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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 3, 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 January 21, 2014 meeting.

4. PUBLIC COMMENT

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

5. **UNFINISHED BUSINESS**

A. Application 13-047: Conditional Use Permit for an assisted living facility, The Grove in Creve Coeur, located at 450 N. Lindbergh Blvd.

Applicant/Agent: Bill Biermann
Wm. Biermann Company, LLC
1795 Clarkson Road, Suite 190
Chesterfield, MO 63017

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

6. **NEW BUSINESS**

A. Public Hearing. Application: #14-002 Approval of a new conditional use permit for Jamba Juice at 11475 Olive Boulevard within the West Oak Square Shopping Center

Applicant/Agent: Jeff Evenson
Showme West Oak LLC, Jamba Juice
4383 Contessi Manor Ct.
Saint Louis, MO 63128

Property Owner: Capital Land Company
11850 Studt Ave.
St. Louis, MO 63141

7. **WORK AGENDA**

A. Form-Based Code: Definitions

B. Comprehensive Plan Update: Review Schedule and Table of Contents

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 21, 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 Tuesday, January 21, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

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

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The agenda was approved and the motion carried unanimously.

3. APPROVAL OF MINUTES

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

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. PUBLIC HEARING

Application #13-047: Conditional use permit for an assisted living facility, The Grove in Creve Coeur, located at 450 N. Lindbergh Boulevard.

Applicant/Agent: Bill Biermann

WM. Biermann Company, LLC
1795 Clarkson Road, Suite 190
Chesterfield, MO 63017

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, introduced the team of professionals also working with him on The Grove in Creve Coeur project, and they included: Mr. John Dalton, Mr. Bill Biermann, Mr. Dan Thies, Mr. Bob Brinkmann, Mr. Chris Wilson, and Mr. Joe Nicolich. Mr. Stock said the project being presented has been dramatically scaled back in size from the plan presented to the residents at the Board of Adjustment meeting in October 2013. Mr. Stock said they heard the comments at the Board of Adjustment meeting and neighborhood meetings and have made feasible revisions and additions to conform to the General Commercial Zoning District and the performance criteria of the Comprehensive Plan. Mr. Stock stated the project meets and exceeds three key components of the Comprehensive Plan. Mr. Stock explained the project will improve architectural quality of the building stock along the Lindbergh Corridor, it will protect the existing residential area from encroachment of non-residential use, and this project places the green space adjacent to the east and north property lines adjacent to the residential property and access road known as Beaver Drive. Mr. Stock showed a table which showed the differences between the existing conditions, the Board of Adjustment proposal, and the current proposal before the Commission. Mr. Stock went over the site dimensions and explained the surrounding properties, and also pointed out the current proposal does not allow access from Beaver Drive. Mr. Stock showed illustrations of the existing building conditions and went over permitted and conditional uses. Mr. Stock stated he believed their project is transitional and complies with the goals of the Comprehensive Plan.

Mr. Stock went over the actual site plan, showing the 2-story building approximately 78 feet east of Lindbergh Boulevard and 39 feet south of Beaver Drive's edge of pavement. Mr. Stock showed the access is from a reduced-width driveway from Lindbergh Boulevard, and that the driveway will provide on-site circulation for drop-off and car parking of 37 spaces. Mr. Stock stated the 37 parking spaces are 10 more than what is required for this size facility, and Mr. Stock pointed them out on the site plan. Mr. Stock showed the loading service area, trash area, and explained all deliveries and pick-ups will occur between 8am and 5pm, Monday through Friday. The location of these services, along with the mechanical equipment, is located on the mansard portion of the roof to achieve screening from the public view. Mr. Stock said they will construct a sidewalk and a school bus shelter along Beaver Drive, as part of this project, and the sidewalk will be separated from the assisted living facility by a fence. Mr. Stock said they will also be posting no parking signs on Beaver Drive. Mr. Stock stated a sidewalk has been added from Lindbergh Boulevard to the front door at the Lindbergh Boulevard entrance, a second fence will be located at the east of the building to encompass the courtyard. Mr. Stock said they will also be introducing two small retaining walls ranging in height from 2 to 6 feet. Mr. Stock said the addition of the sidewalk along Beaver Drive connecting with the Lindbergh Boulevard sidewalk, in addition to the school bus shelter, will meet the pedestrian circulation guidelines.

Mr. Stock explained the storm water management, which includes bio-retention, increased green space, and preservation of green space, meeting and exceeding the requirements of the Metropolitan St. Louis Sewer District. Mr. Stock stated there are adequate utilities serving this site and there are no impervious coverage concerns.

Mr. Stock pointed out on the site plan, the open courtyard and said that it would be surrounded by the retaining walls and the retaining walls would be enclosed by an aluminum black fence. Mr. Stock explained that they were very sensitive about how the building was placed and spaced out, not to put any assisted living residents or neighborhood residents in an uncomfortable position.

Mr. Stock showed more illustrations of the building's footprint and floor plan. Mr. Stock also showed the elevations of the building, and went over the type of materials being used to construct the building. Mr. Stock did state they are open to changing the mix of materials on the building.

Mr. Stock showed the Commission drawings of what the intended landscape plan would look like; he went over the types of trees and shrubs they would like to use and said their objective is to have the facility blend with the neighborhood. Mr. Stock pointed out another feature is the sustainability of the storm water, and that all of the storm water would be treated in bio-retention and rain gardens. Mr. Stock showed on an illustration where the rain gardens would exist.

Mr. Stock went over the lighting plan, stating they propose four 24-foot high light standards in the parking lot, three on the east side of the building and then one within the service court. Mr. Stock explained the illumination levels are anywhere from 3½-foot candles or as high as 4½-foot candles, and pointed out the location on a photometric plan. Mr. Stock said the lighting would just light the parking lot beside the commercial building to the south and the residential properties would not be affected.

Mr. Stock went on to explain some of the operational components, including staffing, units of beds, amount of assisted living residents, how their hours are worked, and the delivery schedule. Mr. Stock said the day shift would be based on 53 residents and 18 workers, and the night shift would be composed of 8 workers. Mr. Stock said there would be shift overlap for about 30 minutes around 3pm, the evening/night shifts overlap for about 30 minutes around 11pm, and the night and day shifts overlap 30 minutes about 7am. Mr. Stock said the deliveries would take place between 8am-5pm, there would be food delivery in a short trailer twice a week, medical supplies once a week, trash pick-up twice a week, and eight to ten small package deliveries (UPS, FedEx, pharmacy van, etc.), and the facility would have one van.

