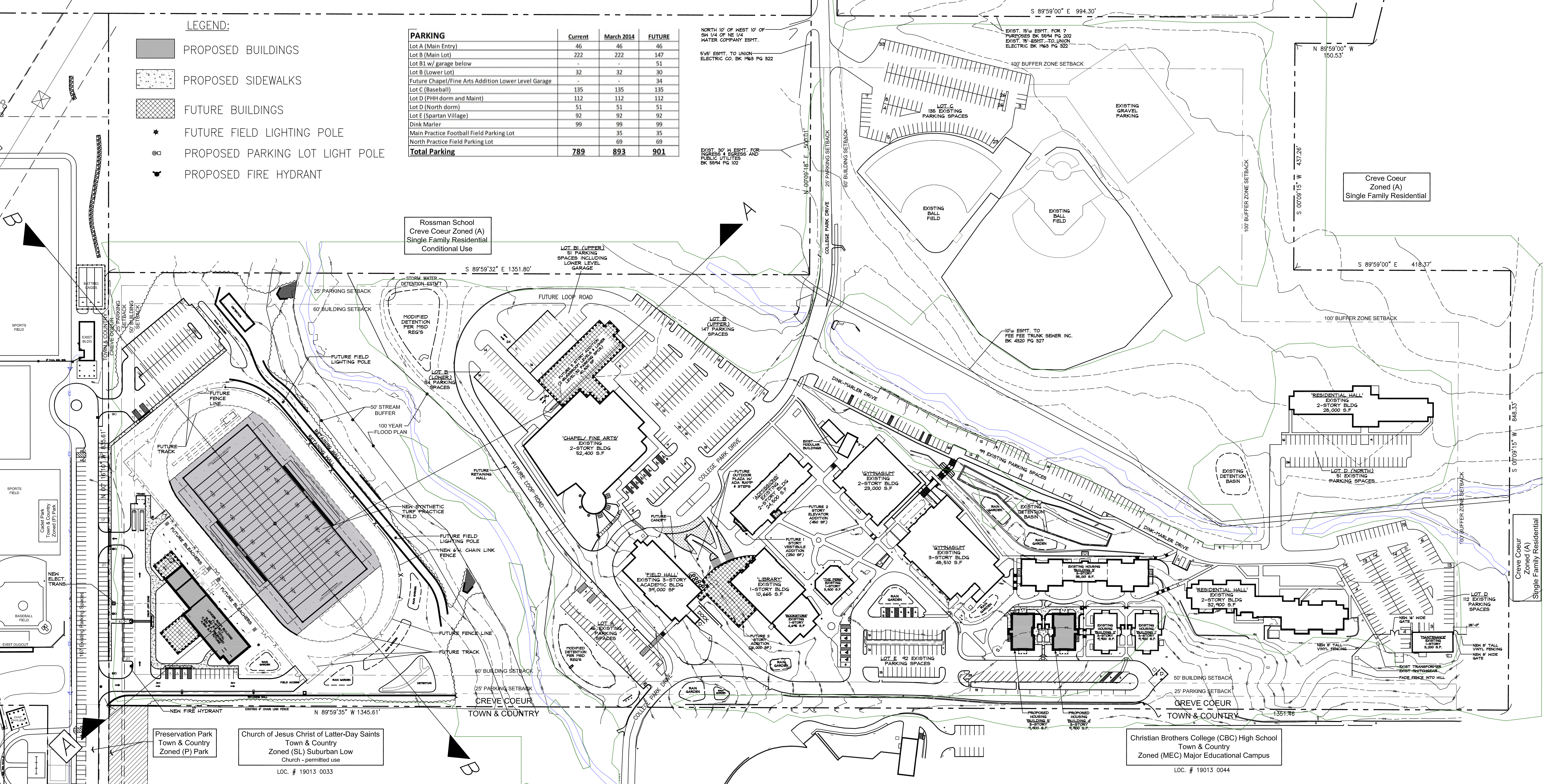
	Site Development Plans - March, 2014				Site Concept Plan - Future	
	CURRENT	Proposed Phase 3 Spartan Village	Proposed Locker Room Building	TOTALS	FUTURE	TOTALS
Site Area (Acres)	65.00	0.00	0.00	65.00	0.00	65.00
Site Area (Squarefootage)	2,831,400	0	0	2,831,400	0	2,831,400
Site Coverage (Squarefootage)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

PARKING

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

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

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



Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date
PEZ REVISION	03/06/14

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MISSOURI BAPTIST UNIVERSITY

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

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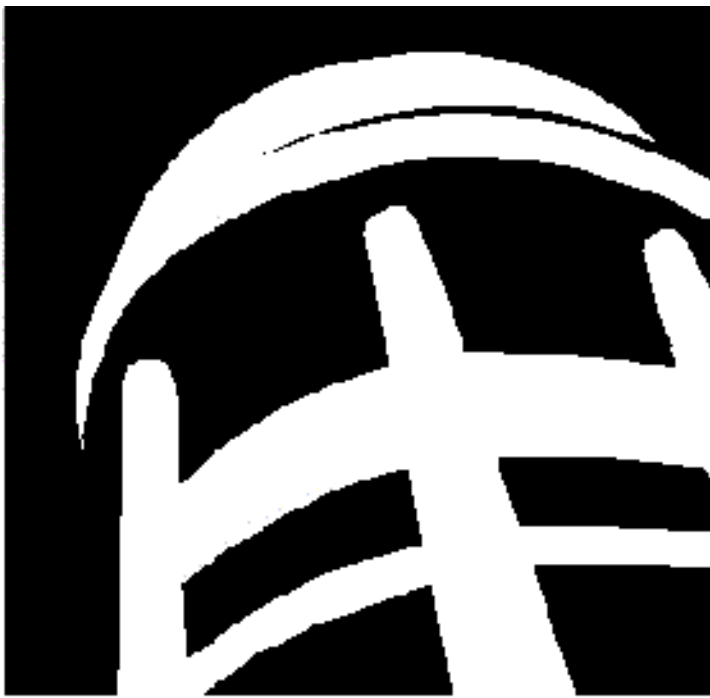
Web Project No.
201201.05

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

Drawing No.
SCP
Site Concept Plan

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ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI



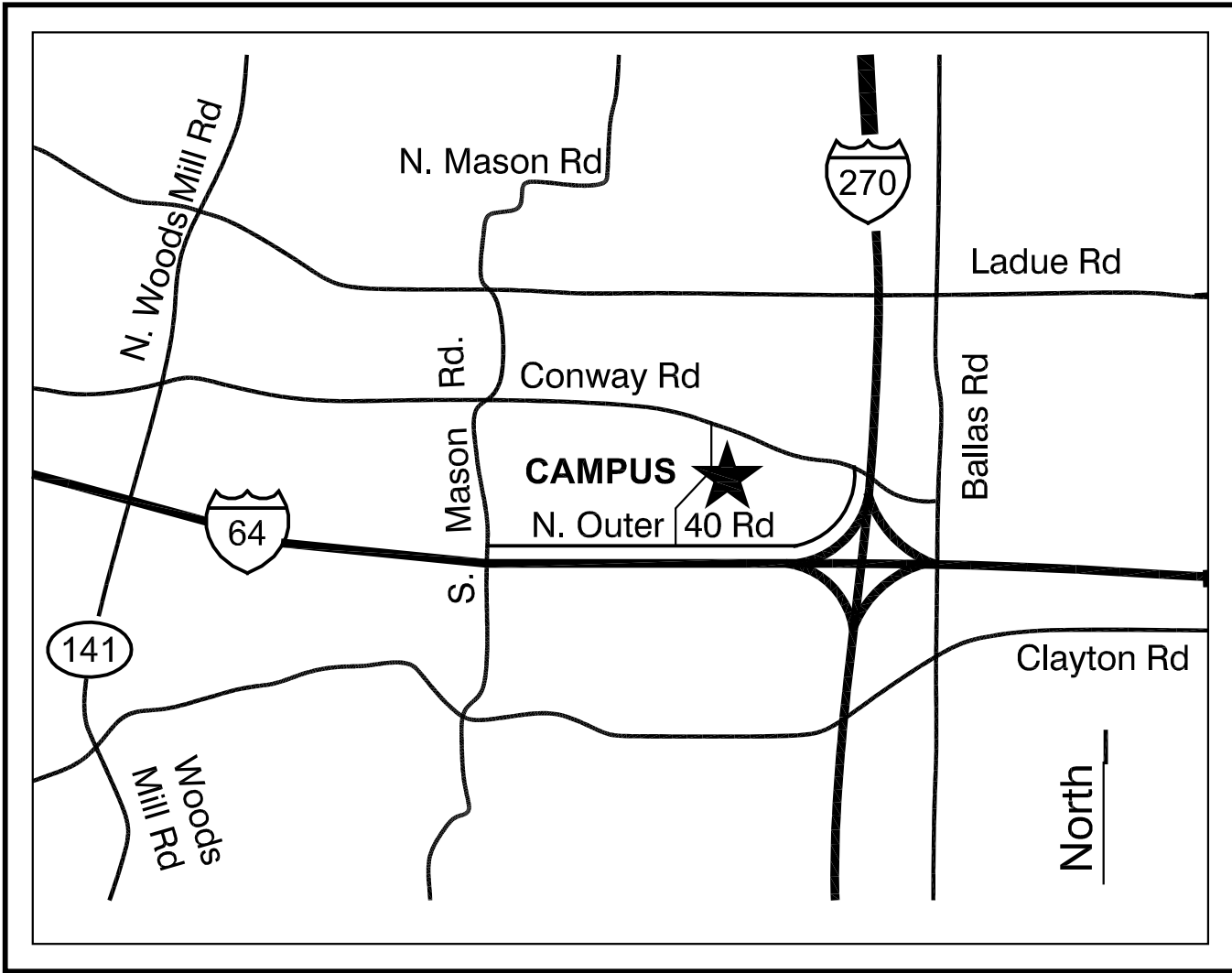
MISSOURI BAPTIST
UNIVERSITY

	Missouri Certificate of Authority No. 000004	Missouri Certificate of Authority No. 001596
Owner: Missouri Baptist University	Architect: Wm. B. Ittner Inc.	Civil Engineer: Land Development Consultants, Inc.
One College Park Drive Saint Louis, Missouri	611 North Tenth Street, Suite 200 St. Louis, MO 63101 Phone: (314) 421-3542 Fax: (314) 421-4821	1112 Rock Creek Elementary Road O'Fallon, MO 63366 Phone: (636) 240-9696 Fax: (636) 240-4949

DRAWING INDEX

LOCATION MAP

ARCHITECTURAL (WM. B. ITTNER INC.)	
T1.0	COVER SHEET
SCP	SITE CONCEPT PLAN (MASTER PLAN)
CA1.1	ARCHITECTURAL SITE DEVELOPMENT PLAN – HOUSING PHASE 3
CA1.2	ARCHITECTURAL SITE DEVELOPMENT PLAN – PRACTICE FIELD
CA1.3	SITE SECTIONS – PRACTICE FIELD
A1.1	1ST LEVEL AND 2ND LEVEL FLOOR PLANS – HOUSING PHASE 3
A1.2	3RD LEVEL AND ROOF PLAN – HOUSING PHASE 3
A1.1	FLOOR PLAN – LOCKER ROOM BUILDING
A2.1	EXTERIOR ELEVATIONS – HOUSING PHASE 3 (BUILDING 4)
A2.2	EXTERIOR ELEVATIONS – HOUSING PHASE 3 (BUILDING 5)
A2.1	EXTERIOR ELEVATIONS – LOCKER ROOM BUILDING
CIVIL (LDC)	
C1	SITE / GRADING PLAN – HOUSING PHASE 3
C1	SITE / GRADING PLAN – PRACTICE FIELD
LANDSCAPING (ITTNER)	
L1.1	LANDSCAPING PLAN – HOUSING PHASE 3
L1.2	LANDSCAPING PLAN – PRACTICE FIELD
SITE LIGHTING	
SL1.1	SITE LIGHTING PHOTOMETRIC – PRACTICE FIELD MAIN PARKING LOT
SL1.2	SITE LIGHTING PHOTOMETRIC – PRACTICE FIELD NORTH PARKING LOT (FUTURE)



PLANNING AND ZONING SUBMITTAL

ITTNER JOB NO: 201201.05 / 201201.06

Date: Febraury 14, 2014 (REVISED March 19, 2014)



PRINTED 20 March 2014

1
CA1.2

ARCHITECTURAL SITE DEVELOPMENT PLAN

SCALE: 1" = 40'-0"

Preservation Park
Town & Country
Zoned (P) Park

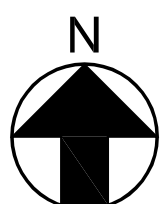
Church of Jesus Christ of Latter-Day Saints
Town & Country
Zoned (SL) Suburban Low
Church - permitted use

LOC. # 19013 0033

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

S 89°59'32" E 1351.80'

CREVE COEUR
TOWN & COUNTRY



PRELIMINARY, NOT FOR CONSTRUCTION

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

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WBII Project No.
201201.05
Drawing Title:
ARCHITECTURAL
SITE
DEVELOPMENT
PLAN -
PRACTICE FIELD

CA1.2
Practice Football Field

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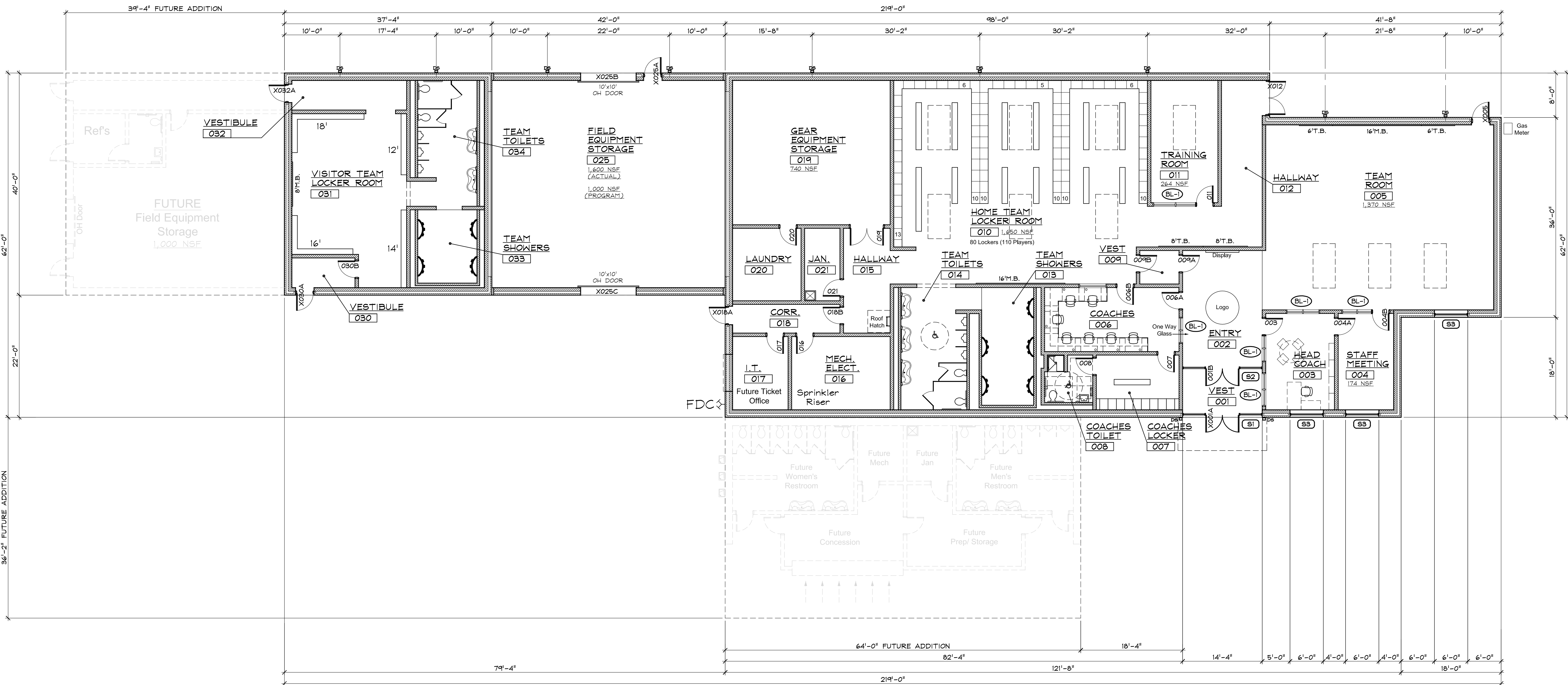
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Drawing No.

Revisions:
No. Date
REV. REVISION 03/06/14
REV. REVISION 03/19/14

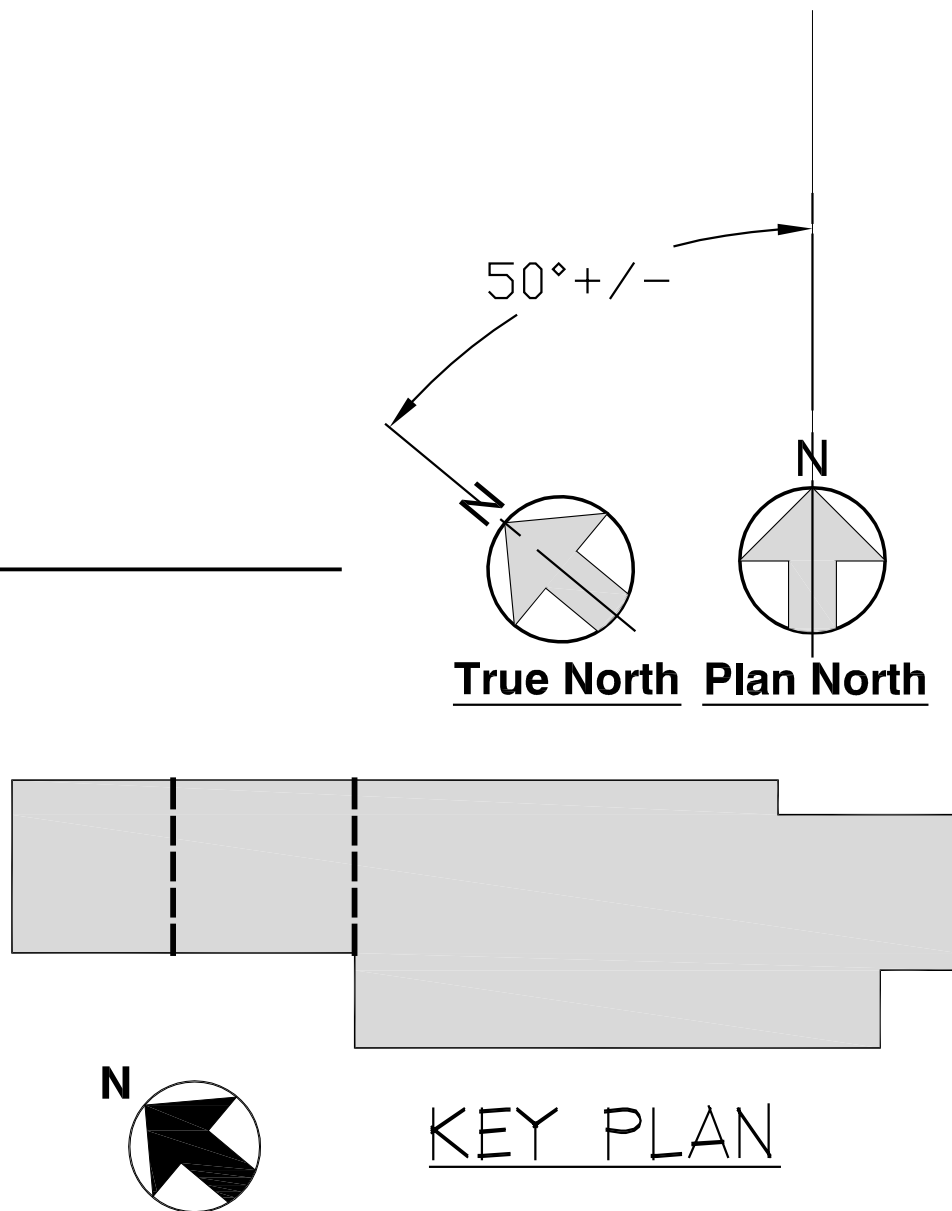
Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Richard W. Keisker, AIA
Architectural Registration No. 2001027388

Seal:



1 FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



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Drawing Title:
FLOOR
PLAN

Drawn:

Checked:

Drawing No.

A1.1

Practice Football Field

Richard W. Keisker, AIA
Architectural Registration No. 2001027388
Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning
Revisions:
No. Date
PEZ REVISION 03/06/14
PEZ REVISION 03/19/14

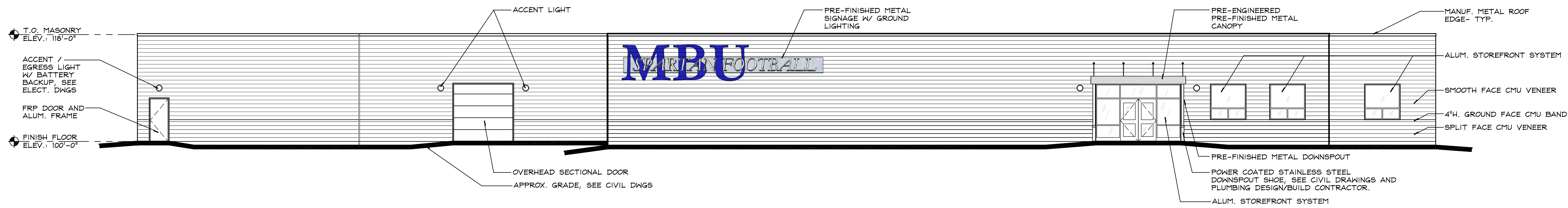


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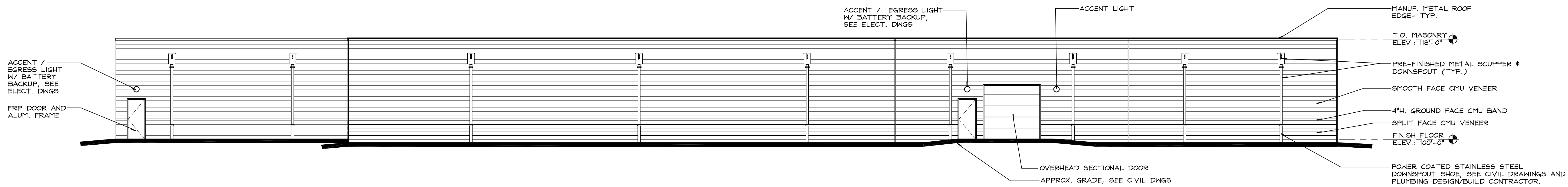
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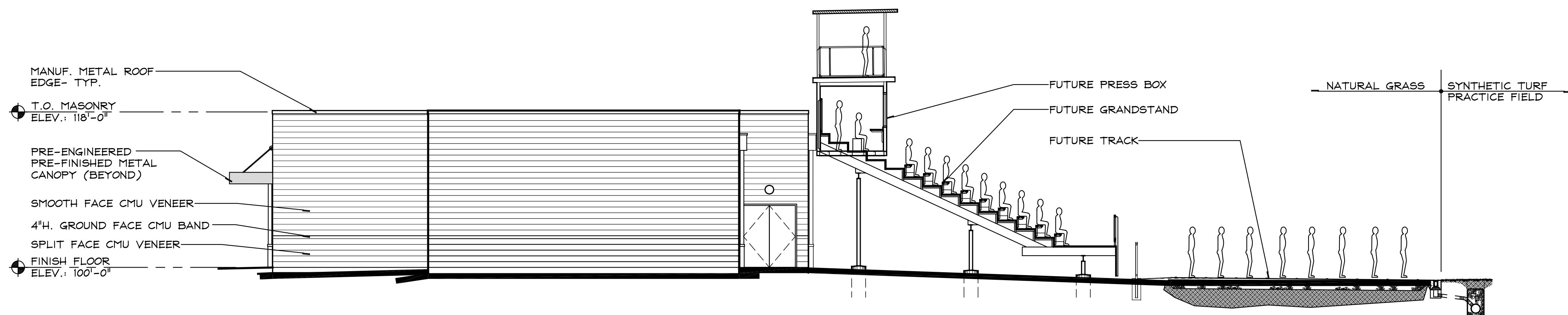