Mr. Stock explained the security system they would use would ensure residents do not wander off premises. Mr. Stock said all exit doors are alarmed, when a door is opened an alarm sounds or an alarm is sent to a device. Mr. Stock also pointed out the doors on the north wing and south wing are within a fenced-in area and a main entrance at the porte-cochere. Mr. Stock said the alarm cannot be reset remotely, by design, so a staff member would have to physically go to the door to see what set the alarm off. Mr. Stock stated most memory care units have security measures in place to prevent elopements, such as, electronically locked doors, electromagnetic locks, and code cards/fobs for employees to pass through doors unrestricted, but the residents cannot use the doors unrestricted. These alarms are tied to the building fire alarm and sprinkler system, so if activated occupants are not trapped. Mr. Stock has spoken with Officer Fico, Creve Coeur Police Department and Mr. Jerry McQueen, Creve Coeur Fire Department, and Officer Fico was only aware of one instance where an elderly individual wandered and Mr. McQueen was aware of none.

Mr. Stock went over an aerial view and section cuts of the property. Mr. Stock again walked through all the setbacks and elevations and how they are trying to protect the homes and the facility from each other. Mr. Stock showed pictures he took from neighbors properties into the proposed site.

Mr. Stock went over the traffic impact study, done by Bernardin-Lochmueller & Associates, and it shows the development would be characterized as a low intensity traffic generator. Mr. Stock said he has spoken with MoDOT and has received conceptual approval from them. Lastly, Mr. Stock showed how a truck would maneuver into the site and showed that the small delivery trucks would have no issues with getting in and out of the site.

Mr. Howard asked if the back corridor was not going to be lit. Mr. Stock said there would be lights on the door, but no freestanding light poles or light going into the yard/courtyard.

Mr. Carl Lumley, City Attorney, asked if there were emergency gates in the fence, in case of a fire so they are not trapped in the fenced-in area. Mr. Stock said there are gates and he assumes they will have alarm hardware on them, as well.

Mr. Faron asked if MoDOT was in agreement with the bus stop. Mr. Stock explained it was not a Metro bus stop; it is more for neighborhood refuge for the children who attend Ladue Schools, and it is on private property. Mr. Faron asked if there was an issue with the bus stop being in the right-of-way, and Mr. Stock showed an illustration and how the bus stop is not in the right-of-way. Mr. Faron asked how the pedestrian issues, pointed out in the staff report, have been addressed. Mr. Stock said, since the staff commenting, they have added a piece of sidewalk along the north side of the facility's drive, which would be ADA accessible, coming to the front door. Mr. Faron expressed some concerns with traffic overflow onto Beaver Drive and with the bio-retention rain gardens being accessible to the public. Mr. Stock said they would put "No Access" signs on Beaver Drive to try and help with that issue and, as far as the rain gardens are concerned, the one in the courtyard would be an amenity for the residents and the other would not be accessible to the public. Mr. Faron asked if Mr. Stock was confident there would be no site line to residential neighbors. Mr. Stock said he was very confident with the vertical elevations, however, he said he was not too sure that the landscape plan they presented was the right solution: there may need to be more concentration or different type of trees/species, but that can all be worked out with staff. Lastly, Mr. Faron asked if there was any chance the project would change and the applicant would change the use inside the building. Mr. Stock said they do not present a project and then build something else; there is a permitting process and inspections that have to be completed, so there is no changing the project after it has gone through this approval process.

Dr. Barton asked for the business structure at St. Andrew's to be explained and how the "not-for-profit" works. Dr. Barton also asked how the residents are placed in the facility and what role family members take in this decision. Mr. Chris Wilson, St. Andrew's Management Services, explained a little history and background on St. Andrew's, stating the company has been in business in the St. Louis area for over 50 years. Mr. Wilson said that he works for the company that would be responsible for the day-to-day operations of The Grove at Creve Coeur, which is a "for-profit" management company. Mr. Wilson also explained that assisted living facilities, in the State of Missouri, are highly regulated facilities. Mr. Wilson said The Missouri Department of Health and Senior Services regulate these facilities and there are regulations that they have to follow. Mr. Wilson explained there are assessments that have to

be done on individuals before they can move into to the facility to make sure it is an appropriate situation for them, and that the level of care they need can be facilitated by the providers that work there.

Mr. Carney asked about the landscape plans and the plans for the honeysuckle in the southeast corner. Mr. Stock said they are open to do whatever creates the best buffering screen and is the most sustainable. Mr. Carney asked if they had met with the residents about the new landscape plan. Mr. Stock said they had not, but they are happy to meet with the residents to continue the dialogue.

Judy Fiedler, 34 Tealwood Drive, presented a petition signed by the residents and property owners on Haven View, Beaver Drive, Tealwood Drive North and South, Tealbrook Drive, Foxbrook Drive, Shadybrook Drive, Quailways Drive, and Sunswept Drive all in Creve Coeur, Missouri. Ms. Fiedler said all the signatures are in opposition to the approval of the conditional use permit being proposed at 450 North Lindbergh Boulevard.

Sheila Geisler, 11 Beaver Drive, said she wanted to give her time to Deni Dickler.

Deni Dickler, 7 Haven View Drive, is opposed to the project. Ms. Dickler said she believes there has been misleading information in regards to the floor plans and that the FAR is unsubstantiated because the drawings are not to scale.

Susan Hibbard, 16 North Tealbrook Drive, is opposed to the project. Ms. Hibbard said there are 60 year old water and sewer mains and they better be able to handle the needs of the proposed project.

Janine Schilders, 18 Haven View, is opposed to the project. Ms. Schilders said she fears what the neighborhood will be left with after the proposed tenant leaves. Ms. Schilders expressed traffic concerns and concerns with Beaver Drive becoming congested.

Andrew Bitterfield, 9 Tealwood Drive, is opposed to the project. Mr. Bitterfield has concerns with traffic and how the trucks will be making Lindbergh Boulevard more congested.

Greg Geisler, 11 Beaver Drive, is opposed to the project. Mr. Geisler believes the use is not appropriate for this site and also has concerns with the city losing tax dollars.

Andy Tessler, 13 Haven View Drive, on behalf of Marvin Greenberg, 19 Haven View Drive, is opposed to the project. Mr. Tessler said the issue is the building is too big for the site. Mr. Tessler also said the project is too close to the neighboring property.

Jeffrey Dickler, 7 Haven View Drive, is opposed to the project. Mr. Dickler said the developer is not interested or concerned with the neighbor's well-being or welfare.

David Barrett, 7 South Tealbrook, is opposed to the project. Mr. Barrett said that St. Andrew's is not living up to their mission on this site. Mr. Barrett said this site provides no scenery, greenspace, or footpaths for the elderly.

Lyndon Hibbard, 16 North Tealbrook, is opposed to the project. Mr. Hibbard said this project will create too much noise for the surrounding neighborhood, an increase in traffic, and the air-conditioning will be too noisy.

Michele Maue, 13 North Tealbrook, is opposed to the project. Ms. Maue believes this is not a “home”-like environment and that the proposal is contradictory on its face.

Sandra Greenberg, 19 Haven View, is opposed to the project. Ms. Greenberg said the proposed development is a detriment to the quality of life and safety of its residents. Ms. Greenberg said this proposal is too close to a busy four-lane highway and increases the chances of a resident wandering out to an unsafe area with deadly consequences.

Suzy Shepard, 6 North Tealbrook, is opposed to the project. Ms. Shepard said she does not know what is being built and she is opposed to the 24-hour operations of the building.

Arlene Warmke, 17 Beaver Drive, gave her time to Anne Parker.

Dennis Stevenson, 9 South Tealbrook, gave his time to Anne Parker.

Geoff Nash, 13 South Tealbrook, gave his time to Anne Parker.

Anne Parker, 9 South Tealbrook, is opposed to the project. Ms. Parker has safety concerns, parking concerns, concerns with the quality of life, concerns with the street wear/tear/damage, public relation concerns for Creve Coeur government (bad planning), and compatibility issues ranging from building lighting to inside of the building. Ms. Parker believes this site could be put to better use.

Mark Schupp, 418 North Mosley, on behalf of his wife, Representative Jill Schupp, read a letter she wrote opposing the project.

Mary Outten, 1 Tealbrook, is opposed to the project. Ms. Outten said the development was inappropriate for the neighborhood.

Angela Rose, 10335 North Sunswept Drive, is opposed to the project. Ms. Rose said there is no assurance that the facility that is being built will continue to operate as presented.

Joan Glascock, 41 Beaver Drive, supports the project. Ms. Glascock said she respects St. Andrew’s and trusts that they have an understanding of their business. Also, Ms. Glascock said she thinks the developer has made a good effort.

Mr. Paul Langdon, Director of Community Development, thanked the applicant and the residents for the thorough analysis. Mr. Langdon talked to the Commission about what the scope of their review is. Mr. Langdon said if they do not allow this project, then they need to take a look at what else might be here, and he thinks this is important because of the issues with the economy over the last few years. Mr. Langdon went over some examples of successes and struggles the city has seen. Mr. Langdon said when property owners are desperate to find some return on their property they may resort to choices that nobody expected in the first place. Mr. Langdon stated the area is already zoned General Commercial and there are already property owners with a vested interest in making something happen on these properties. Mr. Langdon said vacant properties bring crime and gave a few examples of

those around Creve Coeur. Mr. Langdon showed an aerial of the Delmar Gardens on Country Manor Lane, with 112 beds and 80 parking spots. He pointed out that, during the day, the parking does not get full, even factoring staff in. Mr. Langdon also pointed out the fence is 10 feet from the building and the building elevation is a few feet higher than the residence next to it. Mr. Langdon said when this site was proposed to be redeveloped as an office complex, and offer 220 feet of buffer space, the residents fought hard to keep Delmar Gardens. Mr. Langdon said it is about perspective, because what is being proposed is not like anything else in the city. Mr. Langdon said there were changes in the plans that were not seen until tonight, and there are questions in terms of access, but whether it is an office building or an assisted living facility, people missing the driveway is a problem. Mr. Langdon pointed out there is nothing in the zoning code that prohibits 24-hour use, it can be regulated through a conditional use permit, but there are no rules against it. There are rules against trash pickup before 7am, rules against construction activity on weekends beyond certain hours, there are noise and light standards that have to be met, and this is all true for all uses, permitted or conditional. Mr. Langdon said he would like to see the applicant settle on a floor plan. In regards to tax revenue, Mr. Langdon said the city tries not to dwell on that because revenue decisions and land use decisions should ideally be separate, but there are other means to approach owners about certainties and maintaining revenue stream. Mr. Langdon thinks the landscape plan has a few minor issues, but thinks they can be resolved. Mr. Langdon said from staff's perspective they are not ready to see a decision be made, but it is the Commissions choice to do so. If it is voted on tonight, there need to be specific things discussed, like the shelter easement, all references would need to be updated to the current plans, and the crosswalk through the parking lot should be a different material from the pavement to identify the pedestrian hazard area.

The Commission discussed wanting to also see the FAR and floor plans be settled on and also other concerns brought up.

Mr. Howard asked about the noises from the cooling tower, and if Mr. Langdon could discuss that. Mr. Langdon said there is no cooling tower for this building. Mr. Langdon explained one of the benefits that come with making the building smaller is the demands can be met with smaller systems – room-by-room systems. Mr. Langdon explained initially they planned wall units, similar to a motel, but at staff's request, they changed them to in-the-room units, called VTAC units, meaning that the air circulation is completely inside the building. Mr. Langdon said in terms of fresh air exchange and ventilation, it is on the roof behind the mansard, and therefore the heating and cooling is not really a concern.

There was discussion between Mr. Faron and Mr. Langdon in regards to design guidelines and materials that the City can and would like to see used on the building. Mr. Langdon explained what the Comprehensive Plan calls for. Mr. Faron also asked about concerns brought up in regards to MSD, Ameren, and MoDOT and if staff is worried about runoff and extra load on the system. Mr. Langdon said good dialogue is always maintained with MSD, and he is confident that the applicant or engineering consultant are familiar and are working on improving that. Mr. Langdon said they do check the utilities and make sure they meet the requirements and move forward from there.