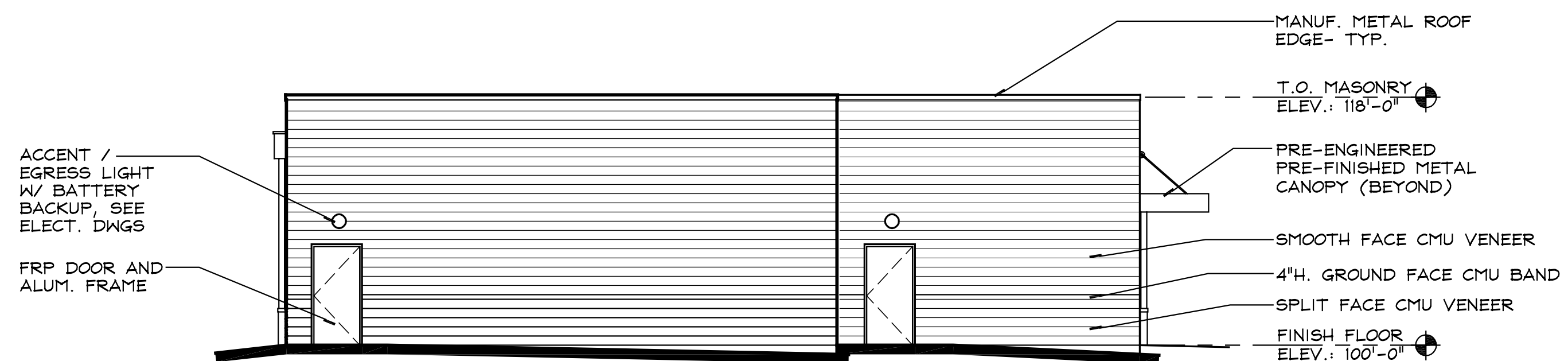
1 FRONT ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



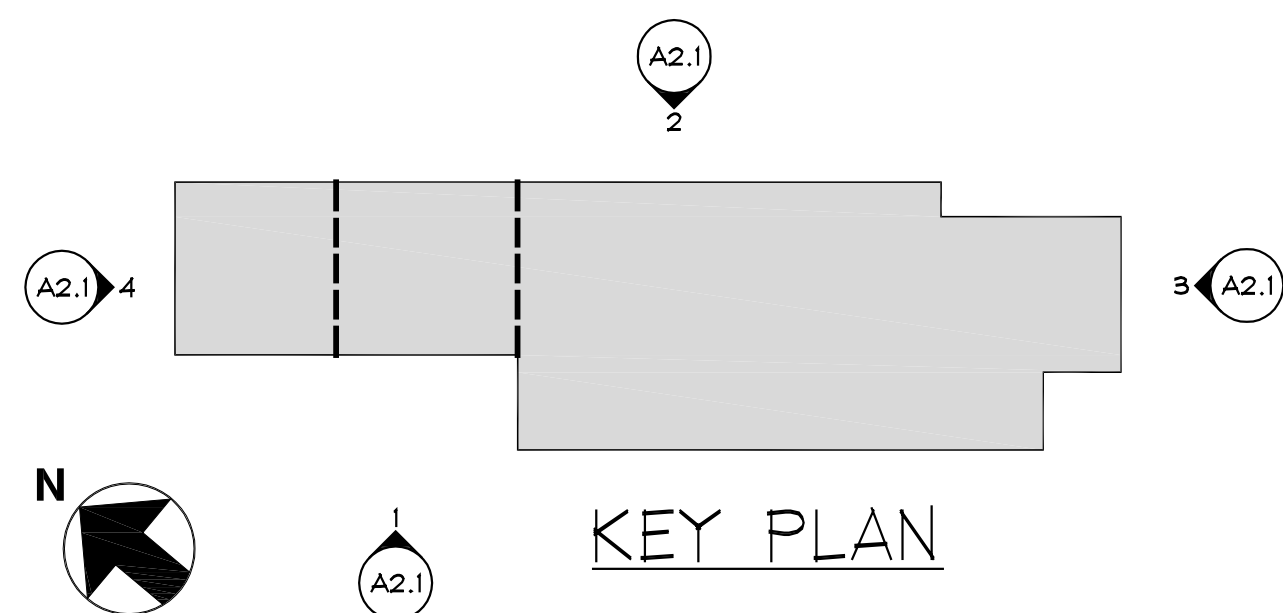
2 REAR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

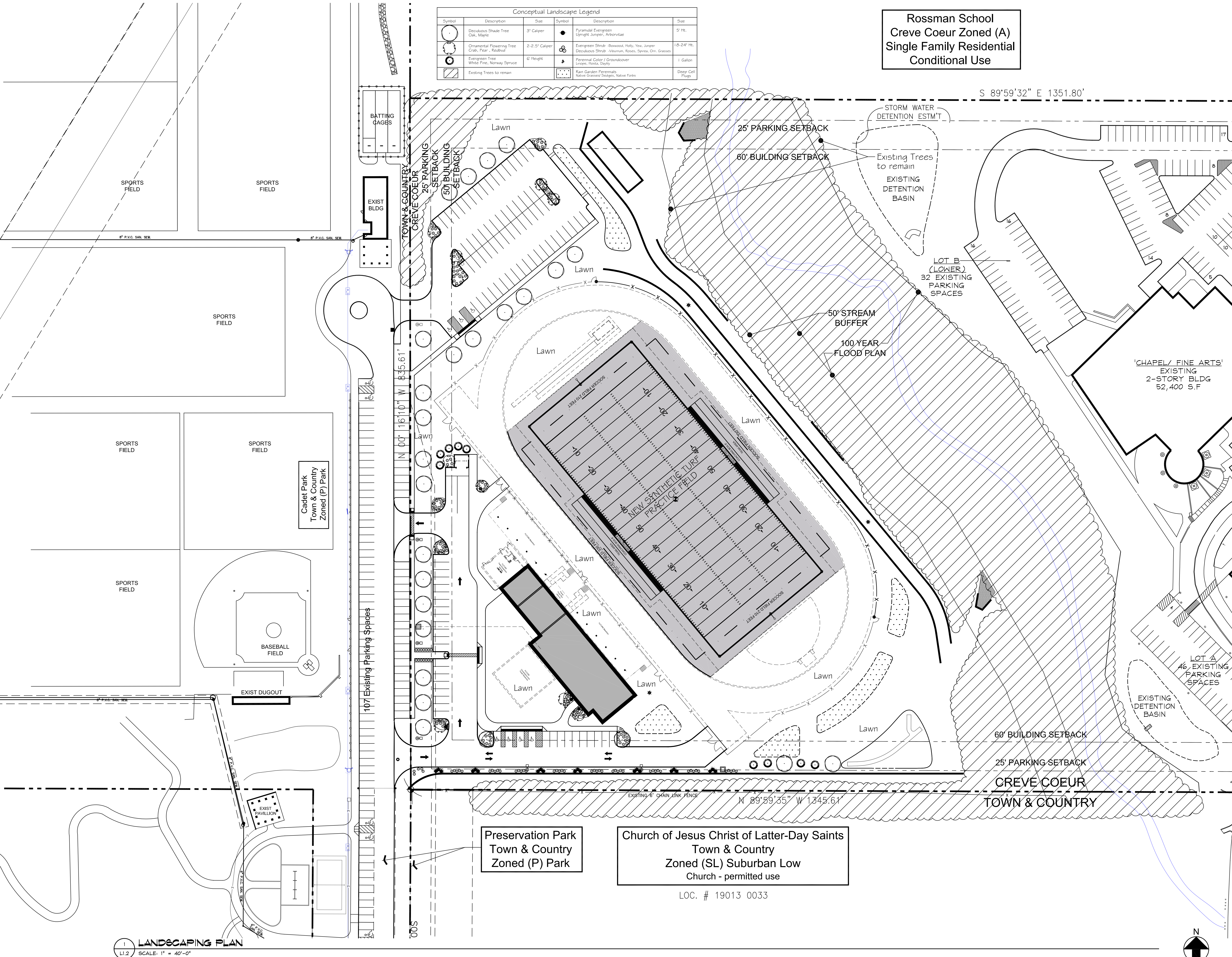


3 RIGHT SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



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





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

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

Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

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MISSOURI BAPTIST UNIVERSITY

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ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI

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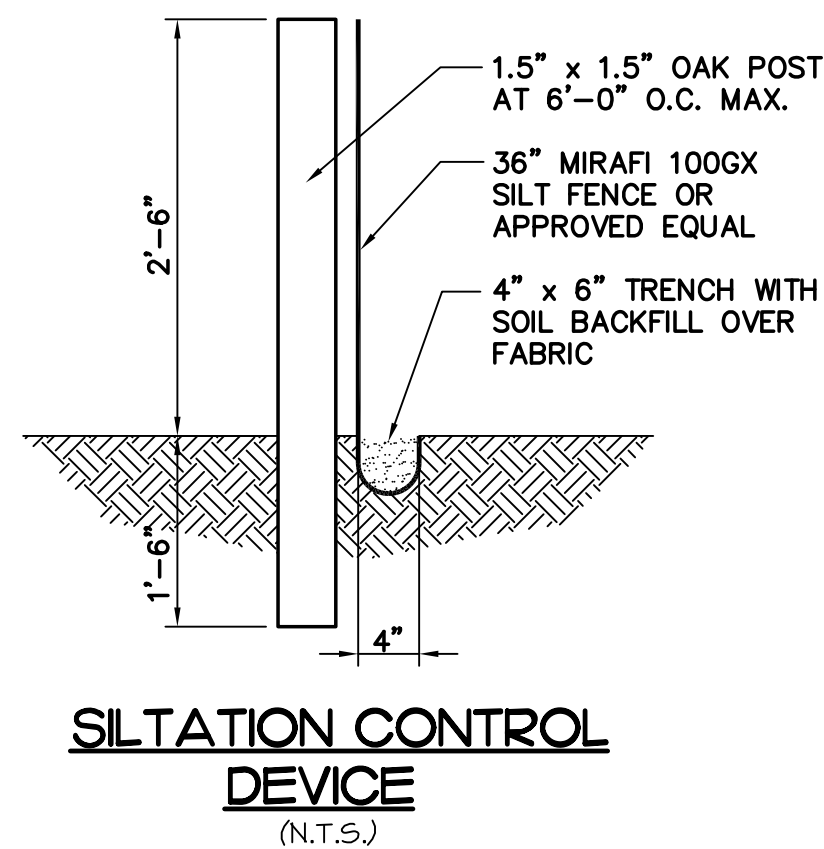
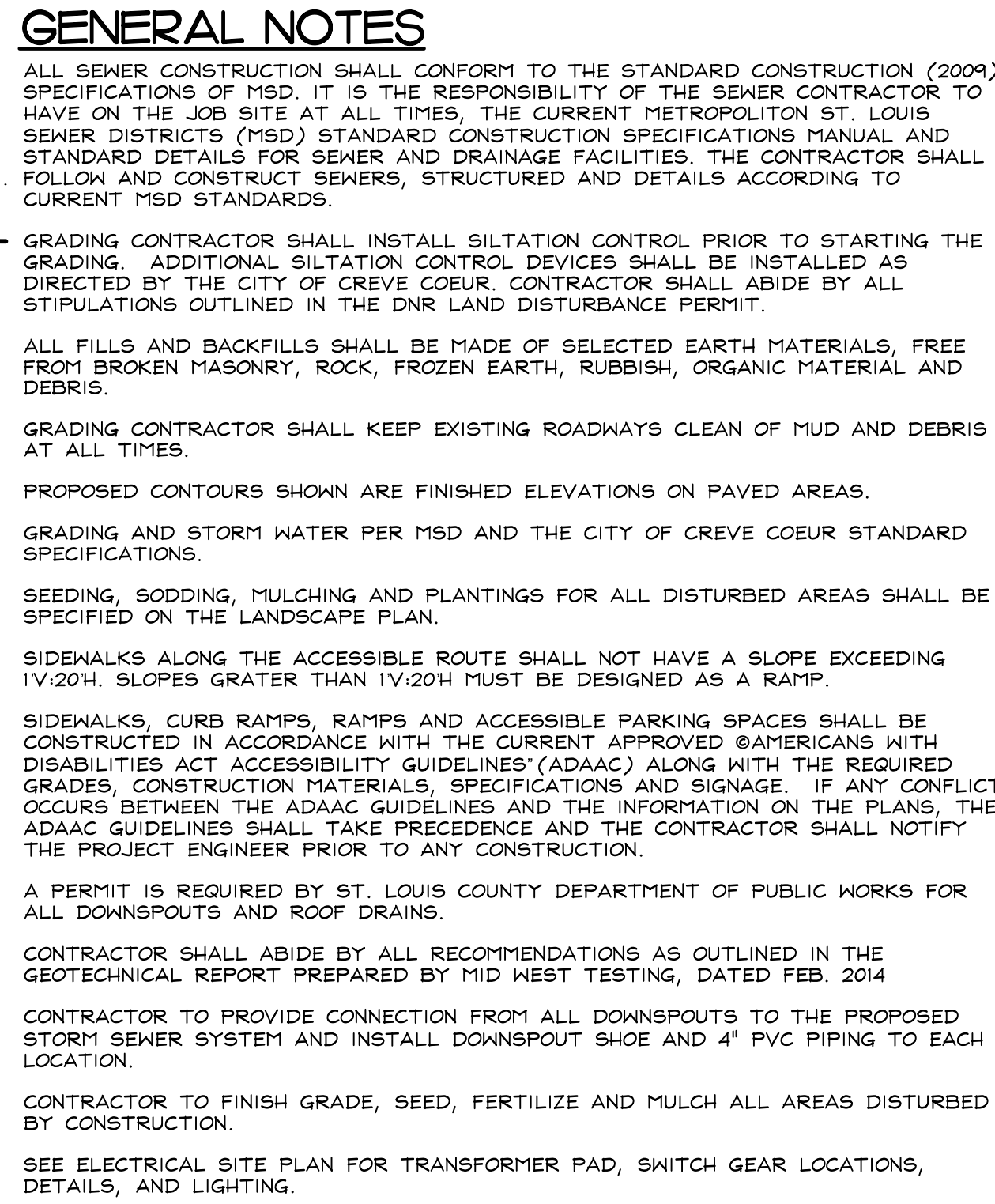
Will Project No.
201201.05

Drawing Title:
LANDSCAPING PLAN - PRACTICE FIELD

Drawn:
Checked:
Drawing No.

L1.2
Practice Football Field

PRELIMINARY, NOT FOR CONSTRUCTION



ESTIMATED EARTHWORK

(15% SHRINKAGE)

EXCAVATION:	55,000 CY.
EMBANKMENT:	55,000 CY.

(BALANCED SITE)

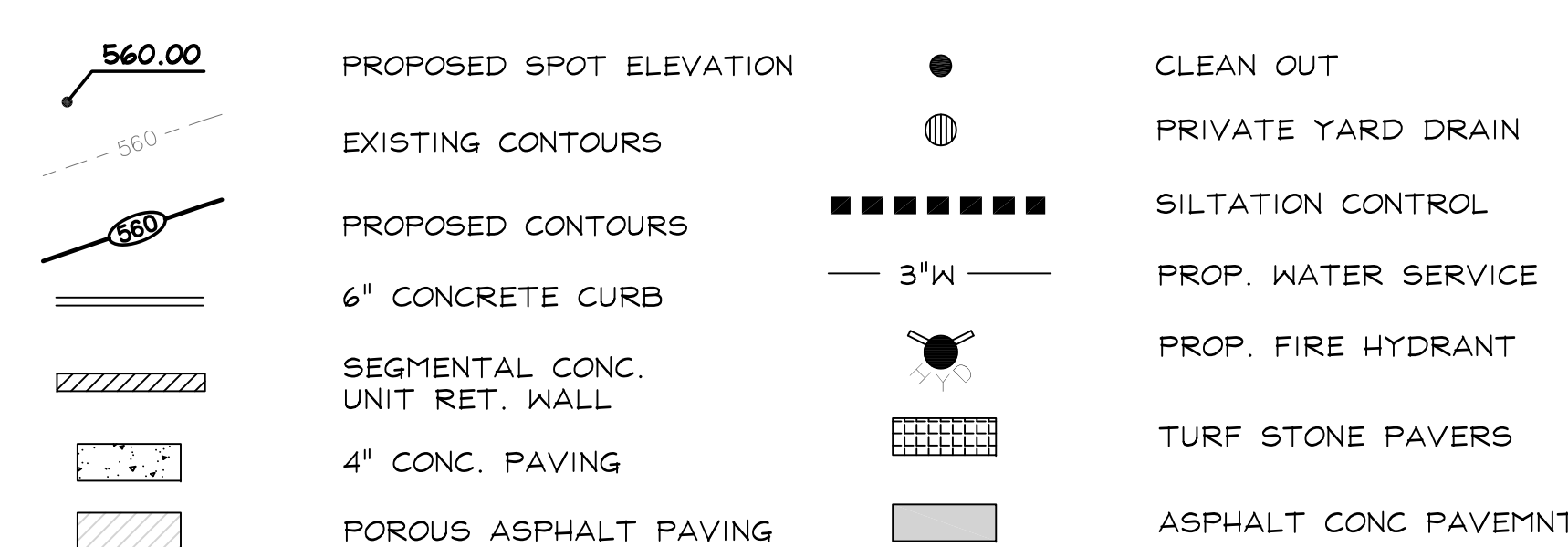
TREE PRESERVATION/TREE CENSUS

CAMPUS DEVELOPMENT AREA:	13.95 ACRES
TREE MASS TO BE REMOVED:	9.17 ACRES
REMOVAL MAX. REQUIRED BY ORDINANCE:	75%
PERCENTAGE OF REMOVAL:	66%

PLAN NOTES

- 1 BIO-RETENTION RAINGARDEN
- 2 STORM WATER DETENTION BASIN
- 3 POROUS ASPHALT PAVEMENT
- 4 3" DOM. WATER SERVICE AND
6" FIRE SERVICE
- 5 6" SANITARY LATERAL

LEGEND OF IMPROVEMENTS

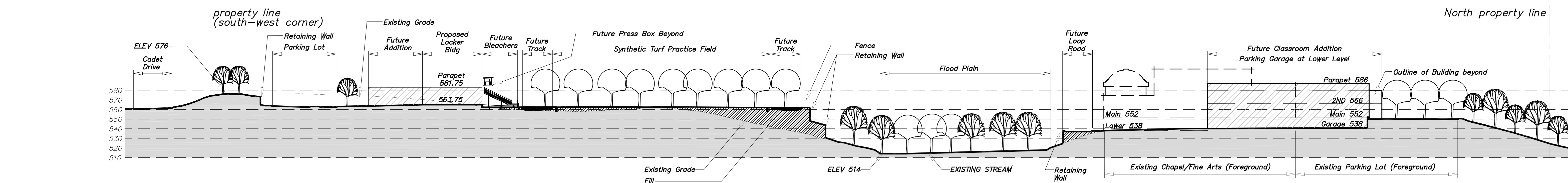


LAND DEVELOPMENT CONSULTANTS, INC. (LDC) CONSULTING ENGINEERS, AND UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC, HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.



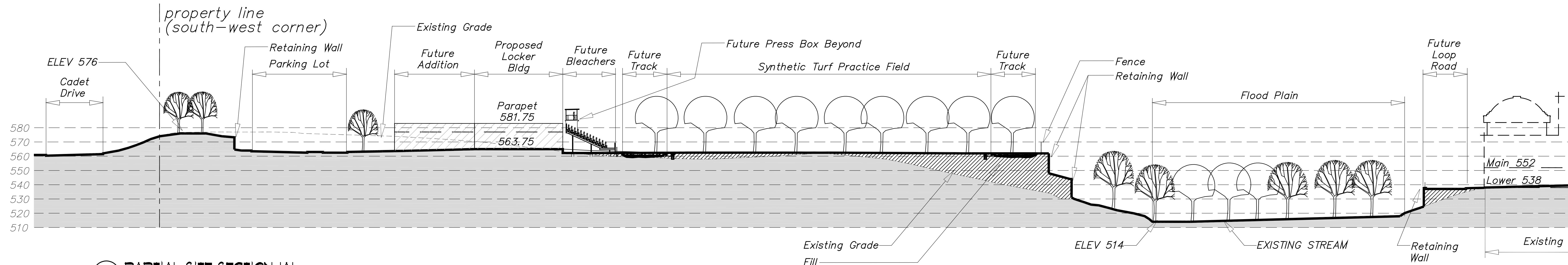
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Seal:	
MILLIAN AUGUST HEYSE P.E. PROFESSIONAL ENGINEER E-04087	
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WBI Project No. 1201201.05	
Drawing Title: SITE/GRADING PLAN	
Drawn:	GMK
Checked:	JPT
Drawing No. C1	
Practice Football Field	



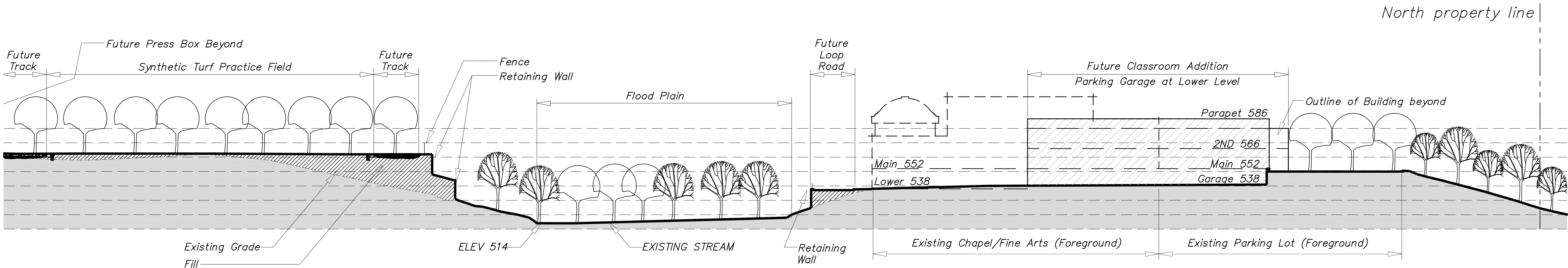
1 SITE SECTION 'A'

SCALE: 1" = 50'-0"



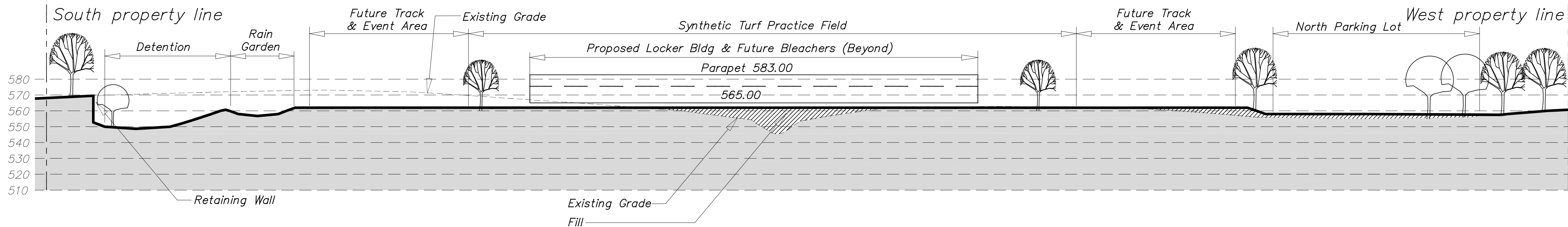
2 PARTIAL SITE SECTION 'A'

SCALE: 1" = 30'-0"



3 PARTIAL SITE SECTION 'A'

SCALE: 1" = 30'-0"



4 SITE SECTION 'B'

SCALE: 1" = 30'-0"

Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 260102738

Original Issue Date: 02.14.14
Creve Coeur Planning & Zoning

Revisions:

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

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WB Project No.
201201.05

Drawing Title:
SITE
SECTIONS -
PRACTICE FIELD

Drawn:
Checked:
Drawing No.
CA1.3

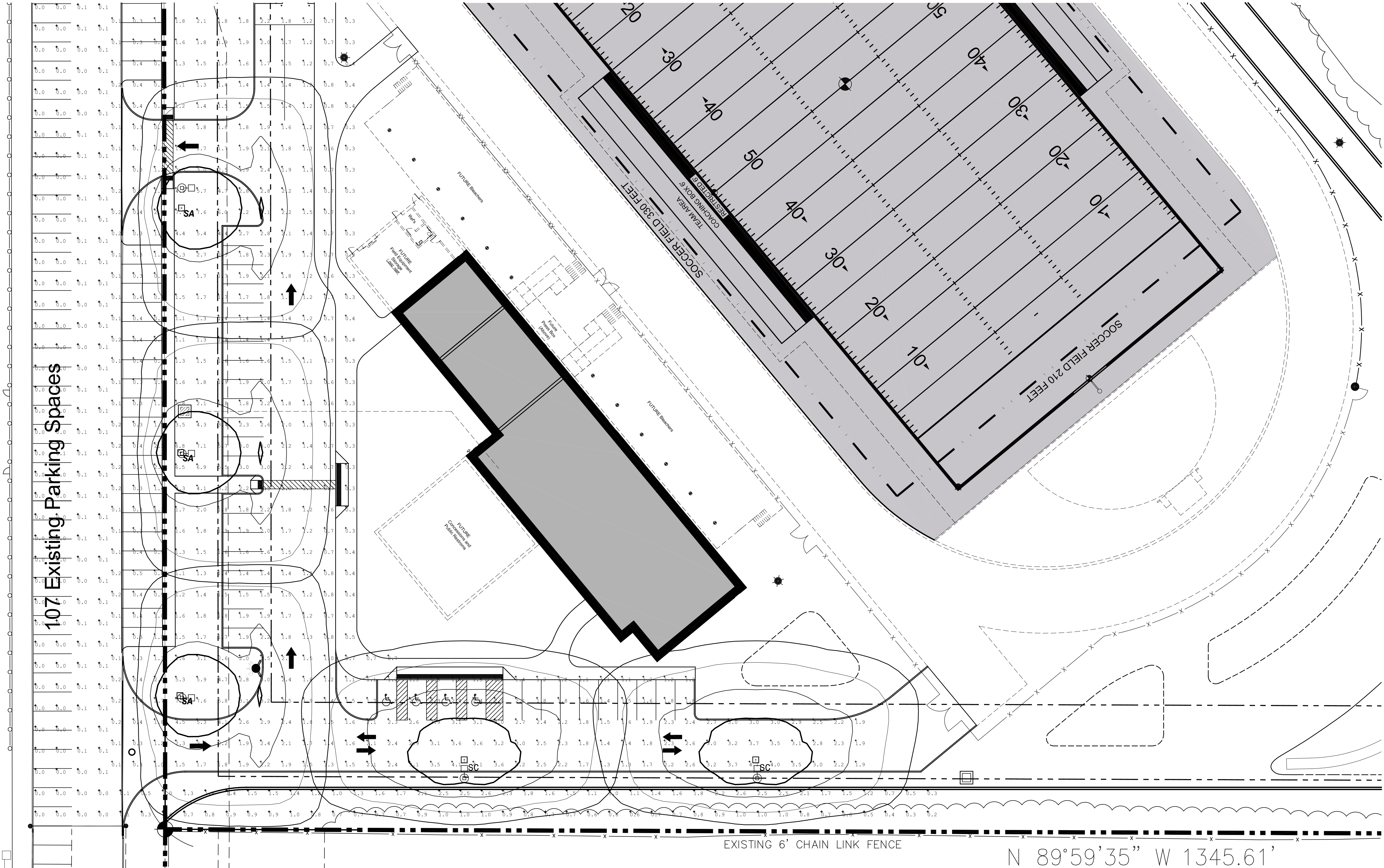
Practice Football Field

PRINTED 5 March 2014

MAIN FIELD PARKING LOT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
MAIN FIELD PARKING LOT	Illuminance	Fc	1.61	7.9	0.0		
SPILL	Illuminance	Fc	0.34	2.6	0.0		

Luminaire Schedule							
Symbol	Qty	Label	Light Standard height	Arrangement	Total Lamp Lumens	LLF	Description
SA	3	SA	24'	SINGLE	N.A.	0.950	GLEON-AA-06-LED-E1-SL4
SC	2	SC	24'	SINGLE	N.A.	0.950	GLEON-AA-06-LED-E1-T3



Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date
PEZ REVISION	03/06/14

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ONE COLLEGE PARK DRIVE
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WBI Project No.
201201.05

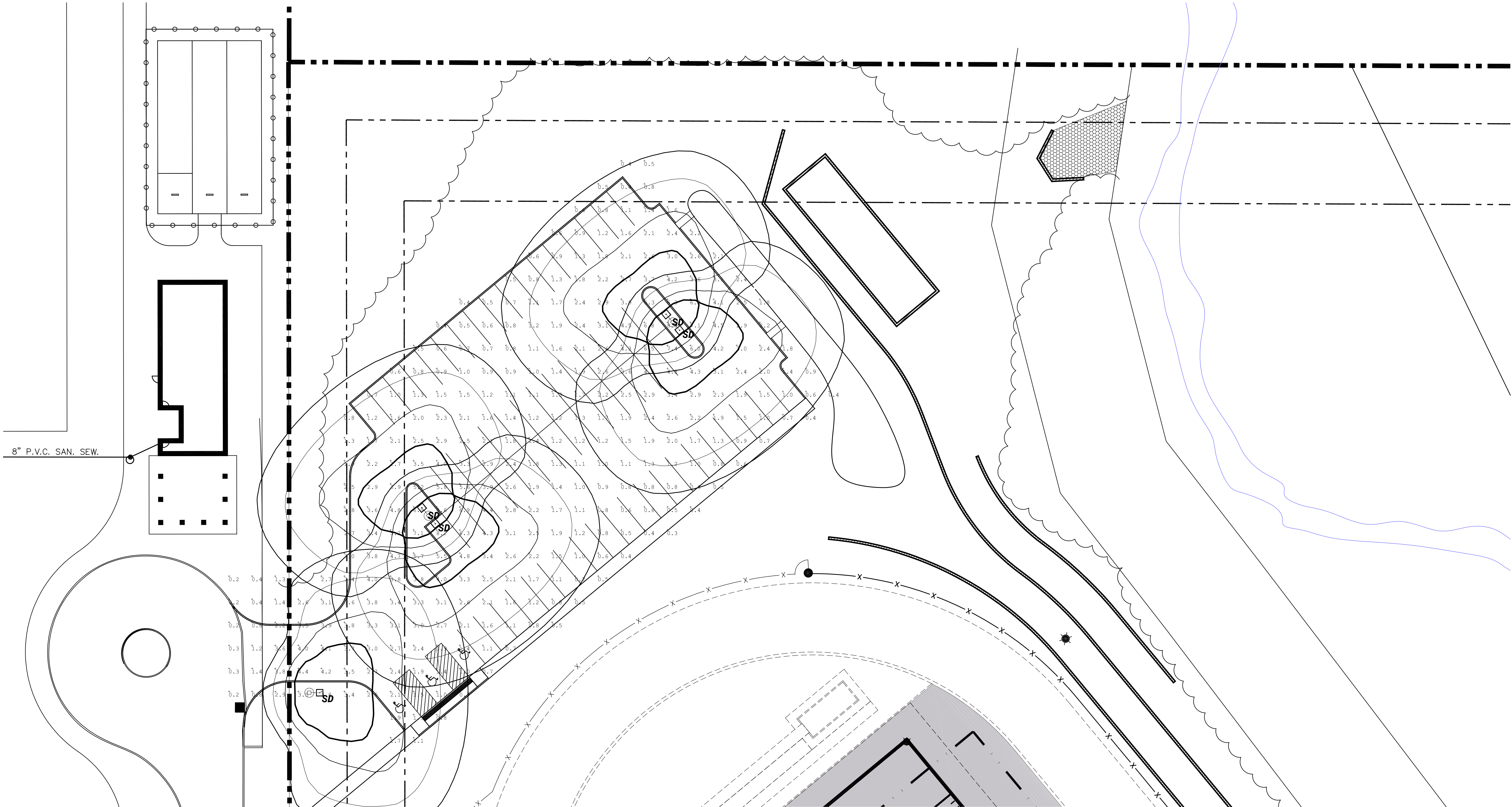
Drawing Title:
SITE LIGHTING
PLAN -
MAIN PRACTICE
FIELD PARKING
LOT

Drawn:
Checked:
Drawing No.

SL1.1
Practice Football Field

PRELIMINARY, NOT FOR CONSTRUCTION

PRINTED 5 March 2014



NORTH FIELD PARKING LOT (FUTURE LIGHTING)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH FIELD PARKING LOT (FUTURE)	Illuminance	Fc	2.22	8.9	0.2		

Luminaire Schedule							
Symbol	Qty	Label	Light Standard Height	Arrangement	Total Lamp Lumens	LLF	Description
⊙	5	SD	24'	SINGLE	N.A.	0.950	GLEON-AA-05-LED-E1-T4

Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date
PEZ REVISION	03/06/14

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Practice Football Field Facilities
ONE COLLEGE PARK DRIVE
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WBI Project No.
201201.05

Drawing Title:
SITE LIGHTING
PLAN -
NORTH PRACTICE
FIELD PARKING
LOT
(FUTURE
LIGHTING)

Drawn:
Checked:
Drawing No.
SL1.2

Practice Football Field

PRELIMINARY, NOT FOR CONSTRUCTION

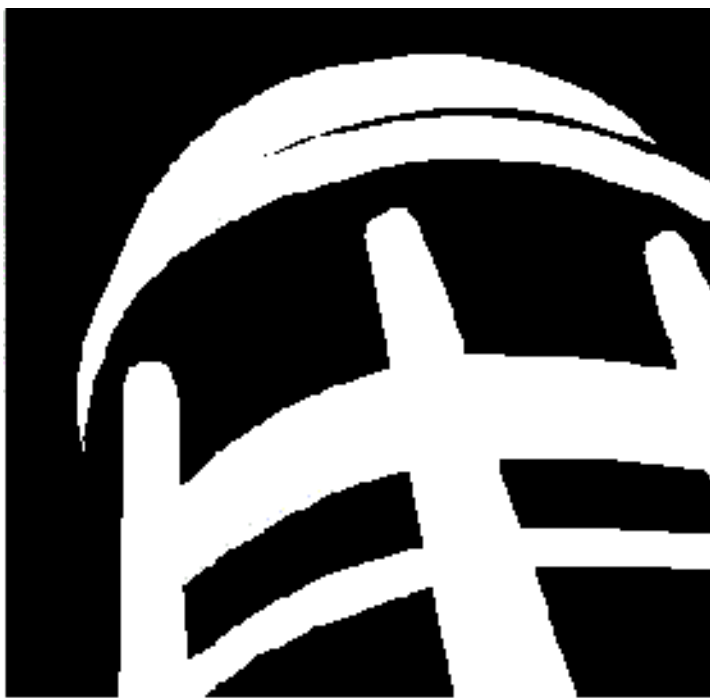
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SL1.2

SCALE: 1" = 20'-0"

113

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI



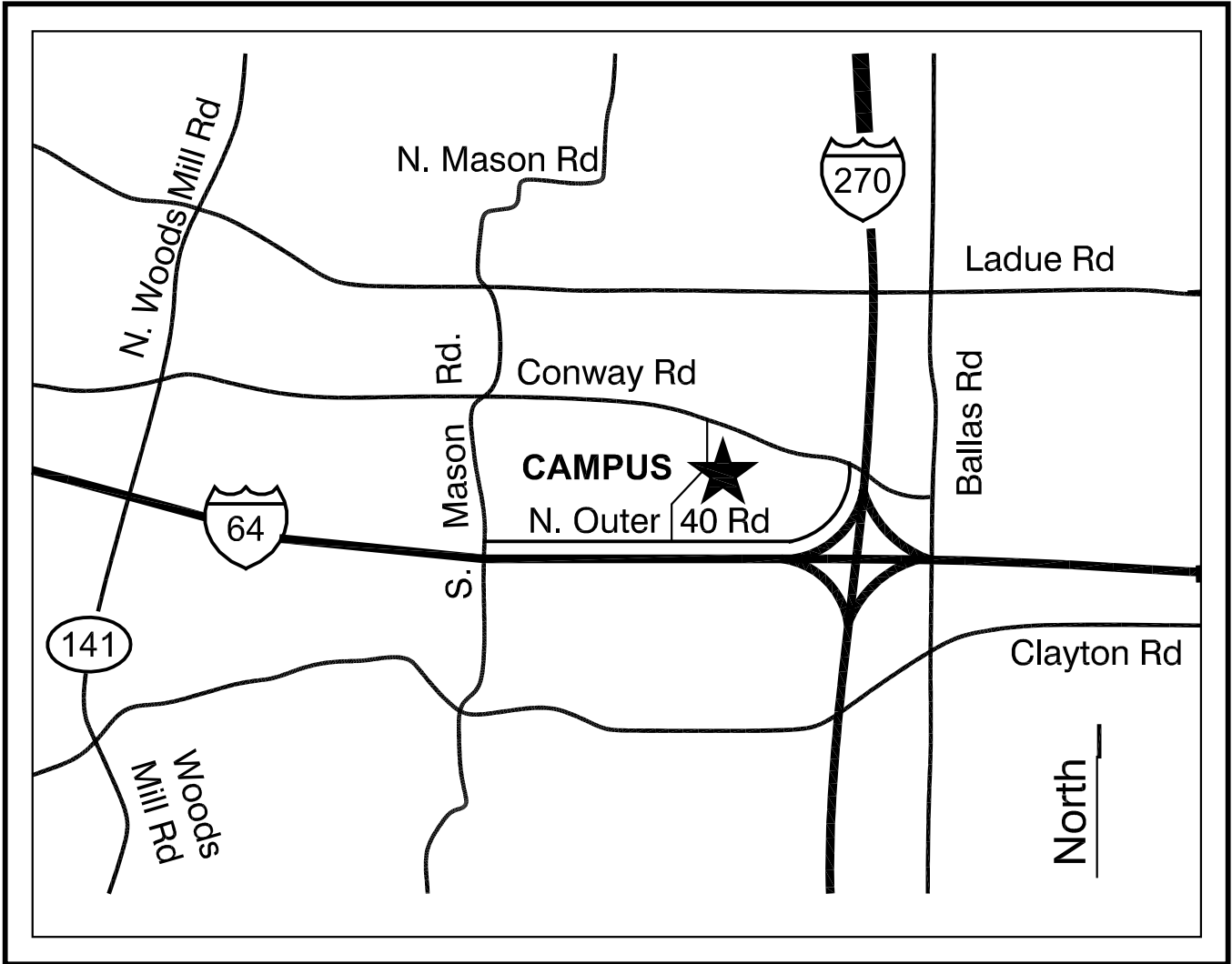
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	Missouri Certificate of Authority No. 000004	Missouri Certificate of Authority No. 001596
Owner: Missouri Baptist University	Architect: Wm. B. Ittner Inc.	Civil Engineer: Land Development Consultants, Inc.
One College Park Drive Saint Louis, Missouri	611 North Tenth Street, Suite 200 St. Louis, MO 63101 Phone: (314) 421-3542 Fax: (314) 421-4821	1112 Rock Creek Elementary Road O'Fallon, MO 63366 Phone: (636) 240-9696 Fax: (636) 240-4949

DRAWING INDEX

LOCATION MAP

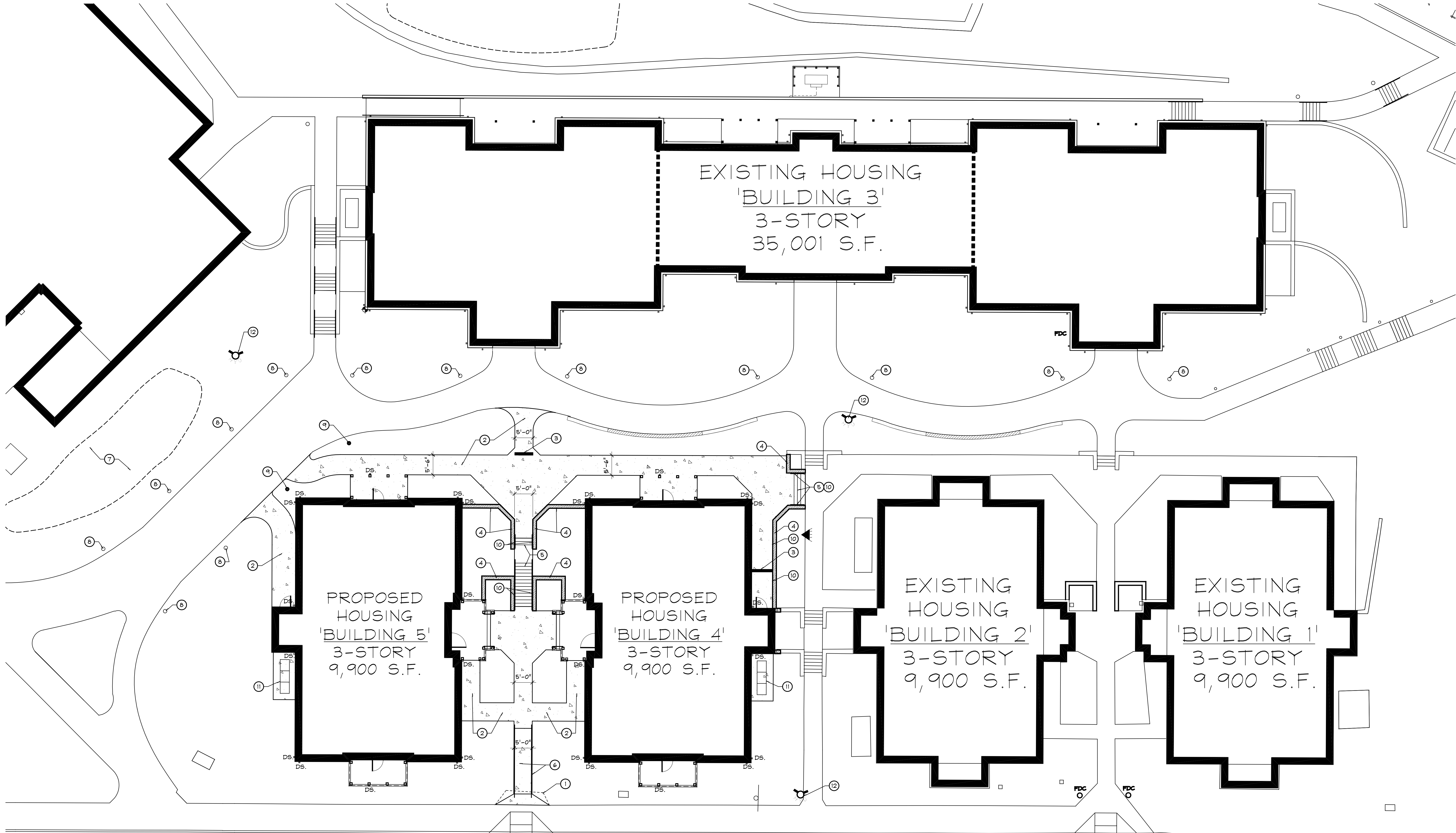
ARCHITECTURAL (WM. B. ITTNER INC.)	
T1.0	COVER SHEET
SCP	SITE CONCEPT PLAN (MASTER PLAN)
CA1.1	ARCHITECTURAL SITE DEVELOPMENT PLAN – HOUSING PHASE 3
CA1.2	ARCHITECTURAL SITE DEVELOPMENT PLAN – PRACTICE FIELD
CA1.3	SITE SECTIONS – PRACTICE FIELD
A1.1	1ST LEVEL AND 2ND LEVEL FLOOR PLANS – HOUSING PHASE 3
A1.2	3RD LEVEL AND ROOF PLAN – HOUSING PHASE 3
A2.1	EXTERIOR ELEVATIONS – HOUSING PHASE 3 (BUILDING 4)
A2.2	EXTERIOR ELEVATIONS – HOUSING PHASE 3 (BUILDING 5)
CIVIL (LDC)	
C1	SITE / GRADING PLAN – HOUSING PHASE 3
C1	SITE / GRADING PLAN – PRACTICE FIELD
LANDSCAPING (ITTNER)	
L1.1	LANDSCAPING PLAN – HOUSING PHASE 3
L1.2	LANDSCAPING PLAN – PRACTICE FIELD
SITE LIGHTING	
SL1.1	SITE LIGHTING PHOTOMETRIC – PRACTICE FIELD MAIN PARKING LOT
SL1.2	SITE LIGHTING PHOTOMETRIC – PRACTICE FIELD NORTH PARKING LOT (FUTURE)



PLANNING AND ZONING SUBMITTAL

ITTNER JOB NO: 201201.05 / 201201.06
Date: Febraury 14, 2014 (REVISED March 6, 2014)





1 ARCHITECTURAL SITE DEVELOPMENT PLAN
CA1.1 SCALE: 3/32" = 1'-0"

- PHASE 3 KEYED PLAN NOTES
- 1 REMOVED PORTION OF EXISTING SIDEWALK (SHOWN DASHED).
 - 2 NEW CONCRETE SIDEWALKS, SEE CIVIL DRAWINGS.
 - 3 NEW TRENCH DRAIN, SEE CIVIL DRAWINGS.
 - 4 NEW CONCRETE RETAINING WALLS, SEE STRUCTURAL DWGS.
 - 5 NEW CONCRETE STEPS AND HANDRAILS, SEE DETAILS.
 - 6 NEW 1:12 MAX ADA RAMP WITH HANDRAILS, SEE DETAILS.
 - 7 EXISTING RAIN GARDEN (BIO-RETENTION), SEE CIVIL DWGS.
 - 8 EXISTING LIGHT POLE TO REMAIN.
 - 9 NEW LIGHT POLE, SEE ELECTRIC DRAWINGS.
 - 10 NEW RECESSED LIGHTING AT STEPS, SEE ELECTRIC DWGS.
 - 11 NEW MECH. UNIT ON CONCRETE PAD, SEE MECH. DWGS.
 - 12 EXISTING FIRE HYDRANT, SEE CIVIL DRAWINGS.