Mr. Stock said that he will continue dialogue with the residents and continue to respond in a positive way. Mr. Stock said they want to work with the neighbors about architecture, landscaping, buffering, and any other concerns they may have. Mr. Stock said there is a need

for this assisted living development. Mr. Stock asked Chairman Madden and Mr. Lumley to include the City Zoning Code, Subdivision Code, Comprehensive Plan, their PowerPoint presentation, and the City's staff report into the record, as they think that is matter of factual and they have followed these. Mr. Stock said, in regards to traffic, the driveway is dictated under MoDOT's access management guidelines and that is what they have to follow. Mr. Stock said he has talked to MSD, Ameren, and Missouri American Water and to the best of his knowledge there are adequate utilities there and it is a permit process, so they will deal with that. Mr. Stock said this is a project that can continue to be developed and they would like the opportunity to keep working with the Commission and residents to seek the support for their conditional use permit.

Mr. Rovak asked about the certificate of need and how this site would compare to Brooking Park, another St. Andrew's site. Mr. Wilson, St. Andrew's Management Services, said the State of Missouri has issued the project a certificate of need for assisted living, and again as mentioned before, said there are very specific regulations mandated by the Missouri Department of Health, Senior Services for who is eligible for care in an assisted living facility. Mr. Wilson said regarding the density, there are 25 of 100 individuals that are in a dedicated memory unit, so while the scale is larger than what is before you tonight, it will be similar, but do not have exact calculations.

Chairman Madden suggested that the applicant get with staff, taking all the suggestions from everyone in consideration, and come back to the next meeting February 3rd, 2014.

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 #13-047 to the meeting of February 3, 2014, to allow the applicant time to address the comments of the Commission. Mr. Faron seconded the motion.

Dr. Barton would like to see some further discussion on:

- Noise and odor control, in regards to the kitchen and kitchen exhaust
- Abating siren use – Mr. Langdon said they can reach out to the Fire Department
- Some expert testimony regarding dementia patients and how the criteria is administered

There being no further discussion, the vote went as follows:

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

Mr. Howard – aye
Mr. Rovak – aye

Mr. Carney – aye
Mr. Pullium – aye

7. WORK AGENDA

A. Form-based code discussion; draft Regulating Plan

Mr. Langdon explained the Commission has seen this before, and if there are no questions, there are no changes from what was handed out last time.

B. Transmittal of Comprehensive Plan review schedule

Mr. Langdon said they will discuss this at the next meeting.

8. OTHER BUSINESS

A. Planning Division Report

There will be a small conditional use permit that is at West Oak Center, and The Grove at Creve Coeur will be back, if materials are resubmitted in time.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 10:01 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #13-047 APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ASSISTED LIVING FACILITY AT 450 N. LINDBERGH BLVD

FOR THE MEETING OF: Monday, February 3, 2014

LOCATION: 450 N. Lindbergh Boulevard

REQUEST: An application by Bill Biermann, of WM. Biermann Company LLC, has been submitted for the conditional use permit for a 41,900 sq. ft., 51 bed, Assisted Living Facility (NAICS 623312), to be known as The Grove in Creve Coeur, located at 450 N. Lindbergh Boulevard. The subject property is zoned "GC" General Commercial.

ADDITIONAL INFORMATION: Assisted Living Facilities for the Elderly (NAICS 623312) are a conditional use in the GC District, where there is no minimum acreage requirement. The subject property is 1.968 acres. The property abuts Beaver Drive, a private street, but does not have access to it. The proposed facility will replace the existing, two-story, multi-tenant commercial building.

Key Issues:

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

Comp. Plan References

- Commerce Center Action Area

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.360: "GC" General Commercial District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.630: Yard regulations
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Bill Biermann
Wm. Biermann Company, LLC
1795 Clarkson Road, Suite 190
Chesterfield, MO 63017

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



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

1/31/2014
Date

ATTACHMENTS: Applicant's revised Materials submitted January 27, 2014
Draft Ordinance
Deed and Plat Easement provided by the Applicant

BUILDING CHANGES SINCE JANUARY 21, 2014

The Applicant has revised the building elevations to address the concerns that were discussed at the prior meeting regarding the natural materials of the building. The building elevations have been revised to include a mix of stone masonry and natural wood siding (eliminating the prior proposed EIFS). This is a preferable design and Staff has included a condition of approval that the siding is to be of natural wood from a renewable source to meet with the Design Guidelines.



Figure 1: Revised West Elevation

SITE DEVELOPMENT PLAN CHANGES

The Applicant has submitted a revised site development plan that addresses those issues that were brought up in the prior Staff Report. It is largely unchanged from that presented during the meeting. The Applicant has included a new sidewalk along Beaver Drive, a new bus shelter, and internal pedestrian connections. A condition of approval includes a new separated sidewalk along Lindbergh Boulevard that meets with the recommendations of the Pedestrian Plan and Design Guidelines, subject to MoDOT approval.

ZONING REVIEW

Please refer to the prior staff report for the full zoning review. The discussion below reflects only those items where additional information was provided, especially regarding the north setback and project floor area ratio (FAR) in response to resident concerns. As indicated in the prior report and again below, the proposed development meets with all of the district regulations regarding maximum structure height, floor area ratio, and site coverage, and yard and setback requirements.

	Proposed Development
SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT	
E. Dimensional Regulations.	
3. Building bulk regulations.	
c. Maximum floor area ratio. Four-tenths (0.4).	
Section 405.120 Definition of Terms defines Gross Leasable Floor Area as: <i>GROSS LEASABLE FLOOR AREA: As employed in this Chapter, the total interior floor area of a building or structure measured at the inside face of the exterior walls but excluding stairwells, lobbies, common corridors and other non-leasable circulation area, elevator shafts, parking structures and space occupied by mechanical equipment or space related to the</i>	The Site Development Plan indicates that the floor area ratio is 0.36. The Applicant submitted revised information regarding how the FAR was determined (included in Applicant's Materials attached): First Floor total area = (20,975 sf) Less corridor, stair/elevator, storage, electrical/boiler, linen closet, janitor closet (6,130 sf) Total FAR = (14,845 sf) Second Floor total area = (20,925 sf) Less corridor, stair/elevator, storage, electrical/boiler, linen closet, janitor closet (5,090 sf)

operation and maintenance of the building as well as that floor surface covered by walls or partitions enclosing these common areas or elements of a building.	Total FAR = (15,835 sf) Total Building Square Footage = 41,900 sf Building Square Footage Less Non-usable space = 30,680 sf 30,680/85,764 sf of site area = 0.36 < 0.4
4. Yard and setback requirements.	
b. Minimum side yard. Twelve (12) feet. Where Section 405.120 defines the side yard as that part of the yard lying between the nearest major surface of the principal building on the lot and a side property line on the lot and extending from the front yard to the rear yard.	The proposed building is 50 feet from the north property line. Please note that the side setback requirement does not indicate a minimum setback from the road, only the property line. The north property line runs under Beaver Drive. The Applicant has provided a copy of the deed and plat easements for this section of the road.

LANDSCAPE PLAN CHANGES

The applicant has submitted a new landscape plan to provide additional plantings throughout the site that effectively addresses the concerns raised in the prior staff report, except for the area along the north elevation of the building. However, in that area, the applicant is proposing a sight-proof fence as discussed further below. Depending on the approval of the fence placement and design, Staff has included a condition of approval that the landscape plan shall be revised to provide additional plantings similar to the front yard in this area, subject to the Zoning Administrator's approval.

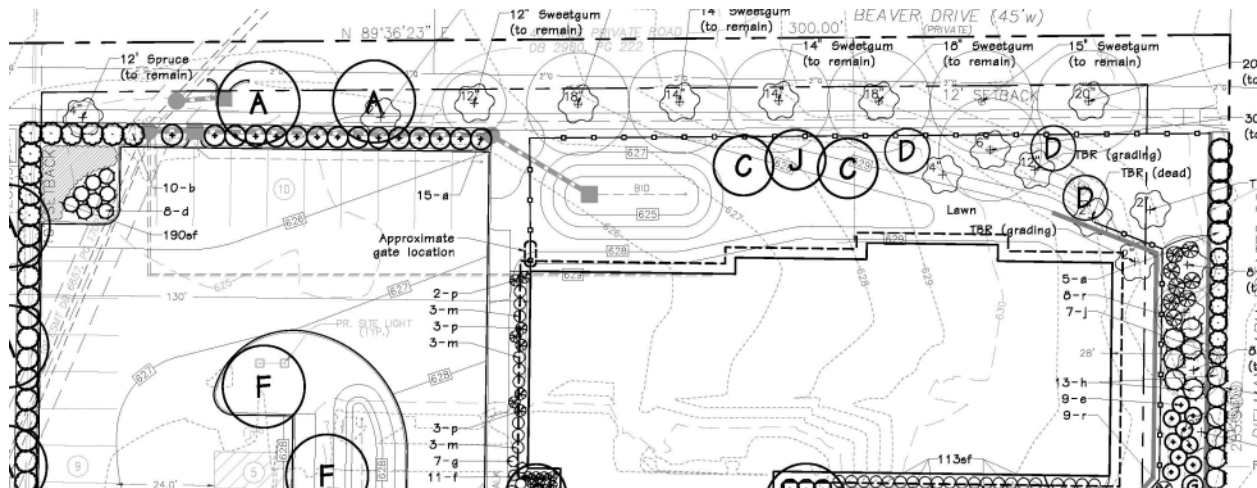


Figure 2: Close-up of Landscape Plan along Beaver Drive.

FENCE

The Applicant is proposing to include a six-foot, pre-cast concrete, sight-proof fence approximately four-feet from the east property line to screen views from the adjacent residential properties. They are also proposing a fence approximately 36 feet from the north property line, and approximately 18 feet from the edge of pavement of Beaver Drive. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan approval by the Planning and Zoning Commission.

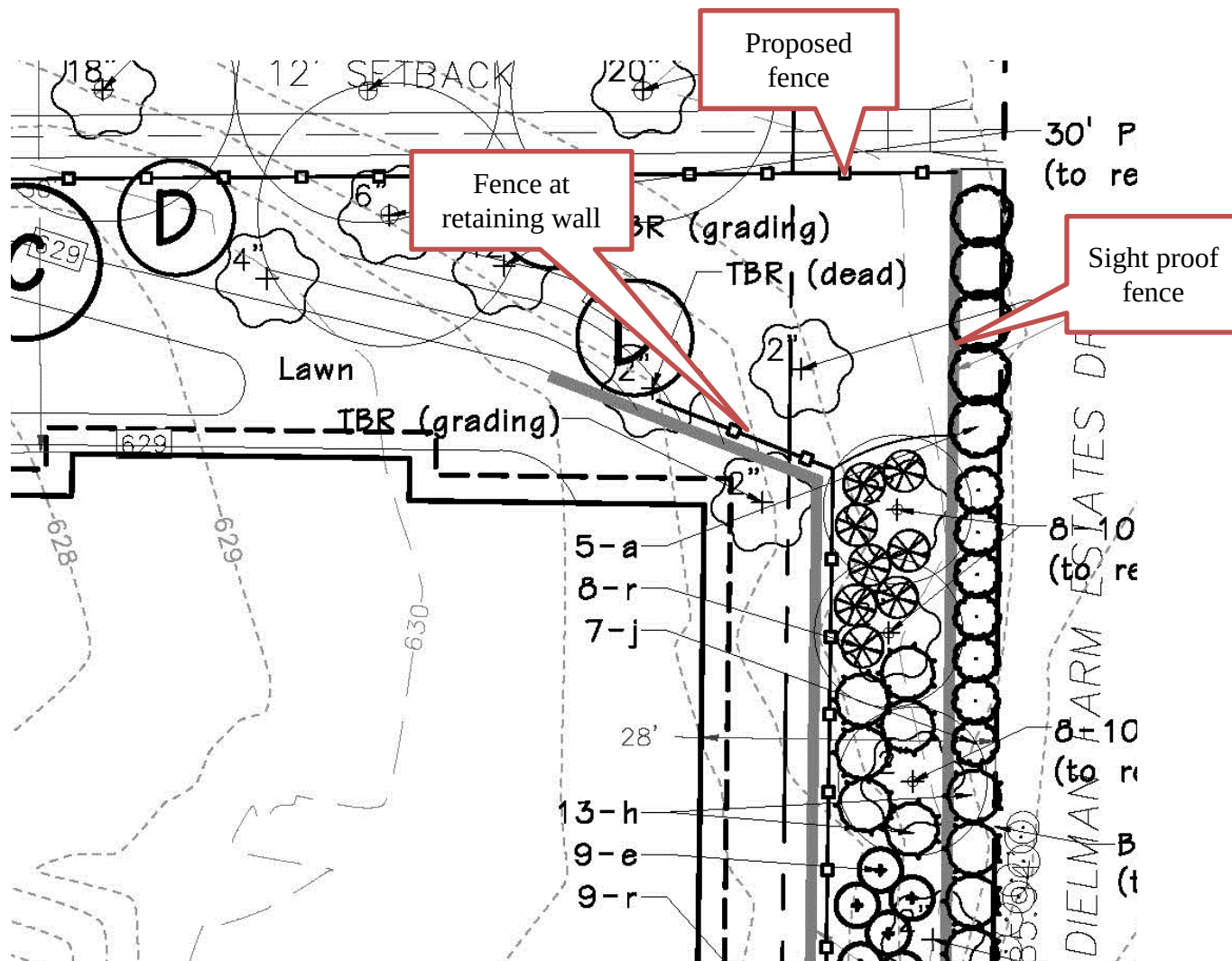


Figure 3: Close-up of Landscape Plan at north east corner of building.