Seal:

RICHARD W. KEISKER, AIA
Architectural Registration No. 2001027389

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

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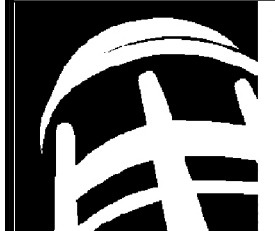
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201201.06

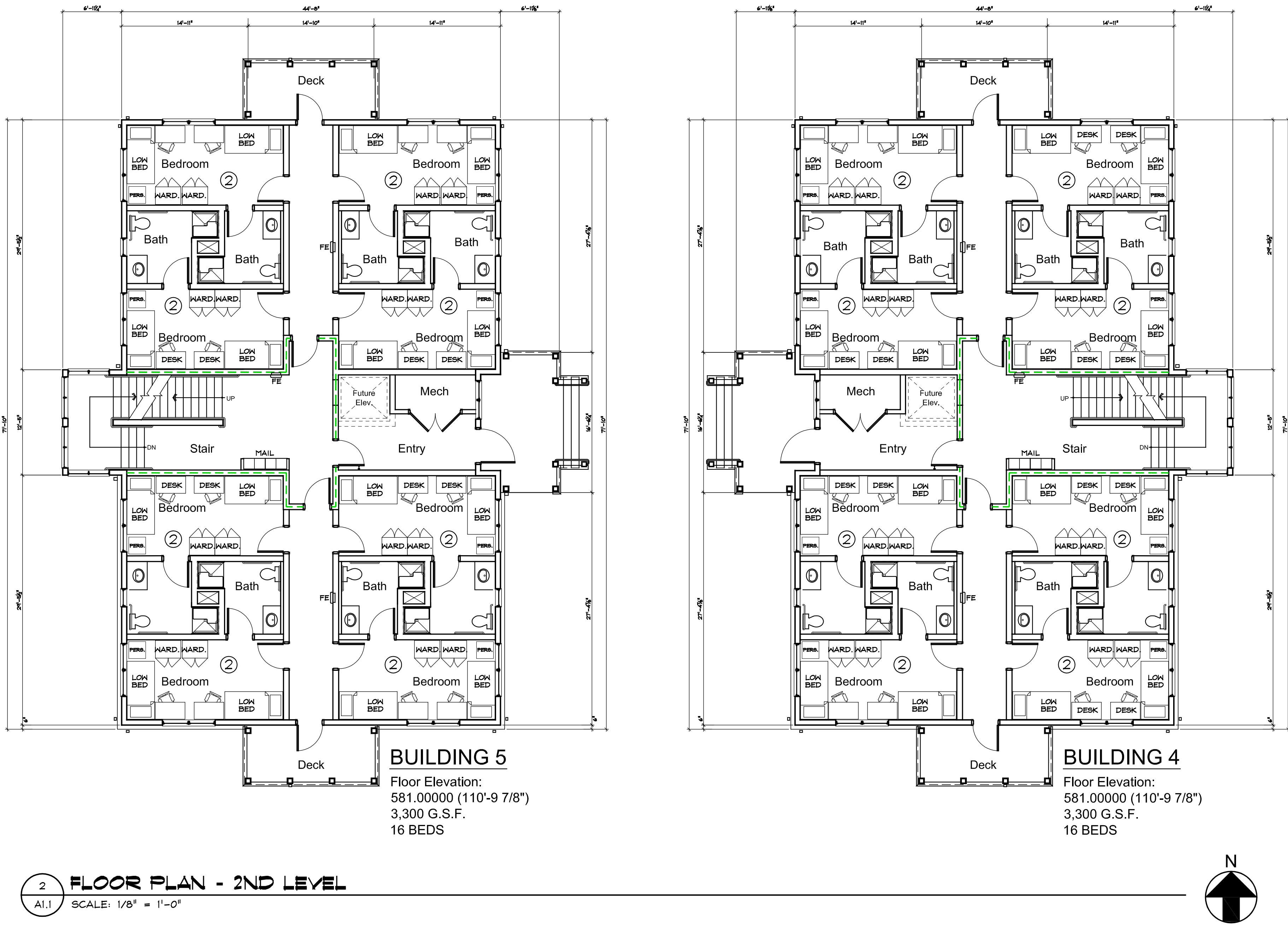
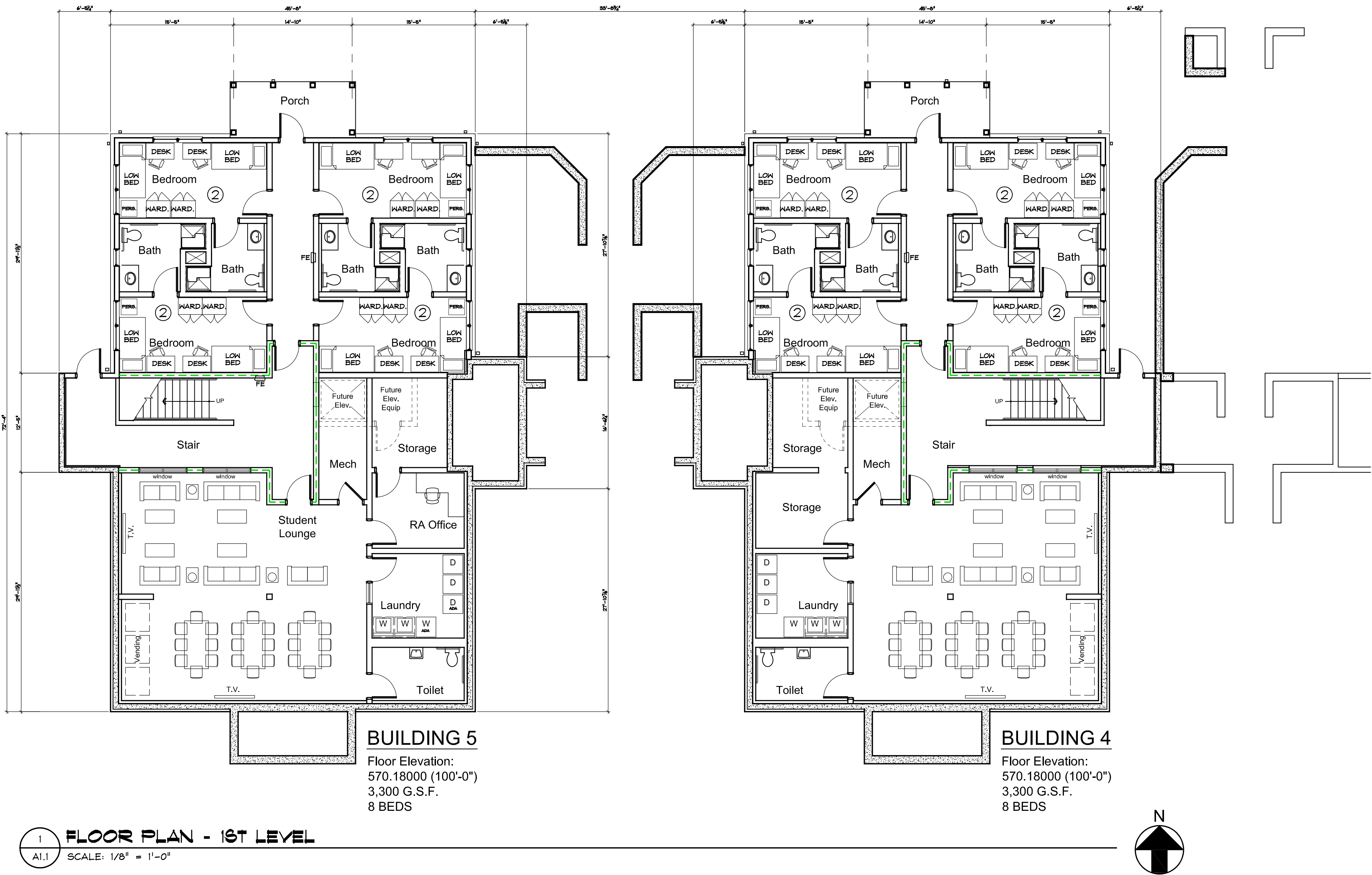
Drawing Title:
**ARCHITECTURAL
SITE
DEVELOPMENT
PLAN -
PHASE 3
HOUSING**

Drawn:

Checked:

Drawing No.
CA1.1
Housing Phase 3

PRELIMINARY, NOT FOR CONSTRUCTION



Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
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201201.06

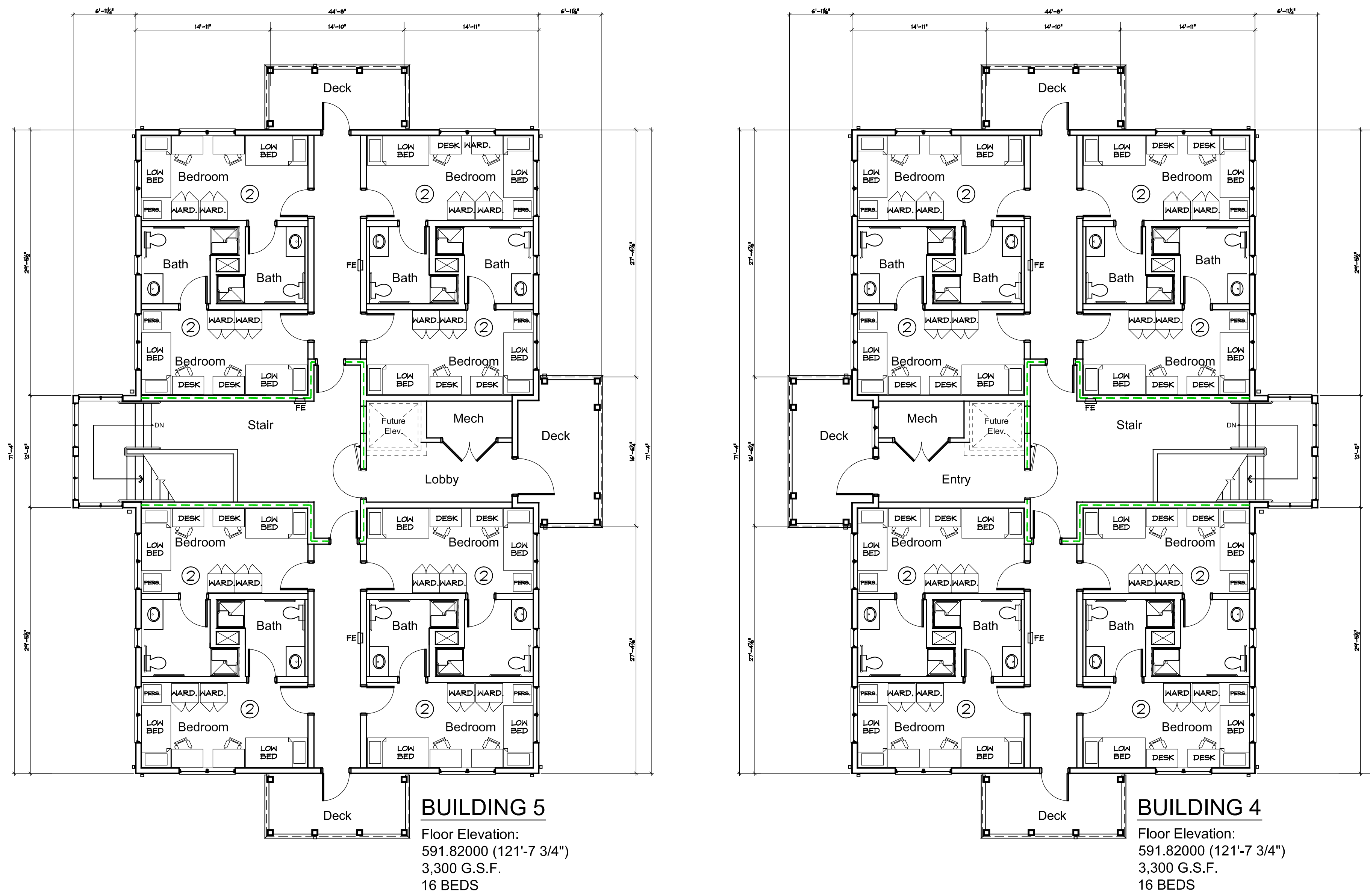
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1ST LEVEL
AND 2ND
LEVEL
FLOOR
PLANS

Drawn:

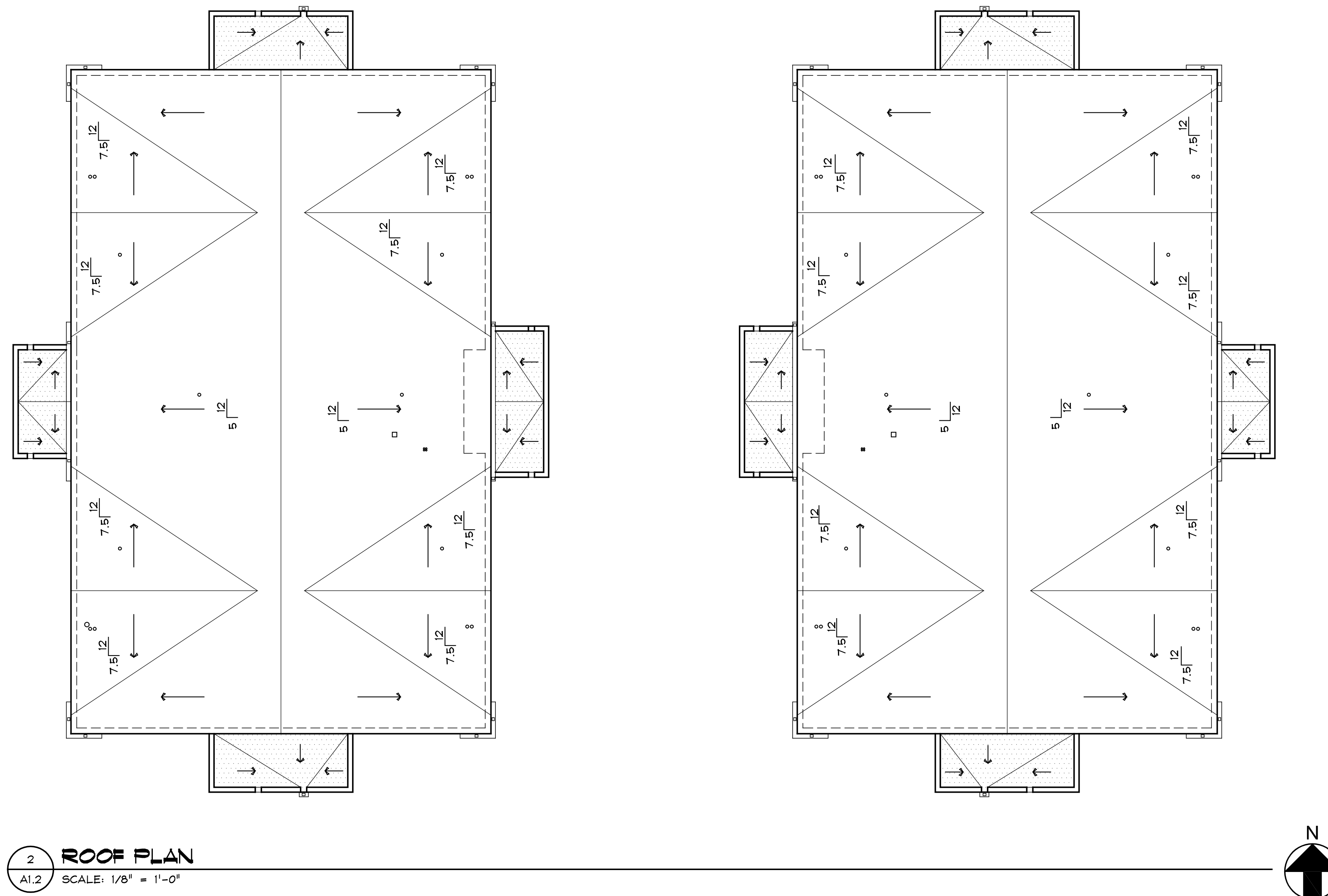
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Drawing No.
A1.1
Housing Phase 3

116

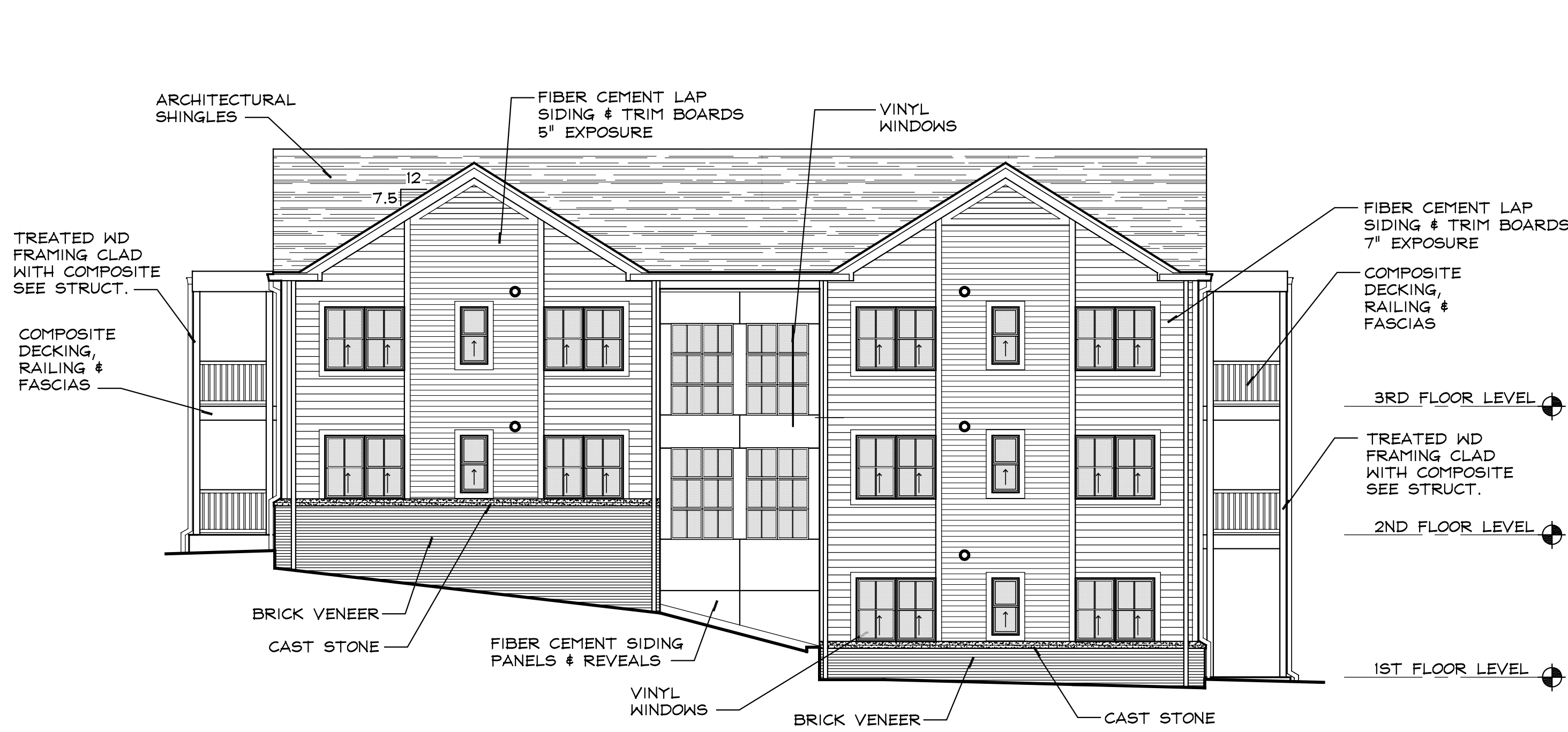


1 FLOOR PLAN - THIRD LEVEL
A1.2 SCALE: 1/8" = 1'-0"



2 ROOF PLAN
A1.2 SCALE: 1/8" = 1'-0"

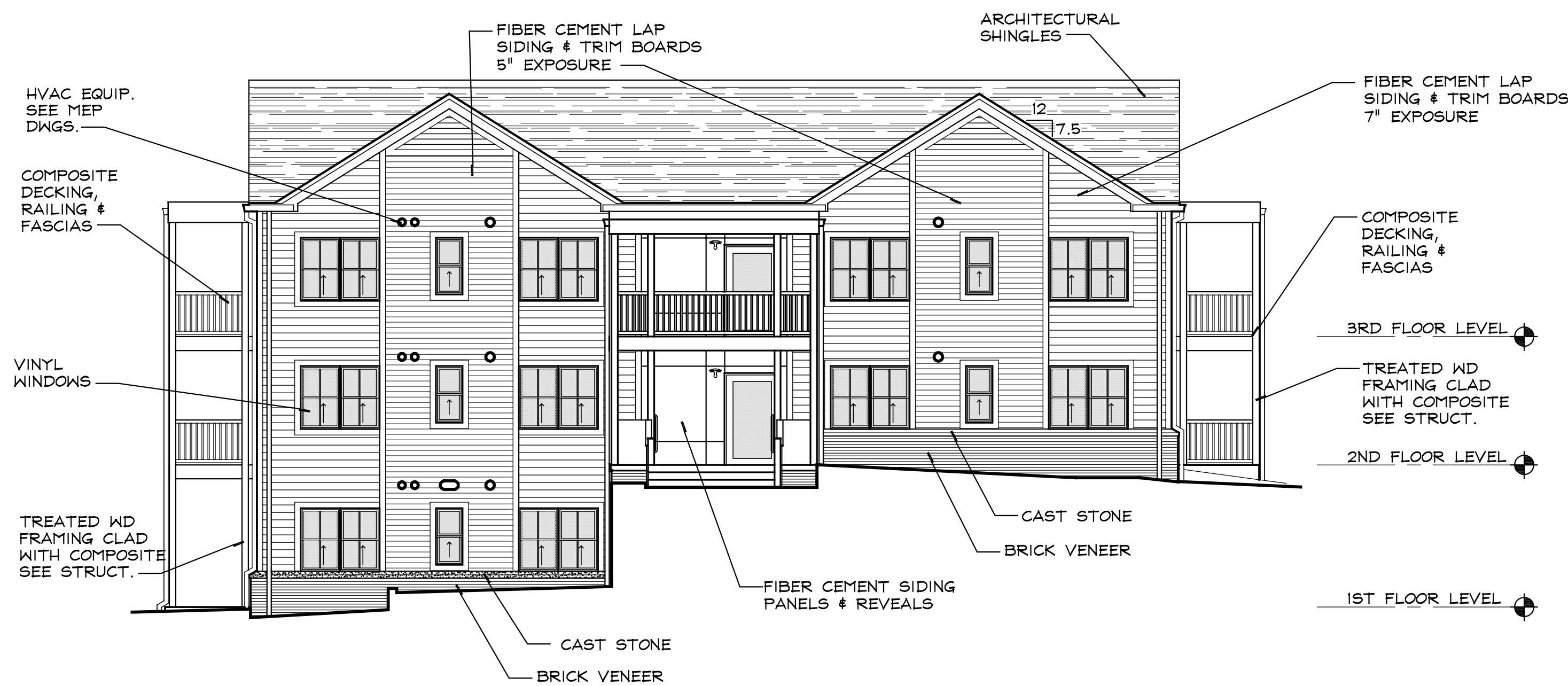




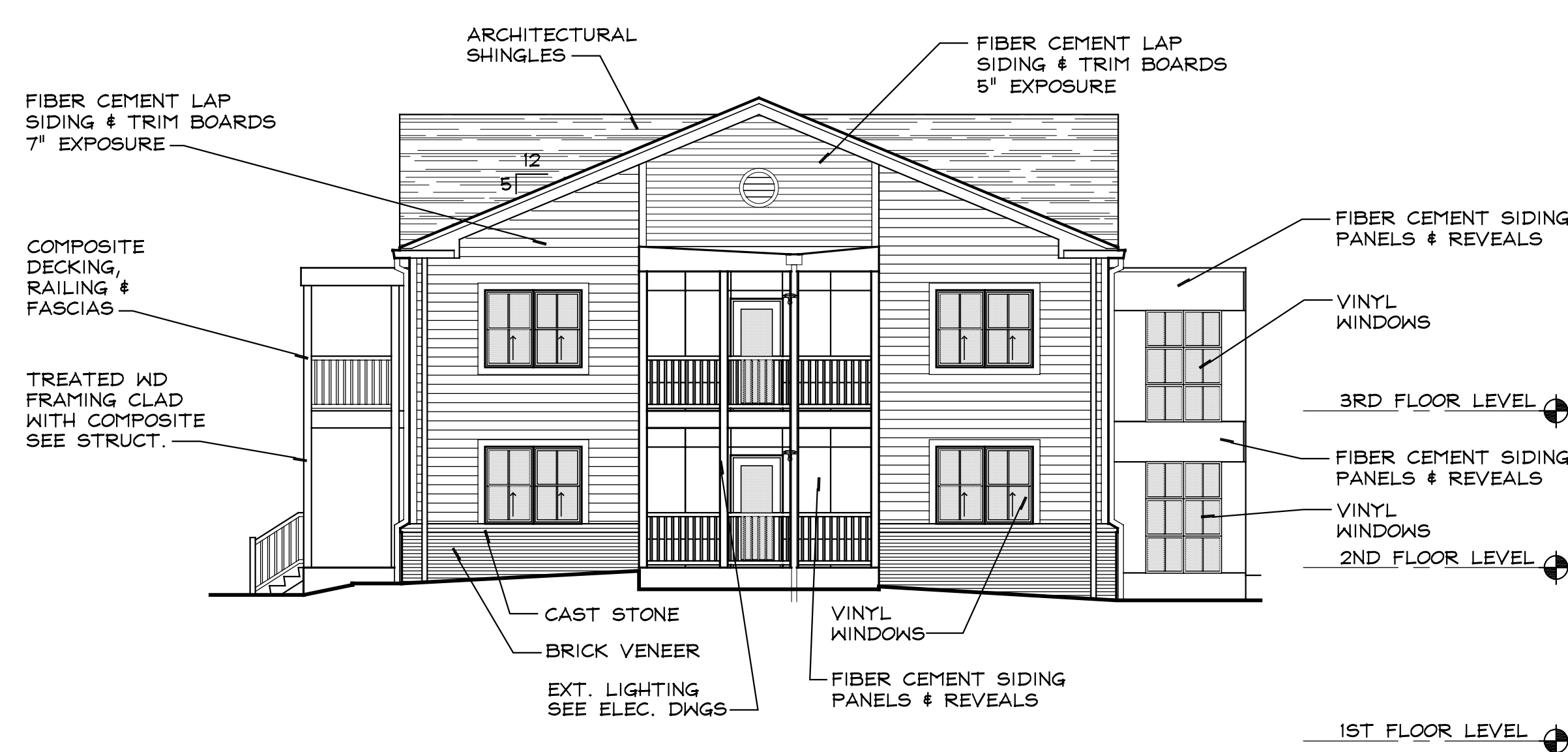
1 BUILDING 4 - EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 BUILDING 4 - NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



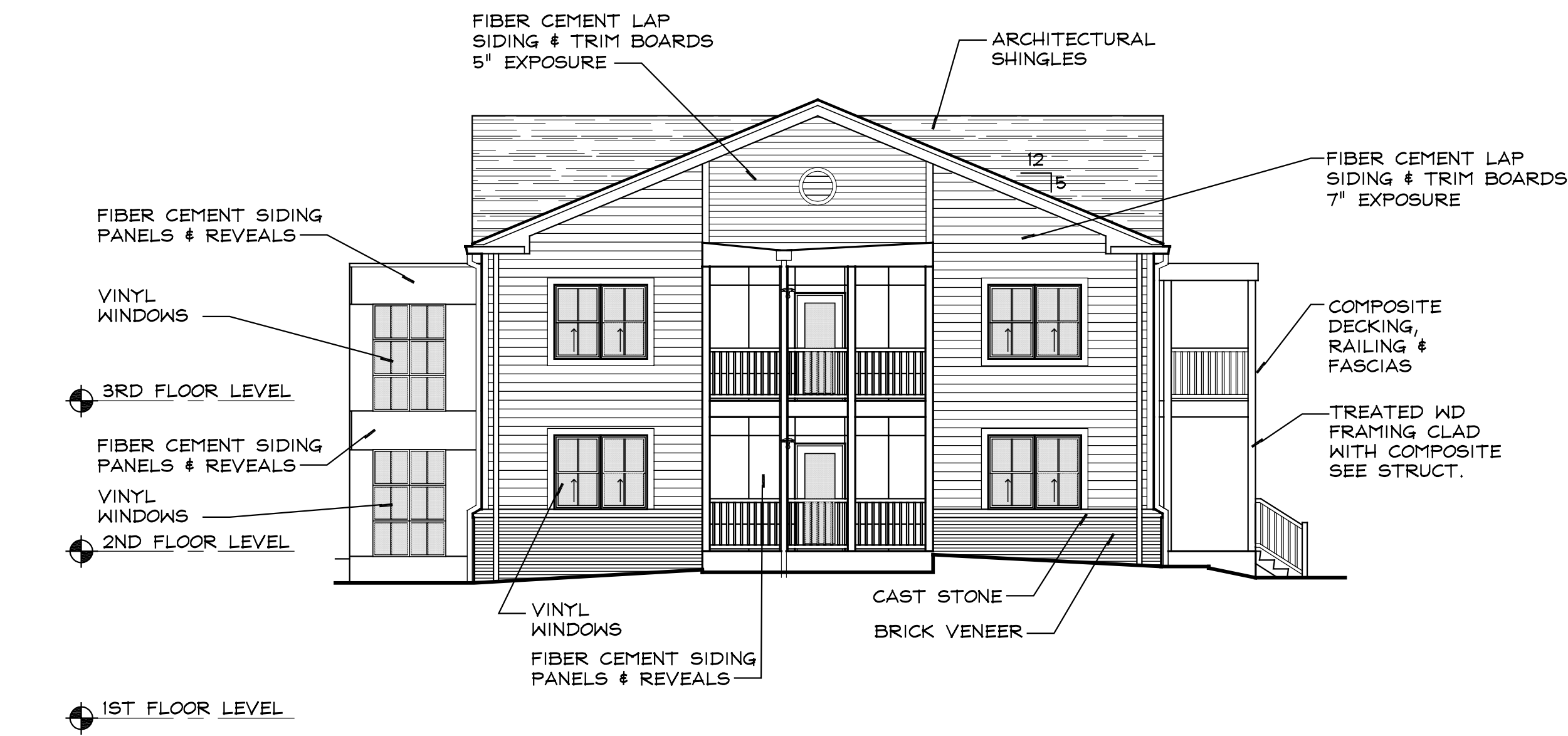
3 BUILDING 4 - WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



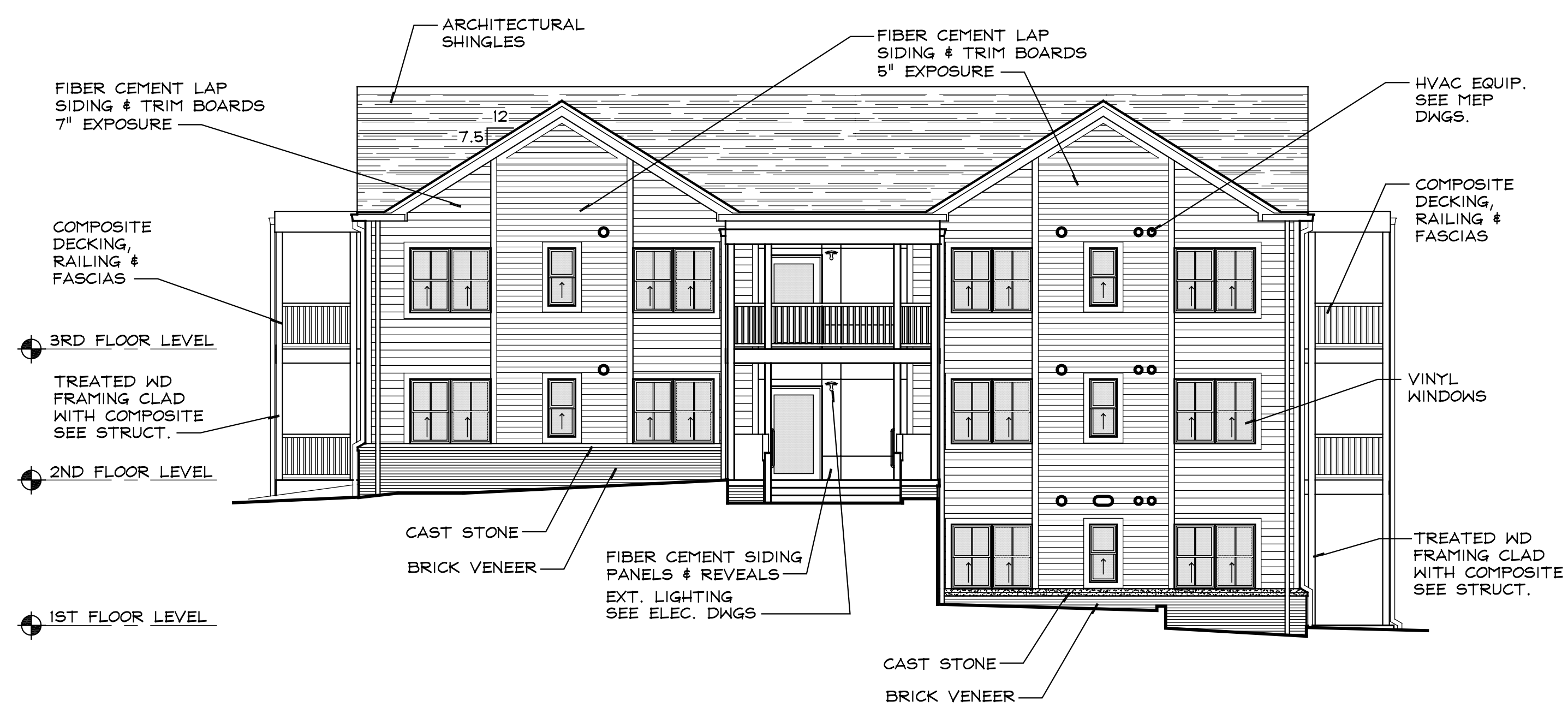
4 BUILDING 4 - SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

Seal:	
RICHARD W. KEISKER, AIA Architectural Registration No. 2001027380	
Original Issue Date: 02.14.14 Creve Coeur Planning & Zoning	
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WBI Project No. 201201.06	
Drawing Title: EXTERIOR ELEVATIONS BUILDING 4	
Drawn: Checked: Drawing No.	
A2.1 Housing Phase 3	

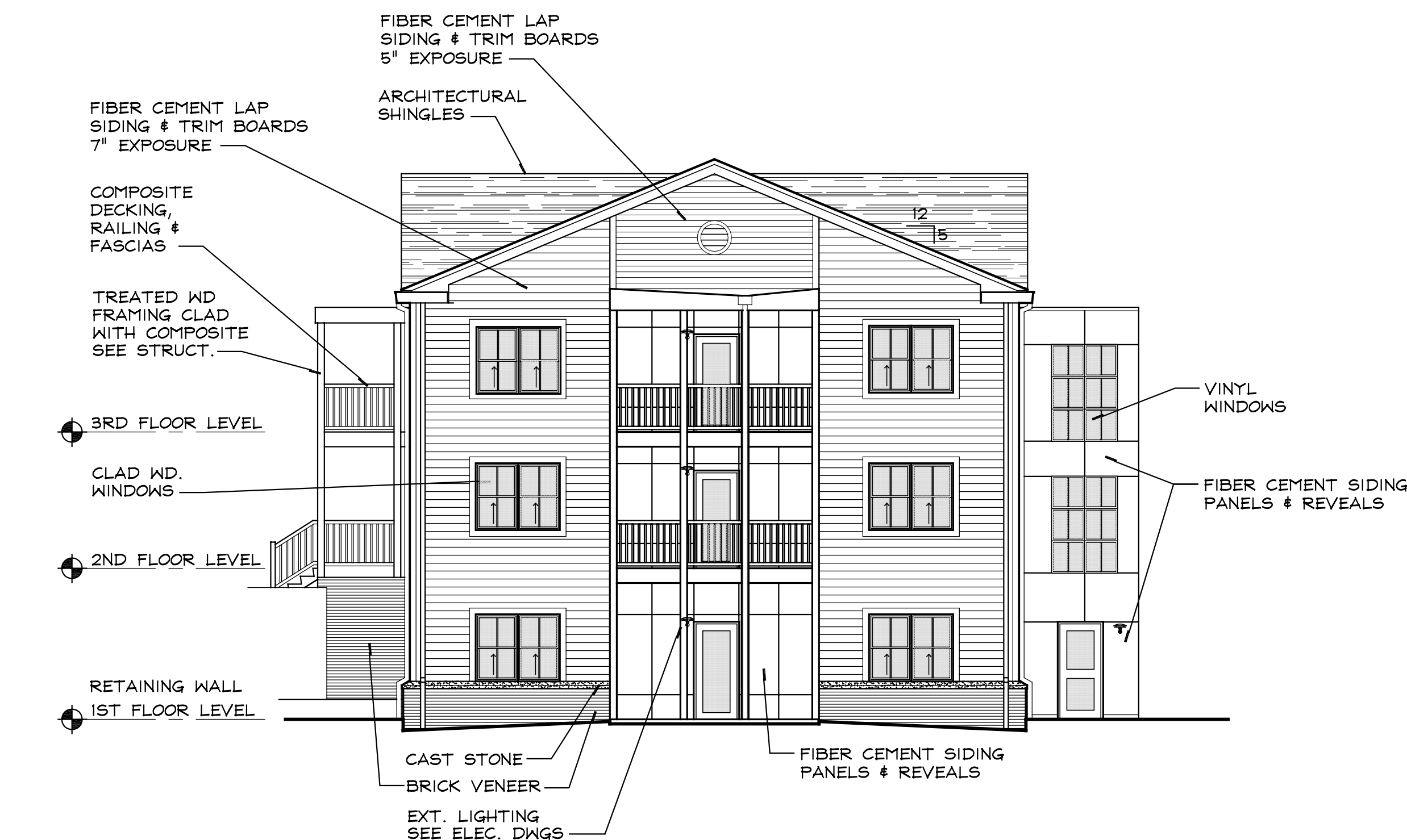
PRELIMINARY, NOT FOR CONSTRUCTION



1 BUILDING 5 - SOUTH ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



2 BUILDING 5 - EAST ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



3 BUILDING 5 - NORTH ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



4 BUILDING 5 - WEST ELEVATION
A2.2 SCALE: 1/8" = 1'-0"

Seal:

RICHARD W. KEISKER, AIA
Architectural Registration No. 2001027380
Original Issue Date: 02.14.14
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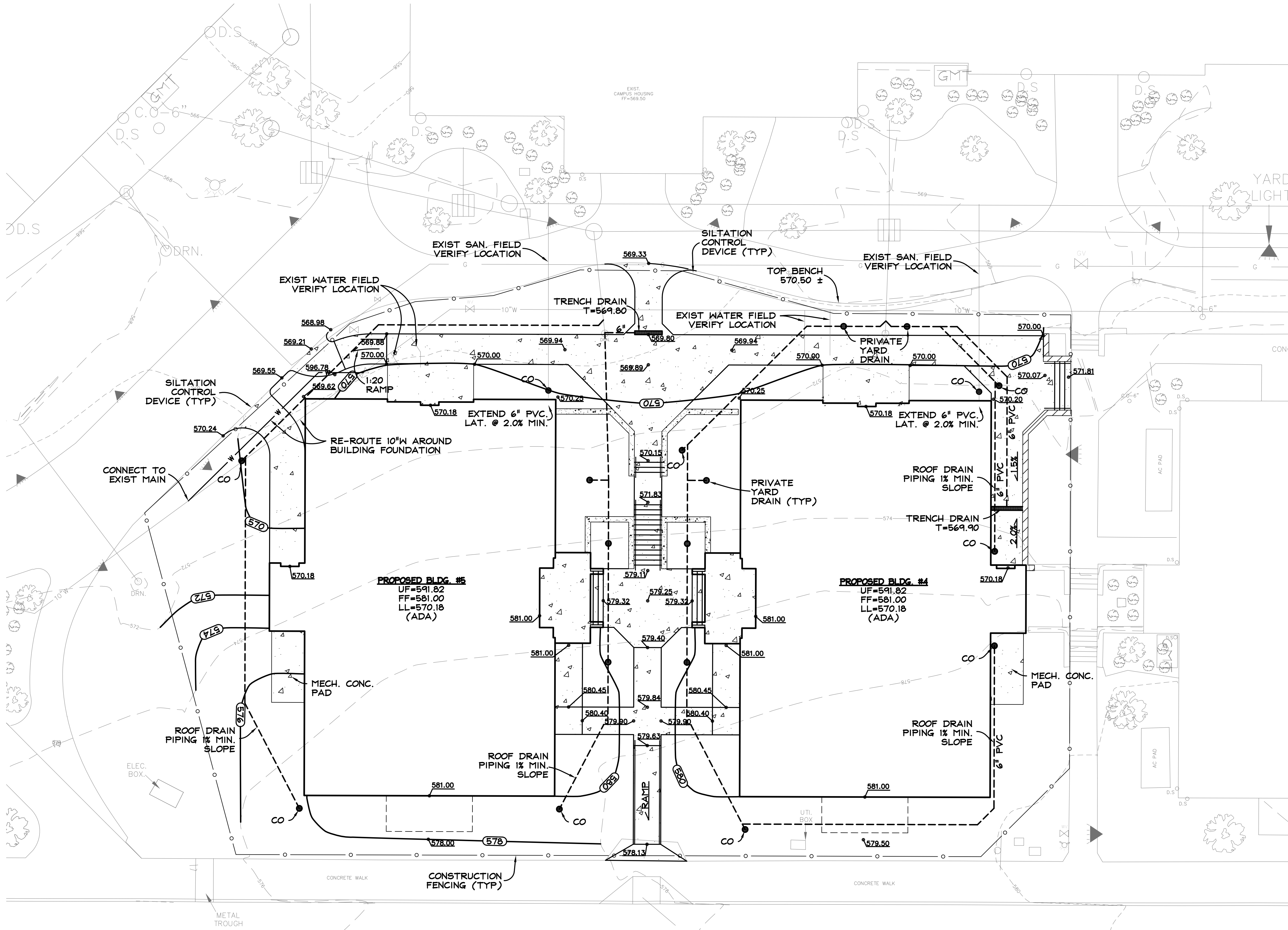
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WBH Project No.
201201.06

Drawing Title:
EXTERIOR
ELEVATIONS
BUILDING 5

Drawn:
Checked:
Drawing No.
A2.2
Housing Phase 3



SITE BENCH MARK

TBM: 10' IN OPEN ON FIRE HYDRANT ±1% FEET
SOUTHWEST OF SOUTHWEST CORNER OF ADMINISTRATION
BUILDING ELEVATION = 561.94

UTILITY NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND SERVICE LINES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES

ALL SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD CONSTRUCTION (2009) SPECIFICATIONS OF MSD. IT IS THE RESPONSIBILITY OF THE SEWER CONTRACTOR TO HAVE ON THE JOB SITE AT ALL TIMES, THE CURRENT METROPOLITAN ST. LOUIS SEWER DISTRICTS (MSD) STANDARD CONSTRUCTION SPECIFICATIONS MANUAL AND STANDARD DETAILS FOR SEWER AND DRAINAGE FACILITIES. THE CONTRACTOR SHALL FOLLOW AND CONSTRUCT SEWERS, STRUCTURED AND DETAILS ACCORDING TO CURRENT MSD STANDARDS.

ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES, PRIVATE AND PUBLIC, FIELD LOCATED PAINTED MARKED AND FLAGGED IN THE FIELD. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.

ALL ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN ON PLANS.

TOPOGRAPHIC SURVEY BY LDC, INC.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.

ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

GRADING AND STORM WATER PER MSD AND THE CITY OF CREVE COEUR STANDARD SPECIFICATIONS.

SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1V/20H. SLOPES GRATER THAN 1V/20H MUST BE DESIGNED AS A RAMP.

SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

A PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL DOWNSPOUTS AND ROOF DRAINS.

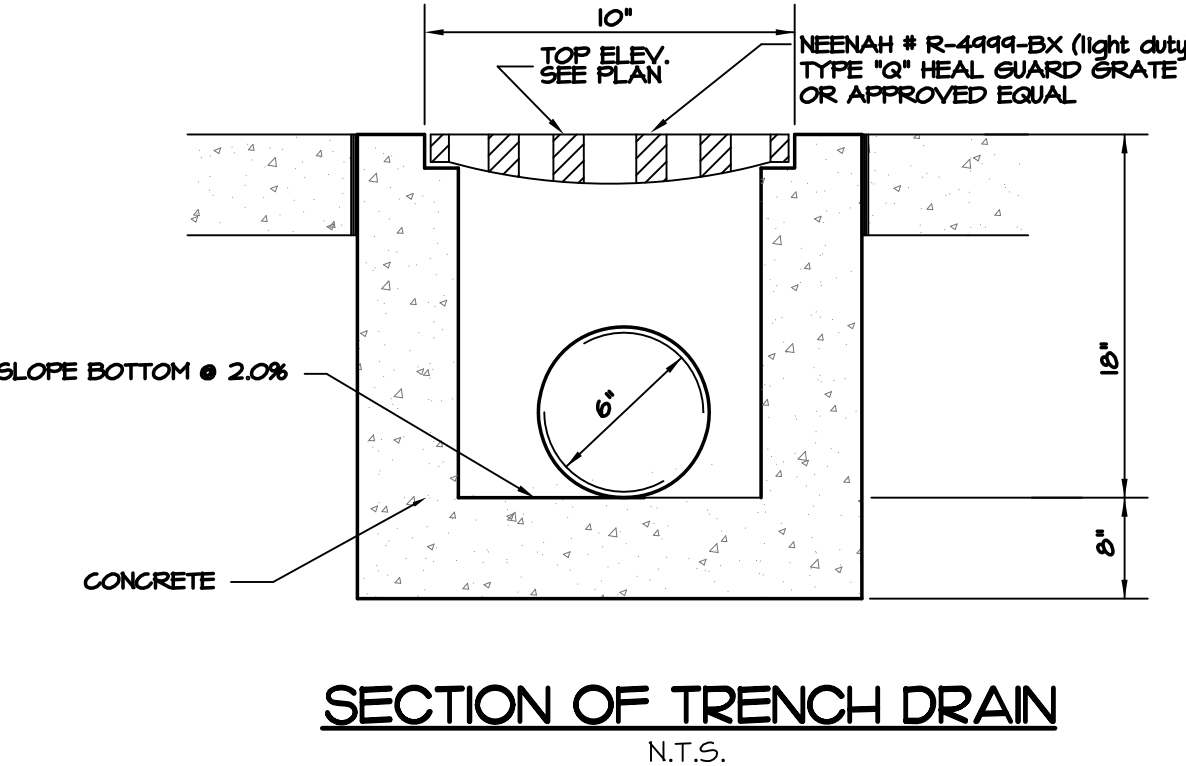
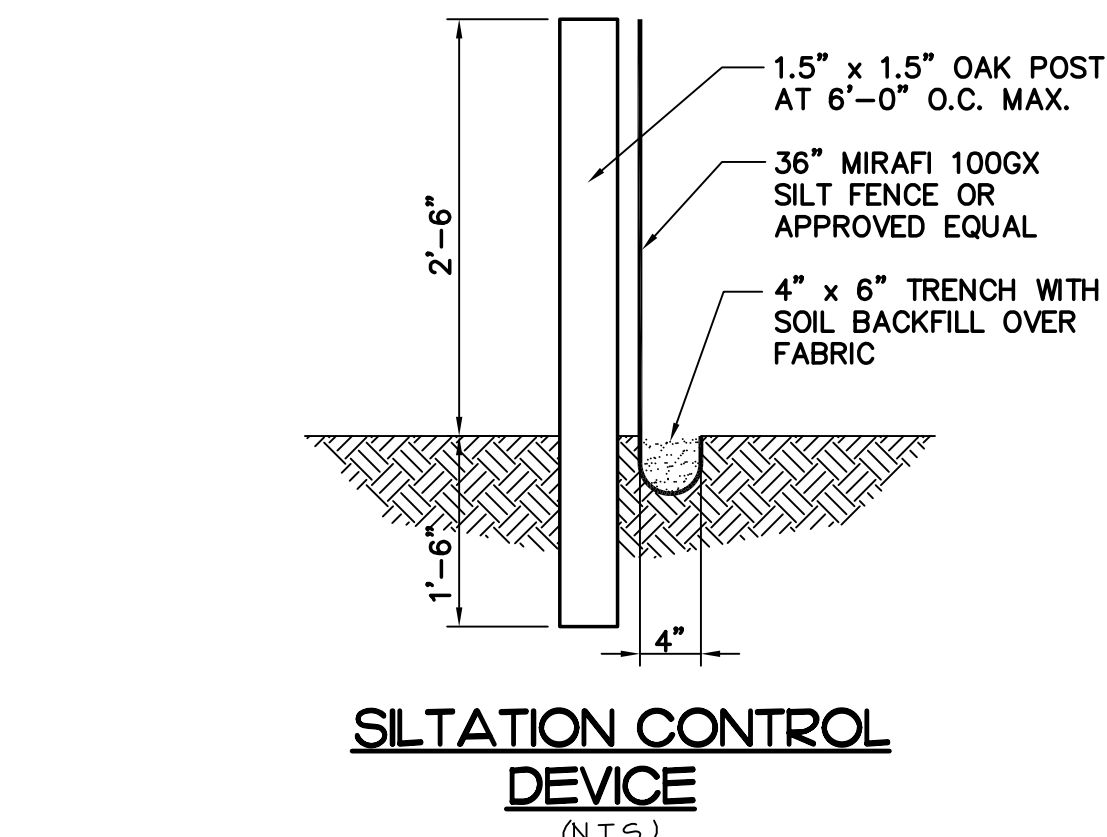
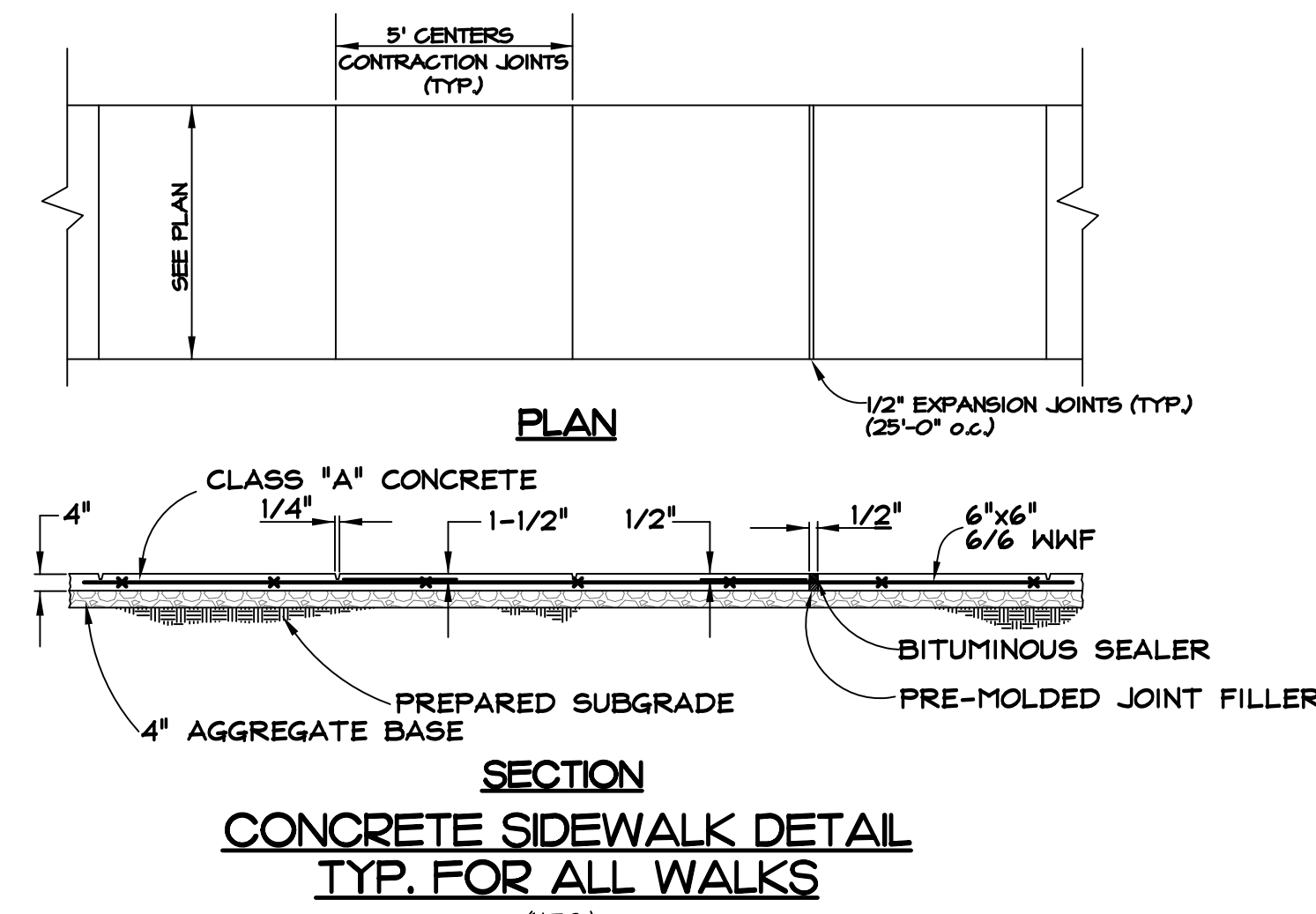
CONTRACTOR SHALL ABIDE BY ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED OCT. 22 2004 AND OCT. 16 2009.