Figure 4: Examples of the proposed sight-proof fence

The Comprehensive Plan and Design Guidelines provide some direction regarding the style of fencing recommended.

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)

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

Staff recommends that the placement of the sight-proof fence along the east property line not extend any further north than the building, and the fence along Beaver Drive should be minimized and returned to the building at the earliest possible point. If the Commission wishes to include the fence along Beaver Drive, Staff recommends that a condition of the approval require the fence be a black open-slatted, wrought-iron style fence with additional landscaping to meet with the Comprehensive Plan and prior Commission action. With the enclosing of the property, the internal fencing enclosing the courtyard and on top of the retaining wall seem unnecessary and should be removed.

SUMMARY AND RECOMMENDATION

The draft ordinance has been revised to address the items above, including but not limited to:

- The proposed siding of the building shall be of natural wood siding from a renewable source to meet with the Design Guidelines.
- Staff has included a condition of approval that the Applicant submits a new Landscape Plan for the Zoning Administrators approval to include new landscaping along the north side of the building.
- The sight-proof fence shall not extend any further north than the building, and that any fencing approved between Beaver Drive and the buildings shall be of black wrought-iron, style and returned to the building at the earliest possible point.
- Staff recommends that a condition of approval include installation of a separated sidewalk along Lindbergh Boulevard subject to MoDOT approval, in order to meet with the recommendations of the Pedestrian Plan and Design Guidelines.

SUGGESTED ACTION

After hearing the testimony during the public hearing, if the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before review by the City Council, then the following is an example of an appropriate motion for a recommendation:

“I move to recommend approval of Application #13-047 for the conditional use permit for a 41,900 square foot 51-bed Assisted Living Facility at 450 N. Lindbergh Boulevard subject to the conditions

contained in the draft ordinance prepared for the meeting of February 3, 2014.” (Conditions may be added, eliminated, or modified by preceding motion.)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

SITE DEVELOPMENT PLAN

PART OF LOT 13 OF THOMAS R. AXTELL'S FARM
BEING PART OF SECTION 1 IN
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

N/F
AMERICAN HEART ASSOCIATION, INC.
DB 16503, PG 1693
LOC. NO. 17M120177
ZONED: 'GC' GENERAL COMMERCIAL

N/F
EUGENE H. & CAROL M. WEHLING
DB 17024, PG 246
LOC. NO. 17M210322
ZONED: SINGLE FAMILY RESIDENTIAL

ST. LOUIS COUNTY BENCHMARK

#13-15 ELEV=643.80
1" ON TOP OF NORTHEAST CORNER OF LOW BRICK
WALL, 8' EAST OF SOUTH PILASTER OF ORNAMENTAL
ENTRANCE TO SUNSWEEP SUBDIVISION ALONG
LINDBERGH BOULEVARD.

SITE BENCHMARK

ELEV=631.89
SET RAILROAD SPIKE @ POWERPOLE ON EAST SIDE OF
LINDBERGH BOULEVARD, JUST NORTH OF BEAVER
DRIVE, AS SHOWN HEREON.

LOCATION MAP

(NOT TO SCALE)

Property Description

The land referred to in this Commitment is situated in the County of St. Louis, State of Missouri, and described as follows:

A Part of Lot 13 of Subdivision of Thomas R. Axtell's Farm in Section 1, Township 45 North, Range 5 East, in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 9 Page 38 of the St. Louis City (former County) records and described as: Beginning at the point of intersection of the East line of Lindbergh Boulevard, 100 feet wide, with the center line of Private Road, 40 feet wide, established by Instrument recorded in Book 2900 Page 221 of the St. Louis County Records; thence Southwardly along the East line of said Lindbergh Boulevard 285.94 feet to the Northwest corner of property conveyed to Rose Kistis by deed recorded in Book 5563 Page 86 of the St. Louis County Records; thence Eastwardly along the North line of said property conveyed to Rose Kistis, as aforesaid, 300 feet to the Northeast corner thereof; thence Northwardly and parallel with the East line of said Lindbergh Boulevard 285.94 feet to a point in the center line of said Private Road, 40 feet wide; thence Westwardly along the center line of said Private Road 300 feet to the point of beginning.

SITE AREA = 85,764 SF = 1.968 AC.

PARKING CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.820.H.8.b
1 SPACE / 2 BEDS x 53 BEDS = 27.0 SPACES REQUIRED
36 TOTAL SPACES PROVIDED

ADA ACCESSIBLE SPACES REQUIRED = 2
ADA ACCESSIBLE SPACES PROVIDED = 2

SITE COVERAGE CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.B

BUILDING FOOTPRINT = 21,098 SF

BEAVER DRIVE P.V.M.T. = 3,305 SF

ON-SITE PAVEMENT = 21,712 SF

TOTAL COVERAGE = 46,115 SF

% COVERAGE = 46,115 / 85,764 = 53.77%

% COVERAGE = 53.77% < 63.0% MAX. ALLOWABLE

BUILDING FLOOR AREA CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.C

MAXIMUM FLOOR AREA RATIO = 0.4

TOTAL BUILDING SQUARE FOOTAGE = 41,900 SF

BUILDING SQUARE FOOTAGE LESS NON-USABLE SPACE = 30,680 SF

FAR: 30,680 / 85,764 = 0.36 < 0.4, VARIANCE NOT REQUIRED

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DATED JULY 11, 2013

2. PRESENT ZONING: "GC" GENERAL COMMERCIAL PER CITY OF CREVE COEUR BUILDING SETBACKS:

FRONT YARD = NO BUILDING OR STRUCTURE SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM A PUBLIC RIGHT-OF-WAY, IN THE EVENT THAT PARKING IS TO BE LOCATED IN FRONT OF A BUILDING OR STRUCTURE, SAID BUILDING OR STRUCTURE SHALL BE SET BACK A MINIMUM OF FIFTY (50) FEET FROM THE RIGHT-OF-WAY, IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