FOUNDATION EXCAVATION SPOILS AND EXCESS EARTH TO BE HAULED OFF OF THE MISSOURI BAPTIST UNIV. CAMPUS.

CONTRACTOR TO PROVIDE CONNECTION FROM ALL DOWNSPOUTS TO THE PROPOSED STORM SEWER SYSTEM AND INSTALL DOWNSPOUT SHOE AND 4" PVC PIPING TO EACH LOCATION.

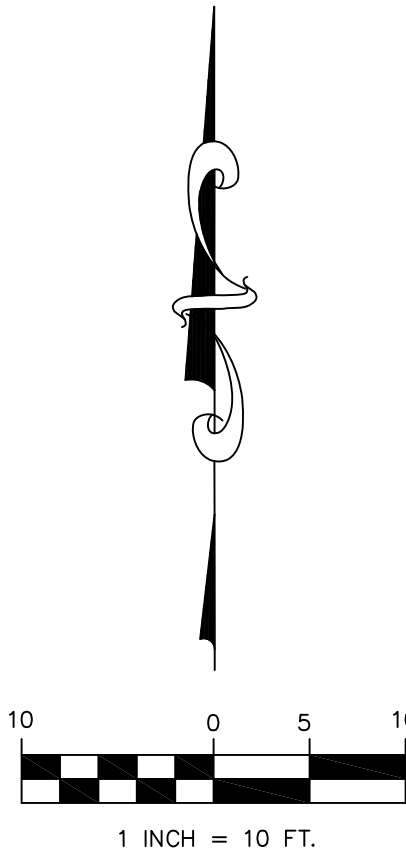
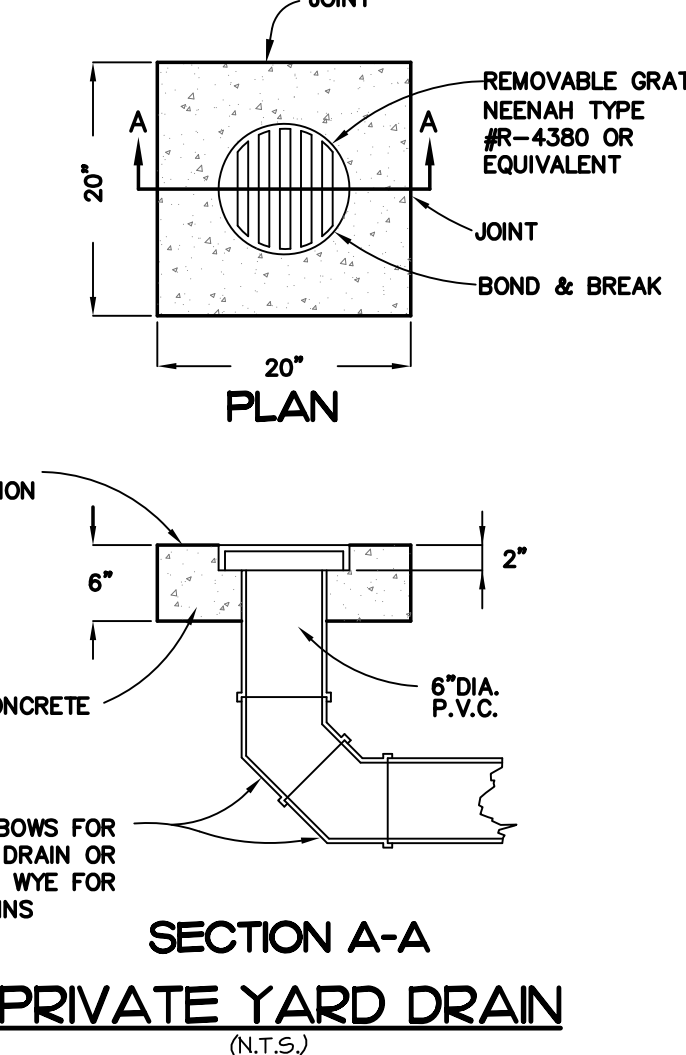
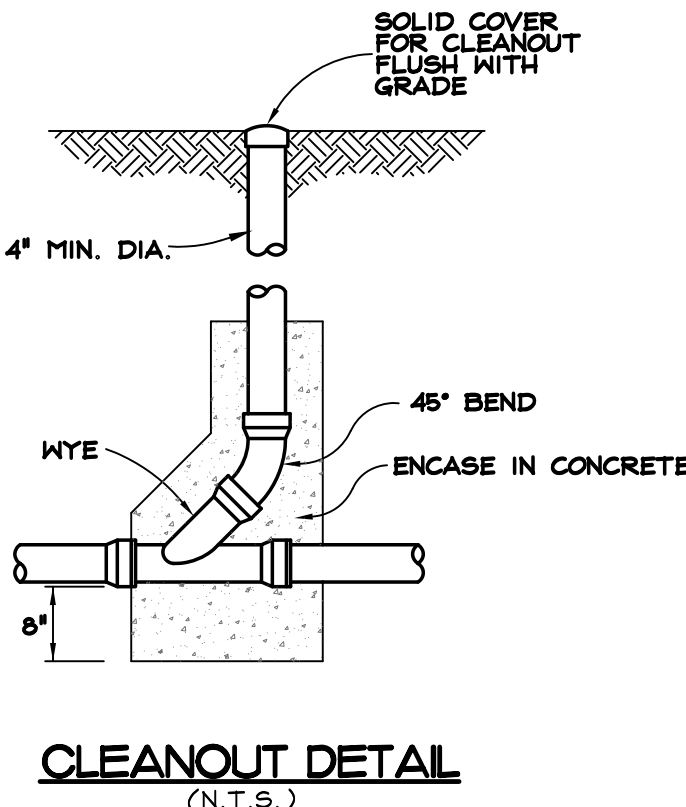
CONTRACTOR TO FINISH GRADE, SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.

SEE ELECTRICAL SITE PLAN FOR TRANSFORMER PAD, SWITCH GEAR LOCATIONS, DETAILS, AND LIGHTING.



LEGEND OF IMPROVEMENTS

- 580.00 SPOT ELEVATION
- CONTOURS SHOWN FROM SPOT & REC. PLANS, TO BE CONSTRUCTED BY OTHERS
- PROPOSED CONTOURS
- SWALE
- CONC. PAVING
- CLEAN OUT
- PRIVATE YARD DRAIN



LAND DEVELOPMENT CONSULTANTS, INC. (LDC) CONSULTING ENGINEERS, AND UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC, HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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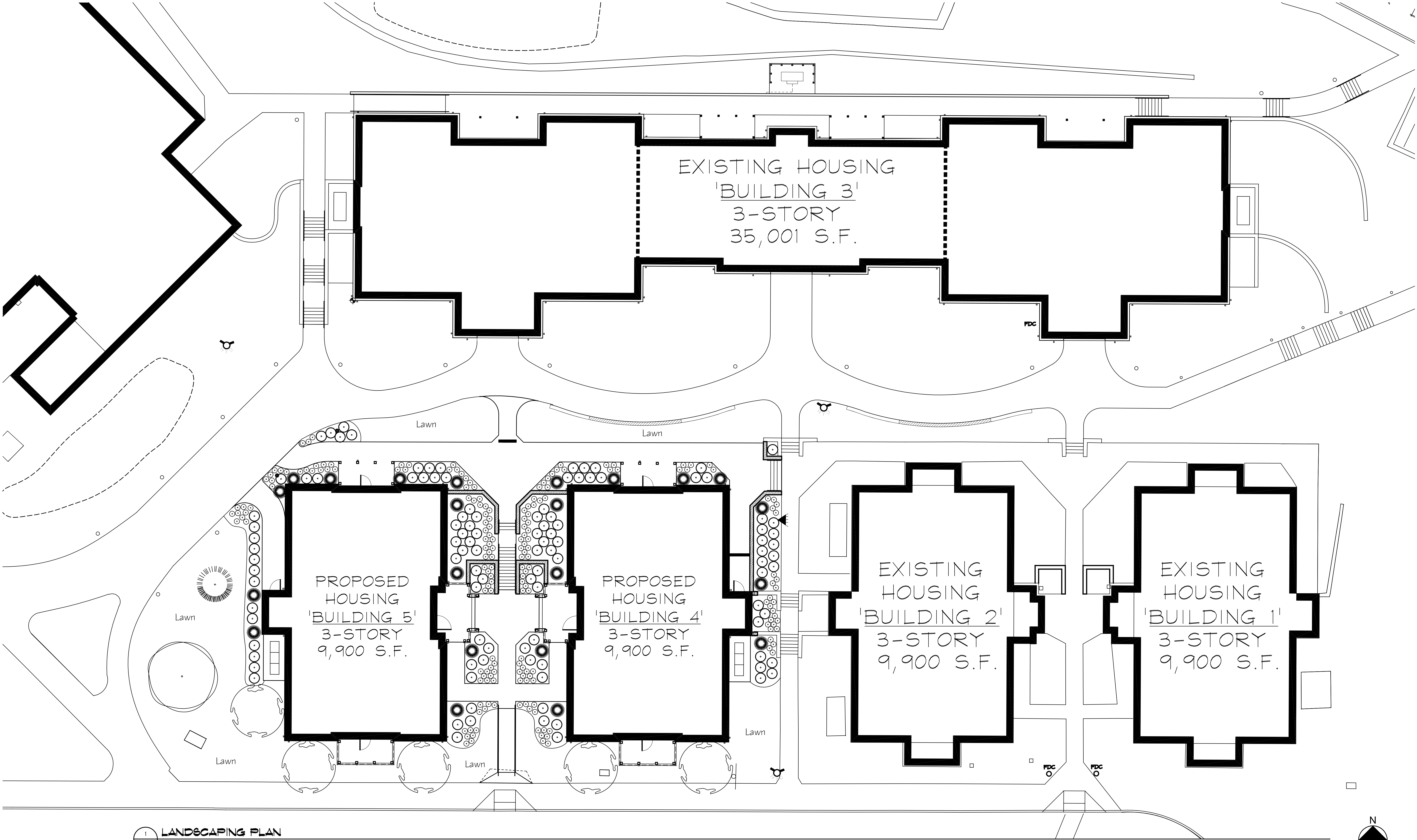
Drawing Title
SITE/GRADING
PLAN

Drawn: GMK

Checked: JPT

Drawing No.
C1

Housing Phase 3



1 LANDSCAPING PLAN
L1.1 SCALE: 3/32" = 1'-0"

Conceptual Landscape Legend					
Symbol	Description	Size	Symbol	Description	Size
	Deciduous Shade Tree Oak, Maple	3" Caliper		Pyramidal Evergreen Upright Juniper, Arborvitae	5' Ht.
	Ornamental Flowering Tree Crab, Pear, Redbud	2-2.5" Caliper		Evergreen Shrub -Boxwood, Holly, Yew, Juniper Deciduous Shrub -Viburnum, Roses, Spirea, Orn. Grasses	18-24" Ht.
	Evergreen Tree White Pine, Norway Spruce	6' Height		Perennial Color / Groundcover Linope, Hosta, Daylily	1 Gallon

Seal:

RICHARD W. KEISER, AIA
Architectural Registration No. 2001027388

Original Issue Date:
02.14.14
Creve Coeur Planning & Zoning

Revisions:

No.	Date

ittner
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INSIDE
knowledge.

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www.ittnerarchitects.com

Missouri Architectural Corporation
Certificate of Authority No. 000004

Consultants:
Civil Engineering
Land Development Consultants, Inc.
1112 Rock Creek Elementary Rd.
OFallon, MO 63306
Phone: (636) 240-0096
Fax: (636) 240-4949
MO. Certificate of Authority
Lic No. 001596
Structural Engineer
KFF Consulting Engineers
1630 Des Peres Road, Suite 100
St. Louis, MO 63131
Phone: (314) 835-6524
Fax: (314) 835-0749
MO. Cert. of Authority

**MISSOURI
BAPTIST
UNIVERSITY**

Missouri Baptist University
Campus Housing (Phase 3)
ONE COLLEGE PARK DRIVE
ST. LOUIS, MISSOURI

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Wm. B. Ittner, Inc. 2014

WBI Project No.
201201.06

Drawing Title:
**LANDSCAPING
PLAN -
PHASE 3
HOUSING**

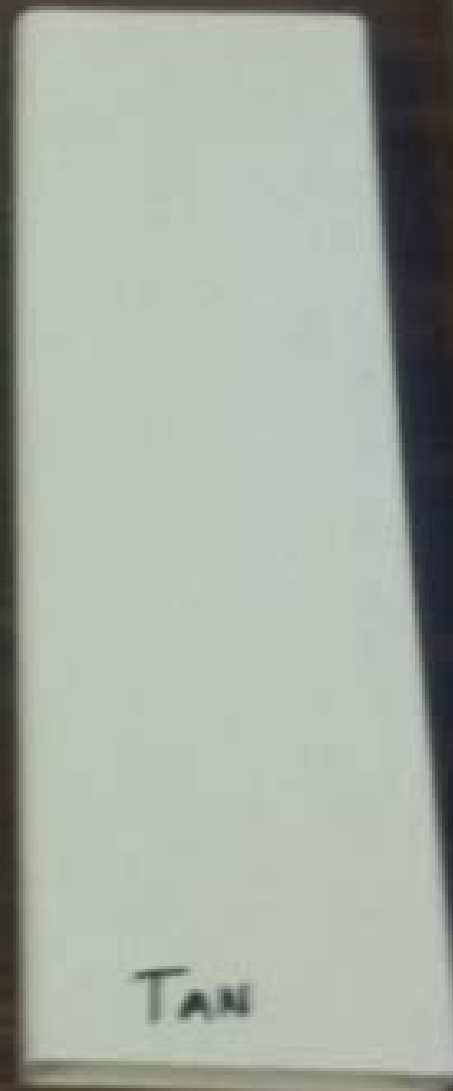
Drawn:

Checked:

Drawing No.
L1.1
Housing Phase 3



White



TAN



clay





**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-010 APPROVAL OF A MINOR SITE DEVELOPMENT PLAN FOR THE
EXTERIOR REMODEL OF 10850 BAUR BOULEVARD**

FOR THE MEETING OF: Monday, March 31, 2014 at 7:00 PM (NEW DATE)

LOCATION: 10850 Baur Boulevard. The property is zoned "LI" Light Industrial (see attached map).

REQUEST: An application has been submitted by David Lisinski, of Killeen Studio Architects, on behalf of Innovative Roofing, Inc., for approval of a minor site development plan that includes exterior renovations to the exterior building resulting from the change of use of the building. All minor site development plans require Planning Commission approval. No City Council action is required.

ADDITIONAL INFORMATION: The property is located one block east of Lindbergh Boulevard along the south side of Baur Boulevard (see attached aerial photo). Although no changes are proposed in the bulk characteristics of the property, Section 405.1080, Site Concept, Site Development and Minor Site Plan Approval, requires that minor site plan approval be acquired for any change in use of the property. It also states that substantive changes in a project should be referred back to the Planning Commission for further review. The proposal will convert the building to primarily office use and will substantively change the façade around the main entry (north end of the building), so Planning Commission review and approval are necessary. No City Council action is required.

Key Issues:

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

Comp. Plan References

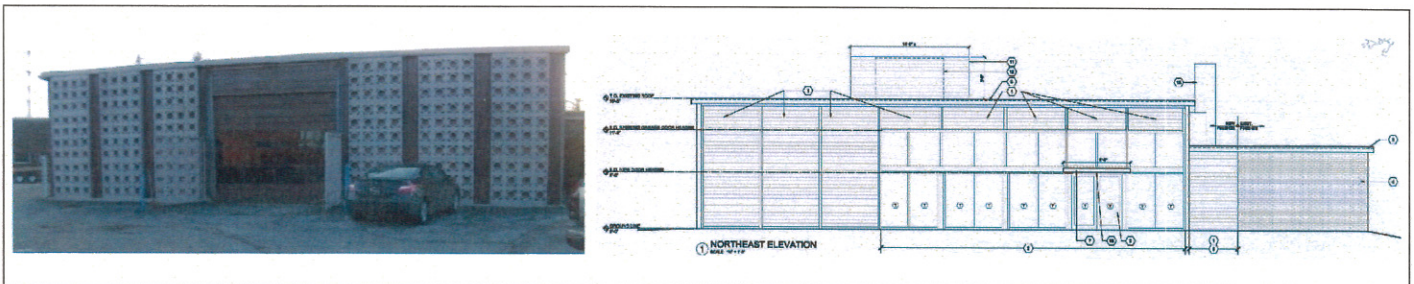
- Commerce Center Action Area
- Design Guidelines (2002)

Zoning Code References

- Section 405.380: "LI" Light Industrial District
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

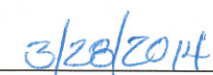
APPLICANT: David Lisinski
Killeen Studio Architects, Inc.
3015 Salena Street
St. Louis, MO 63118

PROPERTY OWNER: Innovative Roofing, Inc.
10850 Baur Boulevard
Creve Coeur, MO 63141



PREPARED BY:


Paul Langdon, AICP, Planning Director


Date

ATTACHMENTS: Applicant's Materials submitted February 14, 2014

SITE HISTORY AND PROPOSAL SUMMARY

The current development of the site was completed in 1973 while the property was still under the jurisdiction of St. Louis County. Although no development file was provided to the City at the time of annexation, it appears from St. Louis County that the site has not changed significantly since that time. It consists of the 12,818 square-foot principle building, one large accessory building (2,026 square-foot garage/storage building), parking for 44 vehicles and landscape. The total existing coverage on the lot is 76% and no changes are proposed. Aside from a remodel of the interior, what is proposed for the property is a mostly cosmetic replacement of the exterior finishes on the north 40% (approximately) of the building where the offices of the new business (Innovative Roofing, Inc.) are located. The rest of the building and the accessory building will be left as storage and will only be repaired as necessary. The paved area will also be repaired as needed, but is not planned to be altered in area or general configuration. The landscape will also remain largely unchanged.

Under Section 405.1080, Site Concept, Site Development and Minor Site Plan Approval, minor site plan approval is required for any change in use of the property as well as any substantive change in a project. In the LI district, the Planning and Zoning Commission must review and take final action on all minor site development plan applications. City Council review is not required.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Construction company	“LI” Light Industrial District	Baur Boulevard
South	Medical office	“LI” Light Industrial District	N/A
East	Manufacturing	“LI” Light Industrial District	N/A
West	Retail; Offices	“GC” General Commercial District	Baur Boulevard; Andes Boulevard

COMPREHENSIVE PLAN REVIEW

The site is located within the Commerce Center District of the Comprehensive Plan. The Residential Preservation and Economic Development section states the following:

6. Monitor development in the Lindbergh-Warson Industrial Park and explore ways to encourage long-term viability of this area.

Given that the applicant is utilizing a formerly vacant building and increasing its attractiveness to other potential users /tenants, the proposal appears to be encouraging the long-term viability of the site and, by extension, the area in general.

The Transportation and Movement section contains this goal:

1. Retrofit existing industrial uses with pedestrian facilities and improved landscaping. As new development occurs, the incorporation of pedestrian facilities and improved landscaping into site plans should be required. In new development or redevelopment, require pedestrian connections to adjacent properties or areas where possible.

As identified above, the proposal does not include landscape changes of any kind, including pedestrian walkways. Given that the driveway will require significant repair to the asphalt and a sidewalk does exist on Baur Boulevard, staff suggest that a short extension to the sidewalk that turns up the driveway from Baur until it reaches the parking stalls would keep pedestrians out of the more hazardous driveway area and provide a better pedestrian entry to an otherwise uninviting point of arrival.

Although the existing landscape is not elaborate, it is somewhat in keeping with the simple, light industrial building and it does screen the parking stalls that face Baur Boulevard. The other parking on the site does not face a street. There are several mature street trees on the property and those will all remain.

Design Guidelines Analysis

The proposal is attempting to work with a little less than half of the existing building façade area, but it does increase the variety of building materials and gives the building a more open, contemporary appearance. Although many elements are already established by the pre-existing nature of the building, the following guidelines should all be considered:

E. Materials/Colors

1. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings 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 material and not be painted on.
3. Exterior insulating finishing systems (EIFS) and concrete masonry should not be the predominant building material. EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse. Concrete masonry should be limited to split face or burnished units.
4. Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative facade treatments, where one or more unrelated materials are placed upon the building should be avoided. Large parapet walls should reflect the function behind them should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.
5. Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.
6. Details of soffits and other architectural elements visible to the public are to be finished in a material compatible with other exterior materials.

F. Building Services

- 1 Services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties.

The proposal does not propose to change the entire building exterior, but does relate to three of the sides and the fourth side is comprised of similar materials. Both the old and new finishes are durable and traditional, although the choice of western red cedar for the new siding is, debatably, not a "green"

choice, which is contrary to the guideline #1 above. Renewable forest woods (non-virgin forest), manufactured wood and fiber cement are all preferable materials and a condition of approval, to that effect, has been suggested.

The existing trash dumpster is located behind a short screen wall but it is still in plain view of the adjacent public right-of-way. As is customary with site development plan approval, a recommended condition of approval is included to require the dumpster to be kept behind the building or to be fully screened through other means (extended screen wall, landscape, fence enclosure).

ZONING REVIEW

The existing site meets all of the LI District bulk regulations and site development regulations, including site coverage and parking requirements. The use will not generate any environmental concerns, however there are a variety of light fixtures on the building and several new ones are proposed. It appeared to staff that none of the pre-existing lights conforms with all of the following regulations from Section 405.680, Lighting, of the Zoning Ordinance:

B. General Standards. The following standards shall apply to all exterior lighting fixtures within the City of Creve Coeur, Missouri:

4. Lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.
6. Parking lot light standards and lighting for loading areas shall consist of full cutoff, downcast fixtures with the illuminant source fully shielded from view.
7. Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface.
8. Sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.

Since decisions on light fixtures are often finalized during the building permit phase, staff recommend the customary condition of approval that requires all exterior lighting to be in compliance with Section 405.680.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

The proposed site development plan appears to generally meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code, if developed in accordance with the recommended conditions of approval below:

1. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code for all interior and exterior modifications to the buildings on the site. Exterior elevations and architectural details shall be in substantial conformance with the bound and bundled drawings titled "Innovative Roofing: Minor Site Development Plan" received February 14, 2014, as prepared by Killeen Studio Architects and submitted in conjunction with Application #14-010, subject to the following:
 - a. Exterior siding shall not be composed of wood derived from temperate rainforest trees including, but not limited to, western red cedar.
 - b. All exterior lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.

2. All parking surfaces shall be repaired, sealed and restriped. Parking stalls shall be striped in conformance with Article VII, Off-Street Parking and Loading Regulations, prior to receipt of an occupancy permit.
3. A new four-foot wide sidewalk shall be installed on the west side of the Baur Boulevard entrance driveway, between the existing sidewalk on Baur Boulevard and the first parking space, prior to receipt of an occupancy permit.
4. The trash receptacle shall be kept out of view from adjacent rights-of-way by locating it/them behind the main building or by extending the screen wall on the southwest corner of the building. Other means of screening may be submitted to the Zoning Administrator for approval. A fence permit in conformance with Section 405.640, Fences, shall be acquired prior to the installation of any enclosure(s).

MOTION

If the Planning Commission believes the proposal, when subject to the conditions in the staff report or as modified by the Commission, meets with the goals of the Comprehensive Plan and Design Guidelines, and is in conformance with the Zoning Code, then the following is an example of an appropriate motion to approve this application:

“I move to approve of the site development plan for Innovative Roofing at 10850 Baur Boulevard, subject to the conditions listed in the staff report on Application #14-010, for the meeting of March 31, 2014.”

(Conditions may be added, eliminated, altered, and modified by preceding motion.)

If the Planning Commission believes there are too many unresolved issues that should be reviewed by the Commission prior to approval, then the matter can be continued to a subsequent meeting date. Upcoming available meeting dates are April 21st and May 5th. The following is an example motion to continue this application:

“I move to continue discussion of Application #14-010, the site development plan for Innovative Roofing at 10850 Baur Boulevard to the meeting of April 21st, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of March 31st, 2014.

(Alternate meeting dates should be discussed with the applicant prior to the motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Legend

-  Subject Property
-  Property Lines
-  City Limit



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 03/28/2014



Description: View looking south from Baur Boulevard toward site. Note existing sidewalk on Baur Boulevard and mature street trees.

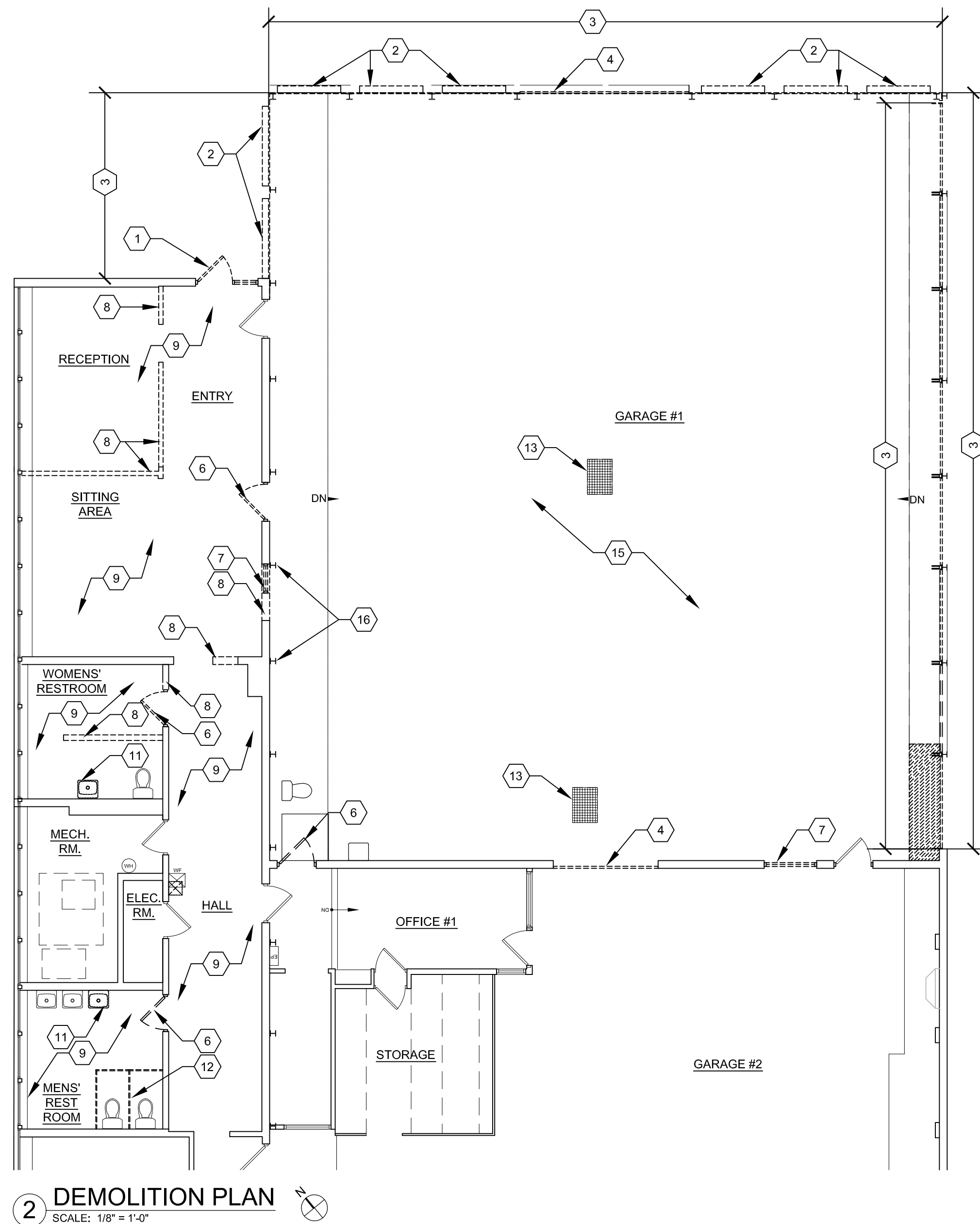


Description: View looking east from intersection of Baur and Andes Boulevards. Visible dumpster



Description: View looking north from the adjacent property toward the rear of the existing buildings on the site.

PROJECT NAME:	BLACKLINE STL - TENANT BUILD OUT 10850 BAUR BOULEVARD CREVE COEUR, MO 63132		
ARCHITECT:	KILLEEN STUDIO ARCHITECTS 3015 SALENA STREET ST. LOUIS, MO 63118 (314)771-0883 MICHAEL KILLEEN, ARCHITECT		
OWNER:	INNOVATIVE ROOFING 10850 BAUR BLVD CREVE COEUR, MO 63132 (314)361-7067		
PROJECT SUMMARY:	NEW BUSINESS / WAREHOUSE & OFFICE LAYOUT IN EXISTING BUILDING		
APPLICABLE CODES:	2009 INTERNATIONAL EXISTING BUILDING CODE 2009 INTERNATIONAL BUILDING CODE 2009 INTERNATIONAL MECHANICAL CODE 2008 NATIONAL ELECTRIC CODE 2009 UNIFORM PLUMBING CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE		
CODE RESEARCH:	UIUSE GROUP: (MIXED USE)	BUSINESS - B WAREHOUSE - S2	(6,968 SQ. FT.) (5,445 SQ. FT.)
	CONSTRUCTION TYPE:	2B	
	ALLOWABLE HEIGHT:	3 STORIES (60'-0" PER LOCAL ZONING)	
	ACTUAL HEIGHT:	1 STORY (15'-5")	
	ALLOWABLE AREA:	23,000 SQ. FT. (PER IBC 2009; TABLE 503) 40,000 SQ. FT. (BASED ON F.A.R. OF 0.75)	
	ACTUAL AREA:	12,818 SQ. FT.	
	OCCUPANCY:	CALCULATED "B": CALCULATED "S2"/ "M": ACTUAL "B": ACTUAL "S2":	69 PERSONS 13 PERSONS 24 PERSONS 3 PERSONS
FIRE PROTECTION:	THE BUILDING DOES NOT REQUIRE A SPRINKLER SYSTEM PER CODE 2009 IBC; SECTION 903.2.8 & 903.2.9 - THE STORAGE SQ. FT. IS LESS THAN 12,000 AND (SECTION 311) THE STORAGE IS (S2) LOW-HAZARD.		
SEPARATION:	2-HOUR SEPARATION REQUIRED BETWEEN BUSINESS AND WAREHOUSE DUE TO SIZE OF STORAGE FACILITY. (PER 2009 IBC TABLE 508.33)		
ACCESSIBILITY:	THE FIRST FLOOR SHALL BE DESIGNED TO BE FULLY ACCESSIBLE.		
ACCESSIBLE PARKING:	2 ADA SPACES OF 42 SPACES PROVIDED.		
NUMBER OF EXITS:	ALL SPACES SHALL HAVE ACCESS TO THE MINIMUM NUMBER OF APPROVED INDIVIDUAL EXITS AS SPECIFIED IN TABLE 1013.1 (OCCUPANT LOAD OF 1500 SHALL HAVE 2 MIN EXITS PER STORY.)		
BATHROOM FACILITIES:	THE NUMBER OF FIXTURES PROVIDED MEETS OR EXCEEDS THE REQUIREMENTS OF ORDINANCE 24444 FOR AN ACTUAL OCCUPANCY OF 82 FOR EMPLOYEE USE.)		
STRUCTURAL NOTES	STRUCT. WORK CONTACT: KENT MACPEEK OF FRONTENAC ENGINEERING; 314-6442200		
MECHANICAL NOTES:	EQUIPMENT AND ROUGH DUCT MECH. WORK SHALL BE DESIGNED AND BUILT BY D/B CONTRACTOR, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND SIGN-OFFS REQ. BY THE APPLICABLE CITY GOVERNING AUTHORITY GOVERNING AUTHORITY. TENANT TO ARRANGE INSTALL OF FINISH DUCTING AND DIFFUSER.		
ELECTRICAL NOTES:	ELECTRICAL WORK SHALL BE DESIGNED AND BUILT BY D/B CONTRACTOR, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND SIGN-OFFS REQ. BY THE APPLICABLE CITY GOVERNING AUTHORITY LIGHTS, PHONES, ELECT. SWITCHES AND OUTLETS TO BE INSTALLED PER CODE. OWNER TO PROVIDE LIGHTS FOR FINAL LAYOUT.		
PLUMBING NOTES:	ROUGH PLUMBING WORK SHALL BE DESIGNED AND BUILT BY D/B CONTRACTOR, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND SIGN-OFFS REQ. BY THE APPLICABLE CITY GOVERNING AUTHORITY + MSD IF APPLICABLE. TENANT TO ARRANGE INSTALL OF FINISH PLUMBING FIXTURES.		



1. R-30 ISO INSULATION TO BE INSTALLED ON ROOF WITH NEW ROOFING MEMBRANE
2. ALL NEW EXTERIOR WALL ASSEMBLIES IN SCOPE TO BE MIN. R-20.
3. ALL FLOORS TO BE MADE LEVEL.

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL CONSTRUCTION
	2-HR SEPARATION (UL# U404 - 2x6 METAL STUDS @ 16" O.C. WITH 2 LAYERS OF 5/8" GYP. BD. ON BOTH SIDES)
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR

 DETAIL NUMBER
 SHEET NUMBER
 ELEVATION

 DETAIL NUMBER
 SHEET NUMBER
 DETAIL

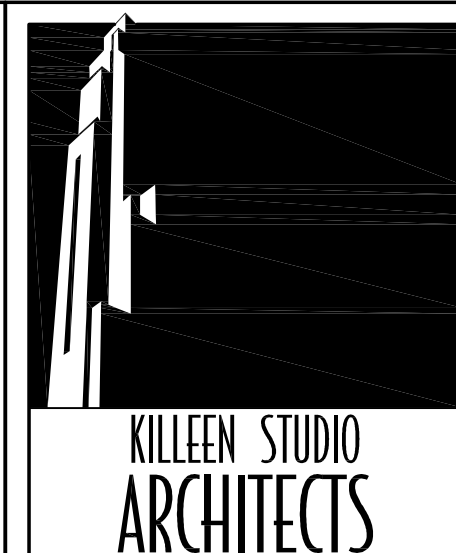
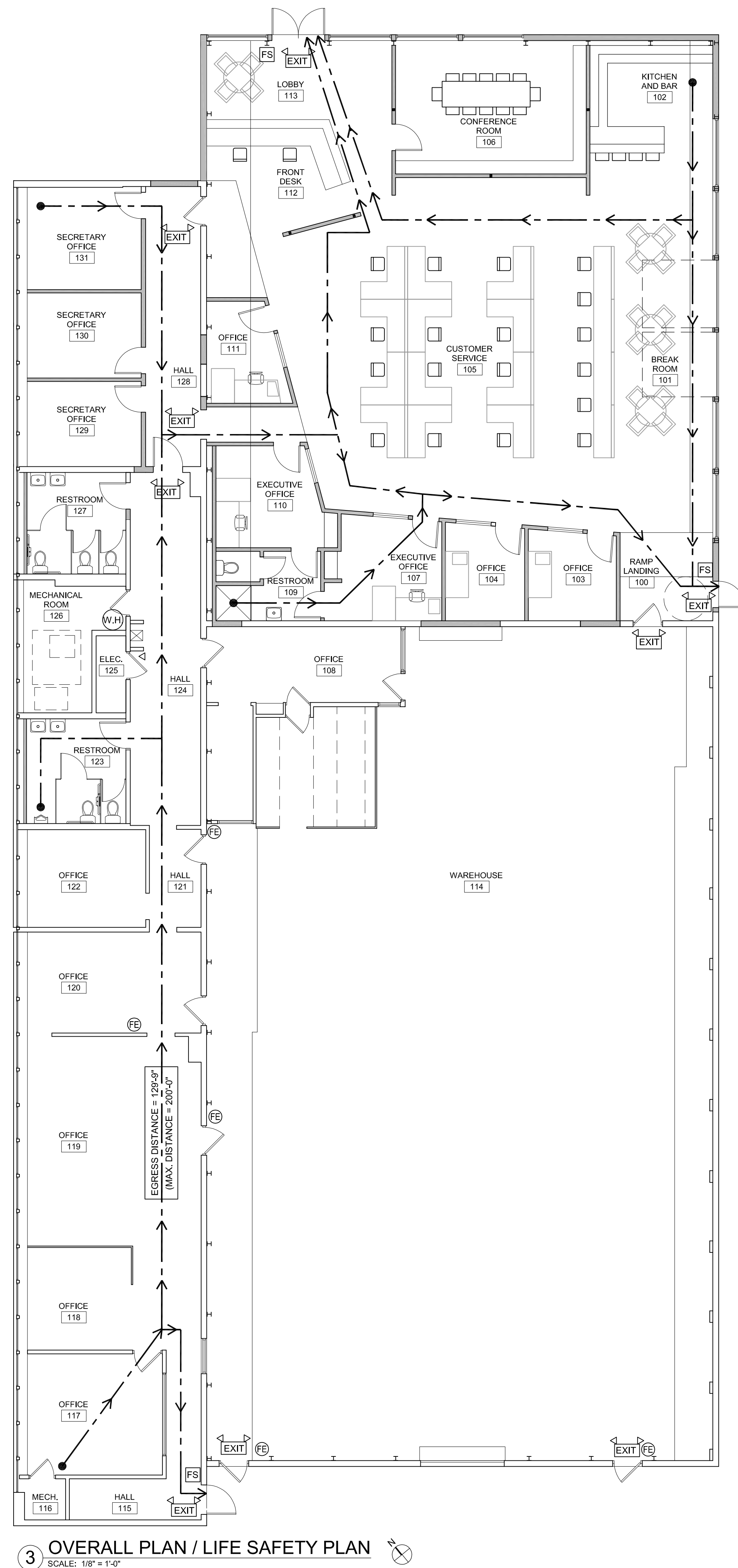
 PARTITION TYPE

1. REMOVE ALL EXISTING FLOORING AND RESIDUAL ADHESIVES, MASTICS & GROUT. PREPARE TO RECEIVE NEW FINISHES.
2. ALL ROOF DRAINS, GUTTERS & DOWNSPOUTS TO REMAIN.

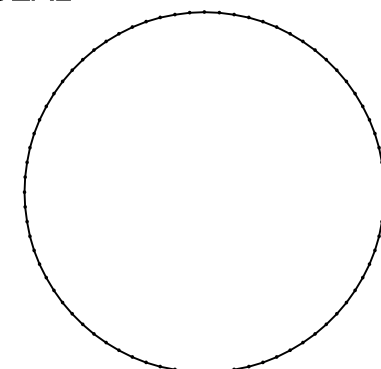
- ① REMOVE EXISTING STOREFRONT DOOR AND SIDELITE
- ② REMOVE EXISTING CMU PANELS
- ③ REMOVE ALL MATERIALS - FOAM PANELS, METAL - LEAVING COLUMNS ONLY
- ④ REMOVE EXISTING OVERHEAD DOOR
- ⑤ REMOVE ALL EXISTING OVERHEAD DOORS/GLASS PANELS (ENTIRE SOUTHEAST FACADE LENGTH)
- ⑥ REMOVE EXISTING DOOR
- ⑦ REMOVE EXISTING WINDOW
- ⑧ REMOVE WALLS - PROVIDE TEMPORARY SHORING AS REQUIRED (TYP)
- ⑨ REMOVE ALL FINISH FLOOR MATERIALS TO SUBFLOOR
- ⑩ REMOVE EXISTING WALL FINISHES TO FRAMING
- ⑪ REMOVE EXISTING PLUMBING FIXTURES: CAP PER CODE IF THERE IS NO REPLACEMENT FIXTURE (SEE XI.A1)
- ⑫ REMOVE EXISTING BATHROOM STALL PARTITIONS
- ⑬ CAP EXISTING FLOOR DRAIN GRATE PER CODE.
- ⑭ REMOVE CONCRETE PAD TO HEIGHT OF EXISTING LOWER FLOOR (+/- 0'-5")
- ⑮ INFILL FLOOR AND LEVEL
- ⑯ REMOVE PNEUMATIC, WATER AND ELEC. EQUIPMENT FROM COLUMNS - TYP.

SYMBOL KEY	
	FIRE STROBE
	ILLUMINATED EXIT SIGN
	ALARM
	WATER HEATER
	FIRE PULL STATION
	FIRE EXTINGUISHER
	SMOKE DETECTOR

<u>TRAVEL DISTANCE:</u>	ALLOWABLE MAX. EGRESS TRAVEL DISTANCE = 200'-0" ACTUAL MAX. EGRESS TRAVEL DISTANCE = 129'-9"
<u>SEPARATION OF USES:</u>	2HR PARTITION WALL BETWEEN BUSINESS AND STORAGE USE GROUPS



SEAL



FOR PLANNING &
ZONING REVIEW
NOT FOR
CONSTRUCTION

KILLEEN STUDIO ARCHITECTS
3015 SALENA STREET
ST. LOUIS, MO 63118
314-771-0883

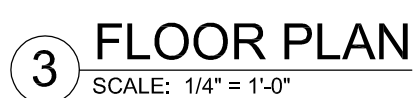
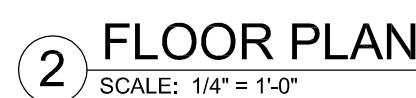
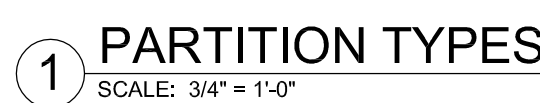
INNOVATIVE ROOFING - OFFICE RENOVATION
10850 BAUR BOULEVARD
CREVE COEUR, MO 63132
314-546-4047

[illegible]

SHEET NUMBER

A1

LIFE SAFETY
& DEMO

PARTITIONS TYPE A UNLESS OTHERWISE SPECIFIED

FLOOR PLAN KEYED NOTES

- ① EXISTING WINDOWS TO REMAIN.
- ② FUR OUT AND INSULATE WALL.
- ③ NEW FIRE EXIT
- ④ SLOPE FLOOR 1:12 TO LOWER FLOOR LEVEL
- ⑤ INFILL DOORWAY
- ⑥ STEEL POST ON 1/4" STEEL PLATE, 4'-0" HEIGHT.
- ⑦ EXISTING CASEWORK TO REMAIN
- ⑧ EXISTING O.H. DOOR TO REMAIN
- ⑨ ALIGN NEW CONCRETE WITH OLD CONCRETE FLOOR HEIGHT - TYP

FLOOR PLAN GENERAL NOTES

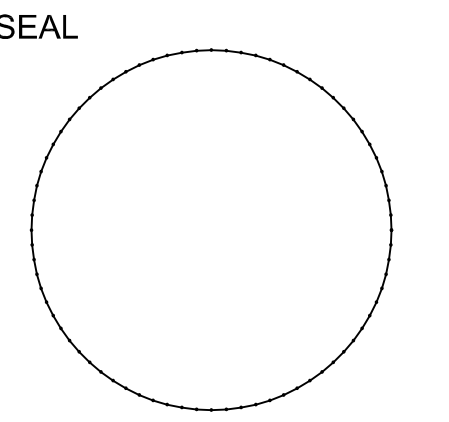
1. ALL INTERIOR WALL CONSTRUCTION SHALL BE PARTITION TYPE 1 UNLESS NOTED OTHERWISE.
2. INSTALL DOORS 6" FROM FACE OF PERPENDICULAR PARTITION UNLESS NOTED OTHERWISE EXCEPT AT KAWNEER WALL SYSTEM
3. ALL CHANGES IN FLOORING MATERIALS TO BE CENTERED UNDER DOORS UNLESS NOTED OTHERWISE
4. WHERE ADJACENT PARTITIONS VARY IN THICKNESS ALIGN FINISH ON VISIBLE SIDE AND FURR FOR FLUSH INSTALLATION.
5. INSTALL MOISTURE - RESISTANT GYP. BD. AT ALL WET WALLS
6. ALL DIMENSIONS ARE FROM FACE OF GYP. BD. UNLESS NOTED OTHERWISE
7. FINISH SPEC' BY OWNER
8. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN ALL FLOORING MATERIALS.
9. PATCH SURFACES TO MATCH ADJACENT SURFACES WHERE DEMO HAS OCCURRED.