SIDE YARD = 12 FEET

REAR YARD = 20 FEET

BUFFER YARD = NOTWITHSTANDING THE PROVISIONS OF SECTIONS 405.360(E)(4)(b) AND 405.360(E)(4)(c) ABOVE, ANY TRACT OR SITE ADJUTING OR ADJOINING A SINGLE FAMILY RESIDENTIAL ZONING DISTRICT SHALL PROVIDE A BUGGER YARD OF TWENTY (20) FEET ON ALL SIDES THAT ABUT THE SINGLE FAMILY DISTRICT. THE MINIMUM REQUIRED BUFFER YARD SHALL BE INCREASED IN FIVE (5) FOOT INCREMENTS, UP TO A MAXIMUM OF FORTY (40) FEET, FOR EACH ACRE OF THE SUBJECT PROPERTY OVER TWO (2) ACRES IN AREA. ALL ACREAGE SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER OR BUFFER YARD CALCULATION PURPOSES. THE BUFFER YARD SHALL NOT CONTAIN ANY IMPERVIOUS SURFACE AND SHALL BE LANDSCAPED AND PROVIDED WITH OTHER SCREENING DEVICES AS DEEMED APPROPRIATE BY THE PLANNING AND ZONING COMMISSION.

3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.

4. NO GRADE SHALL EXCEED 3:1 SLOPE, UNLESS OTHERWISE NOTED.

5. PROJECT SIGNAGE AND STREET LIGHTING PER THE CITY OF CREVE COEUR REQUIREMENTS.

6. STORMWATER POLLUTION PREVENTION MEASURES TO BE IN ACCORDANCE WITH CITY OF CREVE COEUR AND MSD REQUIREMENTS.

7. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI MAP NUMBER 29 189 C0167 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.

8. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS.

9. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF CREVE COEUR AND MSD REQUIREMENTS.

10. ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF CREVE COEUR REQUIREMENTS.

11. SITE LIGHTING MAXIMUM POLE HEIGHT = 24 FEET.

12. SITE LIGHTING MAXIMUM POLE HEIGHT = 24 FEET.

PERTINENT DATA

OWNER = RDK PROPERTIES INC.

OWNER UNDER CONTRACT = TEALWOOD ACQUISITIONS LLC

SITE ADDRESS = 450 N. LINDBERGH BOULEVARD, CREVE COEUR, MISSOURI 63141

EXISTING ZONING = 'GC' GENERAL COMMERCIAL

PROPOSED ZONING = 'GC' GENERAL COMMERCIAL

COUNTY LOCATOR NO. = 17M120100

WATER SHED = DEER CREEK

WUNNENBERG'S FIRE DISTRICT = PG. 24, GRID 1-18

WATER SERVICE = CREVE COEUR FPD

ELECTRIC SERVICE = LAQUE

GAS SERVICE = MISSOURI AMERICAN WATER CO.

SEWER SERVICE = AMEREN MISSOURI

LAQUE GAS COMPANY

METROPOLITAN ST. LOUIS SEWER DISTRICT

GRAPHIC SCALE
1 inch = 20 ft.

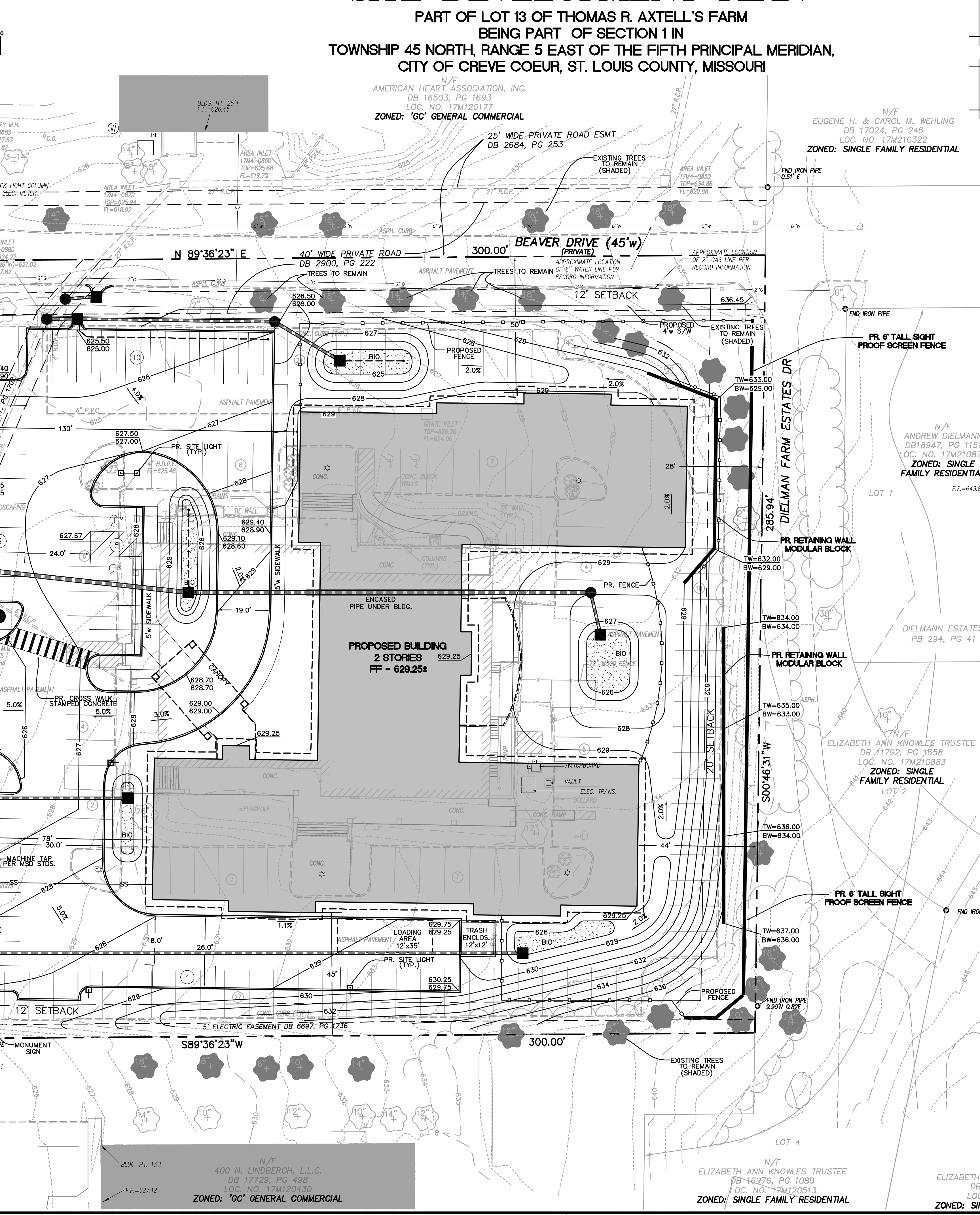
LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- EXISTING TREE TO REMAIN