[illegible]

SHEET NUMBER

A2

FLOOR PLANS WITH ALTERATIONS



FOR PLANNING &
ZONING REVIEW
NOT FOR
CONSTRUCTION

KILLEN STUDIO ARCHITECTS
3015 SALENA STREET
ST. LOUIS, MO 63118
314-771-0883

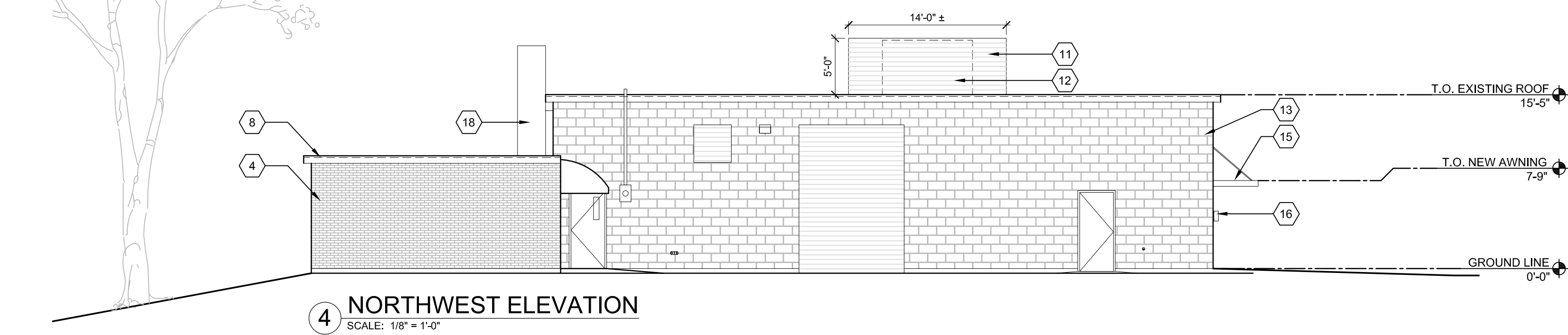
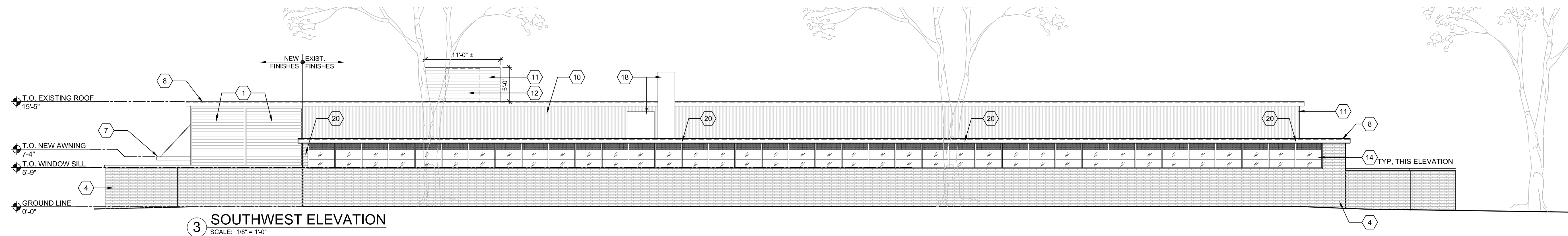
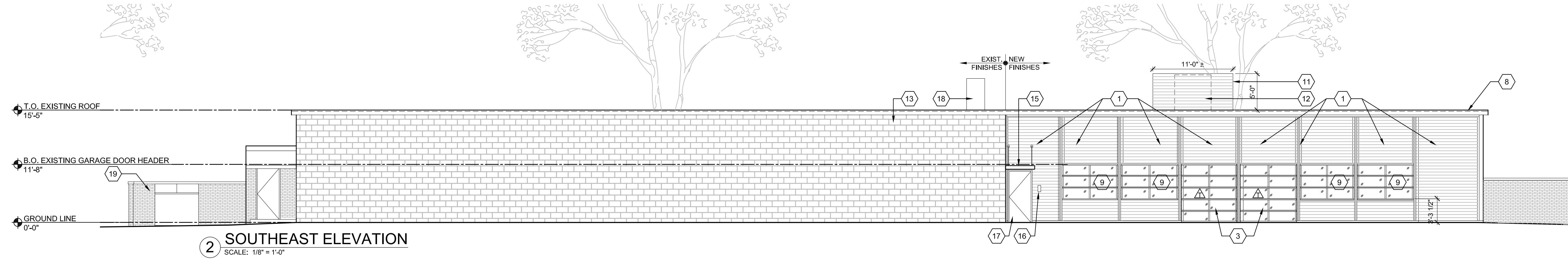
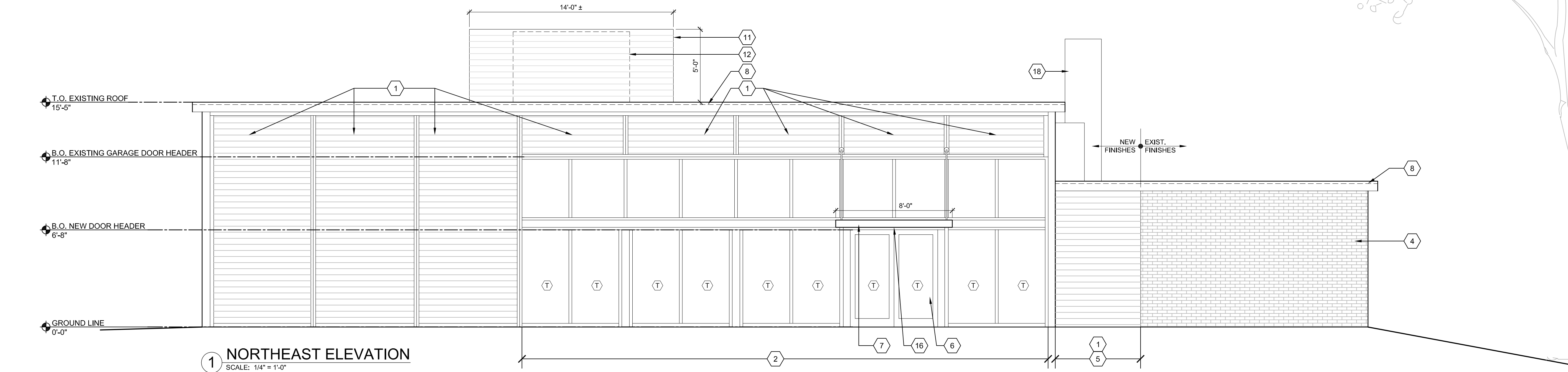
INNOVATIVE ROOFING - OFFICE RENOVATION
10850 BAUR BOULEVARD
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314-546-4047

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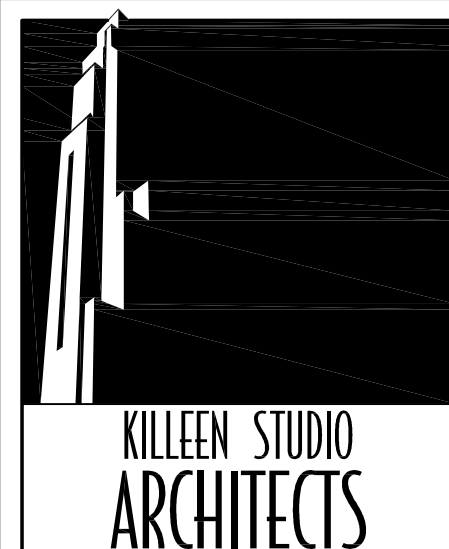
A3

EXTERIOR ELEVATIONS

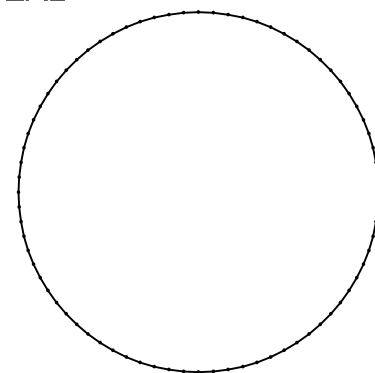


- ① T&G PLANK WESTERN RED CEDAR SIDING W/ VERTICAL TRIM AT JOINTS. CLEAR-GRADE (A OR BETTER) W/ ROUGH FACE. CEDAR TO BE SEALED AGAINST WEATHERING AND HAVE A CLEAR STAIN.
- ② NEW ALUMINUM STOREFRONT THERMALLY-BROKEN WITH DOUBLE-GLAZED GLASS PANE. COLOR: BLACK. GLAZING WILL BE: CLEAR W/ LOW-E TREATMENT.
- ③ NEW GLASS OVERHEAD DOOR
- ④ EXISTING BRICK MASONRY
- ⑤ REMOVE EXISTING DOOR & WINDOW; INFILL W/ SIDING.
- ⑥ NEW ENTRY DOORS.
- ⑦ NEW 5'-0"D X 8'-0"W ALUM. FACED AWNING.(COLOR TO MATCH STOREFRONT.)
- ⑧ NEW ROOF W/ TAPERED R-30 AVERAGE ISO INSULATION.
- ⑨ NEW ALUMINUM STOREFRONT WINDOW SYSTEM. (BLACK)
- ⑩ EXISTING CLADDING TO REMAIN
- ⑪ NEW RTU SCREEN TO MATCH ROUGH WESTERN RED CEDAR SIDING.
- ⑫ RTU BEYOND
- ⑬ EXISTING SPLIT FACE MASONRY.
- ⑭ EXISTING WINDOWS TO REMAIN.
- ⑮ NEW 4'-0"D X 4'-0"W ALUM. FACED AWNING. (COLOR TO MATCH STOREFRONT.)
- ⑯ NEW EXTERIOR LIGHTING
- ⑰ NEW EXIT
- ⑱ EXISTING MECHANICAL FLUE
- ⑲ EXISTING RECYCLING / TRASH SHIELD WALL TO REMAIN
- ⑳ EXISTING EXTERIOR LIGHTING

BUILDING
SECTIONS



SEAL



FOR PLANNING &
ZONING REVIEW
NOT FOR
CONSTRUCTION

KILLEN STUDIO ARCHITECTS
3015 SALENA STREET
ST. LOUIS, MO 63118
314-771-0883

INNOVATIVE ROOFING - OFFICE RENOVATION
10850 BAIRD BOULEVARD
CREVE COEUR, MO 63132
314-546-4047

[illegible]

SHEET NUMBER

A5

SITE IMAGES



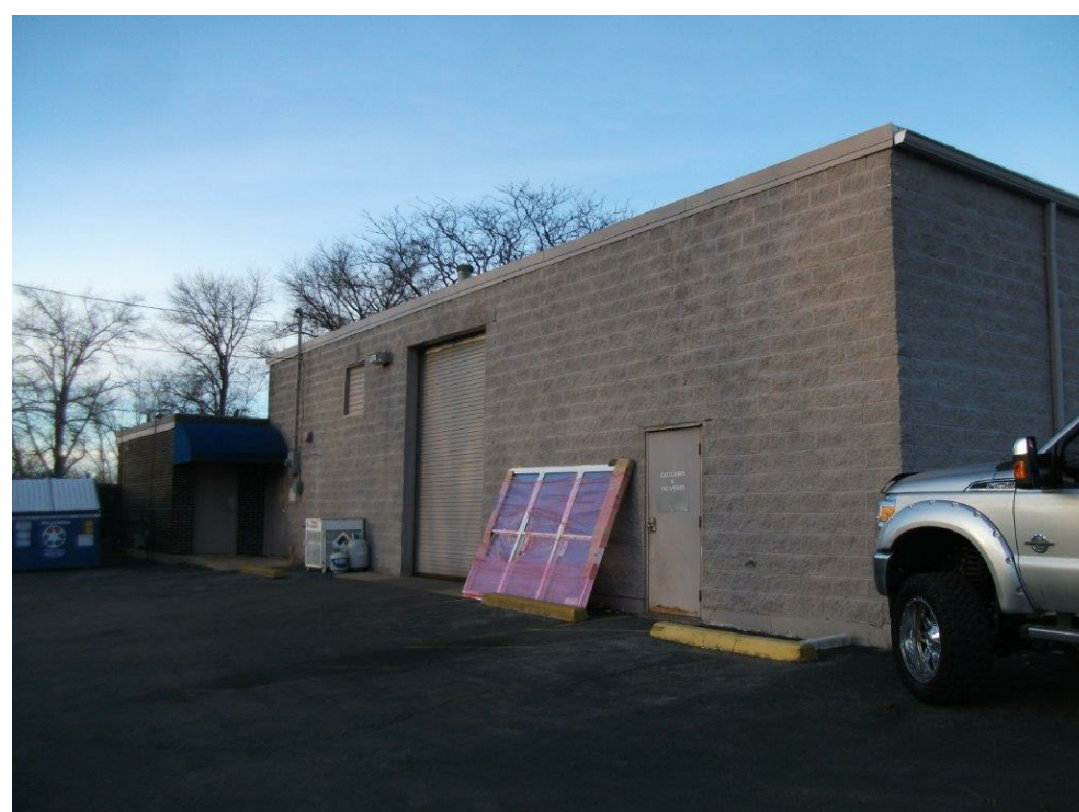
NORTH ELEVATION



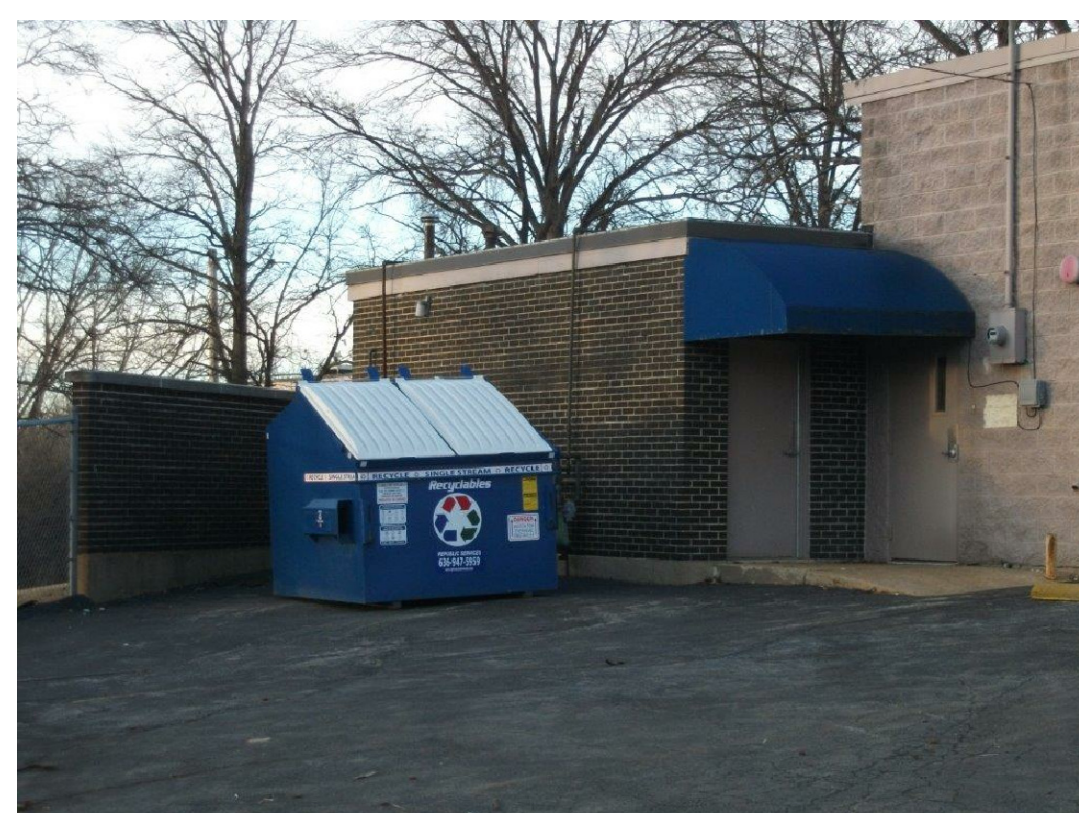
NORTH EAST CORNER



EAST ELEVATION



SOUTH ELEVATION



RECYCLING



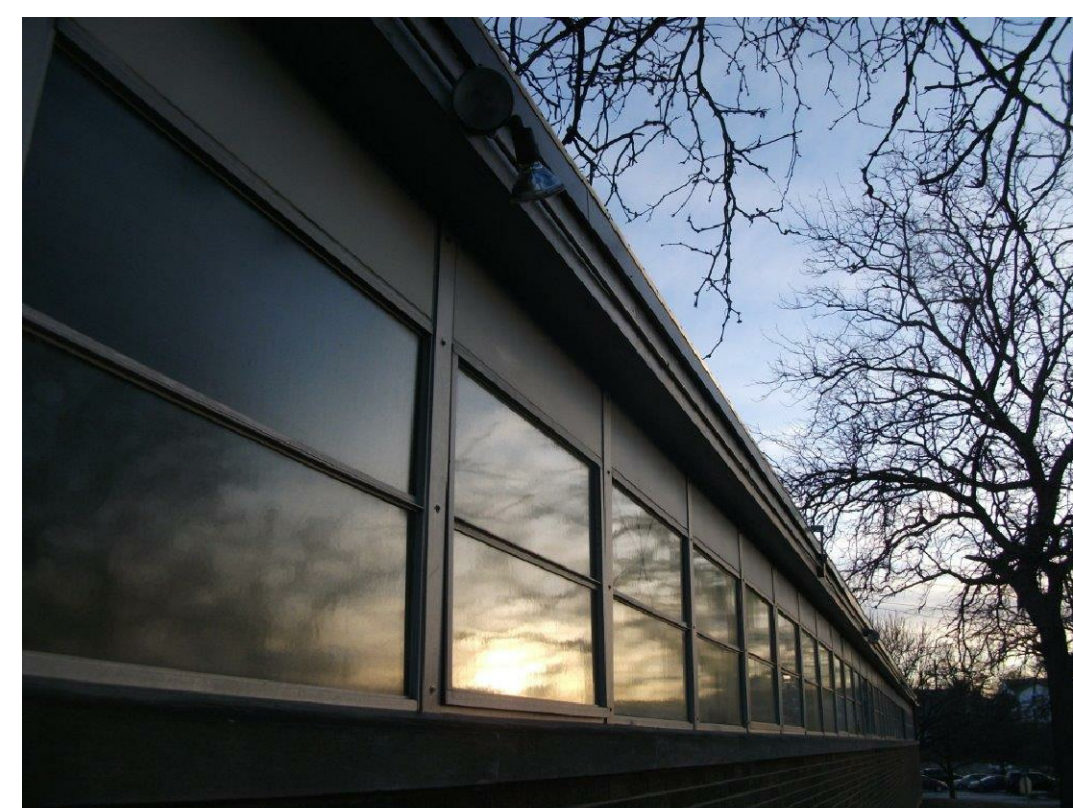
AUXILIARY BUILDING



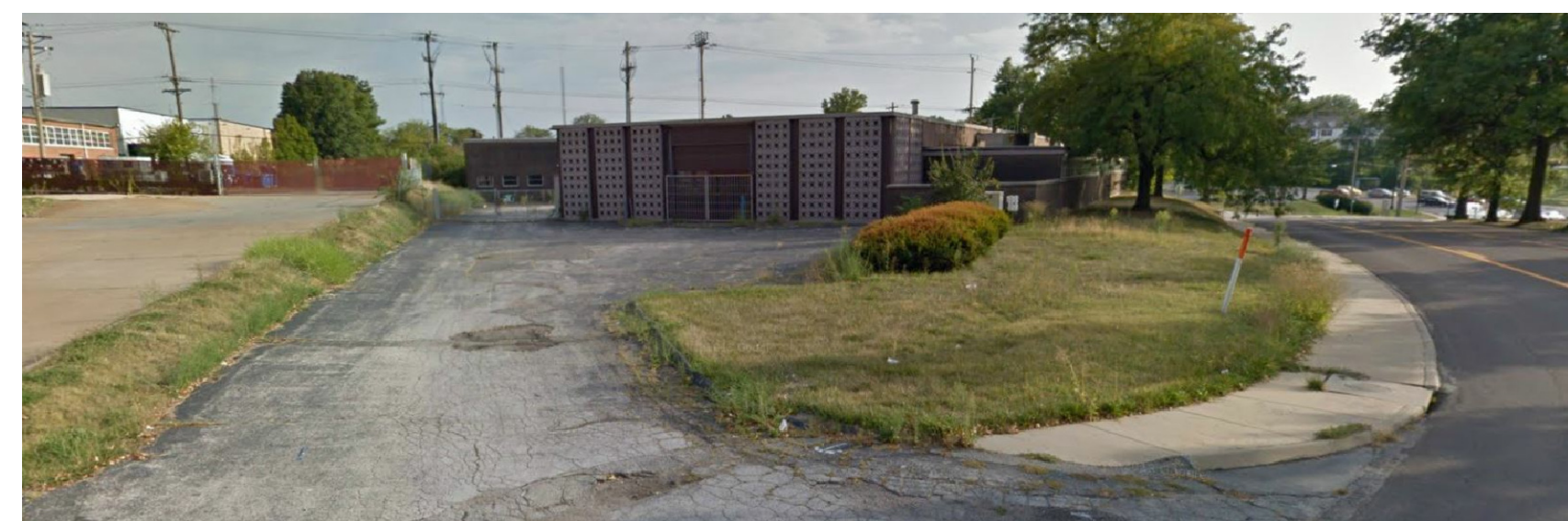
NORTHWEST CORNER



WEST ELEVATION LOOKING NORTH



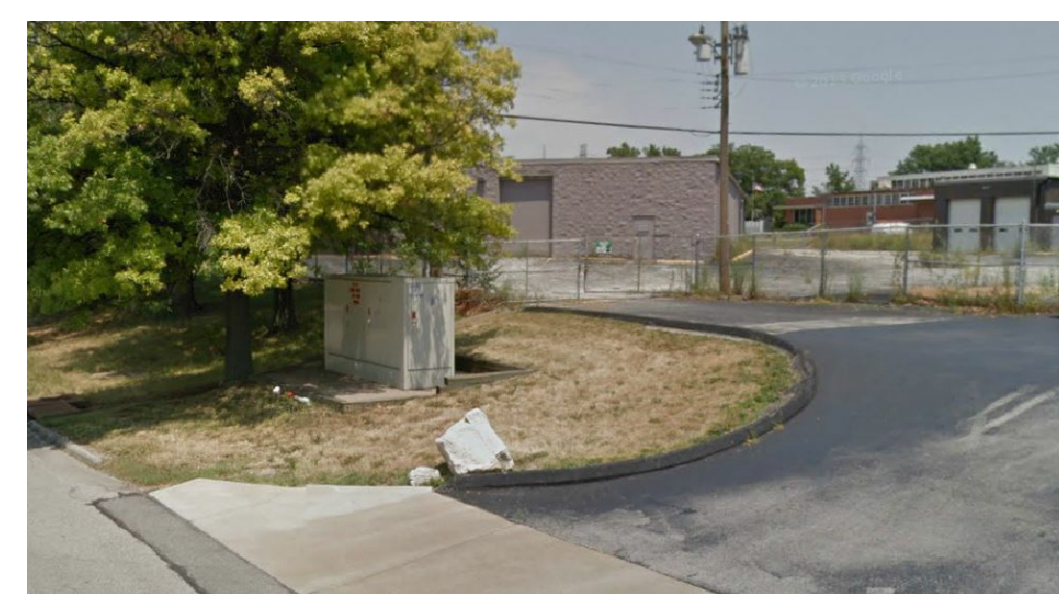
WEST ELEVATION LOOKING SOUTH



NORTH ELEVATION FROM BAUR



WEST ELEVATION



SOUTH ELEVATION FROM ANDES BLVD.

1 SITE IMAGES