ABBREVIATIONS

- C.O. - CLEANOUT
- DB. - DEED BOOK
- E - ELECTRIC
- FL - FLOWLINE
- FT - FEET
- FND. - FOUND
- G - GAS
- M.H. - MANHOLE
- N/F - NOW OR FORMERLY
- PB. - PLAT BOOK
- PG. - PAGE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SQ. - SQUARE
- T - TELEPHONE CABLE
- V.C.P. - VETRIFIED CLAY PIPE
- W - WATER
- (86'W) - RIGHT-OF-WAY WIDTH

PREPARED FOR:
TEALWOOD ACQUISITIONS, LLC
C/o Brinkmann Constructors
16650 Chesterfield Grove Road, Suite 100
Chesterfield, MO 63005



ST. LOUIS COUNTY BENCHMARK

SITE BENCHMARK

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GAS SERVICE = MISSOURI AMERICAN WATER CO.
SEWER SERVICE = AMEREN MISSOURI
LAQUE GAS COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 550-9100 FAX: (636) 550-9103
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

PREPARED BY:
THE GROVE IN CREVE COEUR
450 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141

SITE DEVELOPMENT PLAN FOR:

GEORGE M. STOCK
MICHAEL STOCK
NUMBER
PE-25116
01/27/2014
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

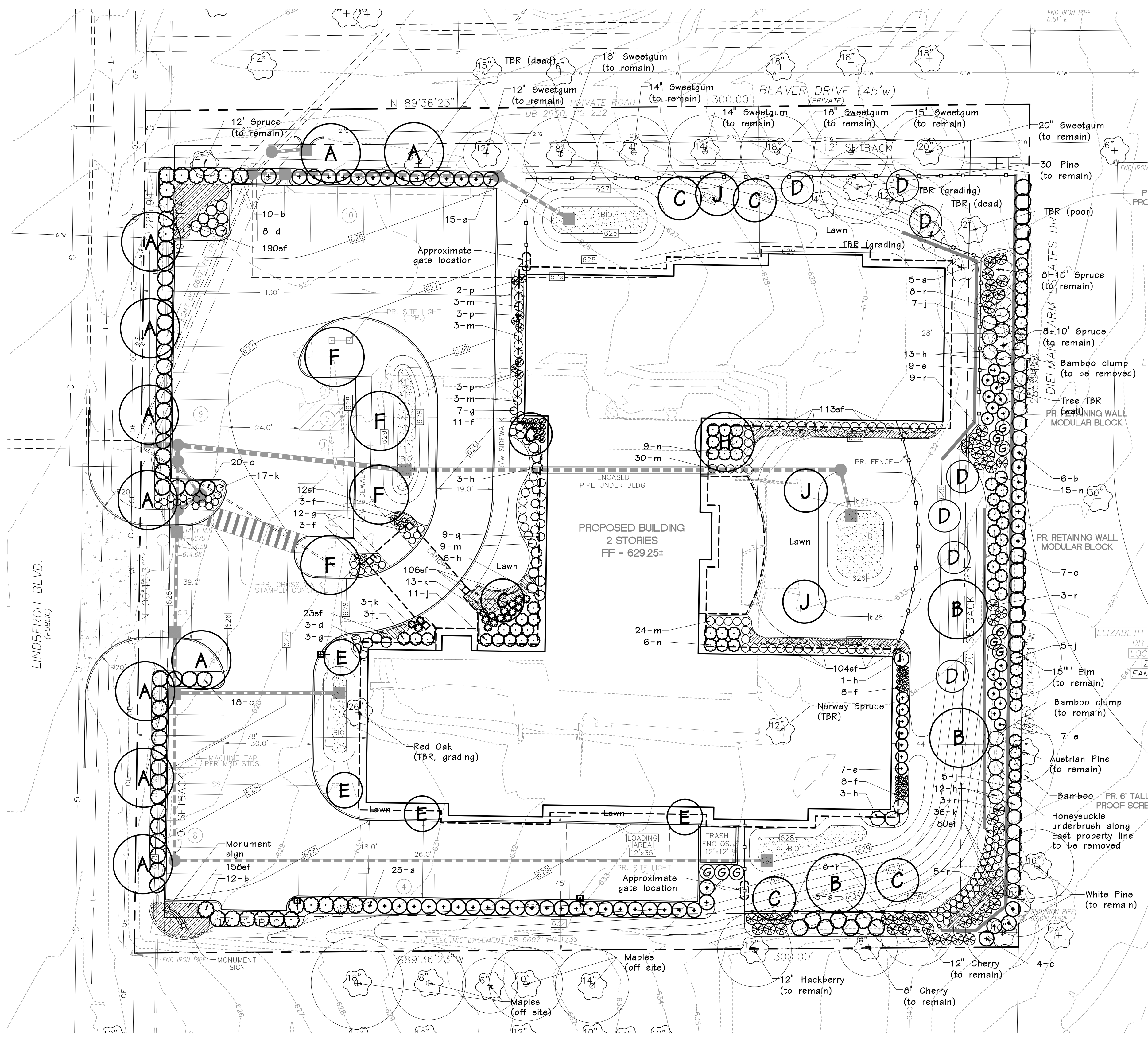
NO.	DATE	DESCRIPTION
1	2014-11-27	REVISED PER CITY & RESIDENT COMMENTS

DRAWN BY: J.M.B.
CHECKED BY: G.M.S.

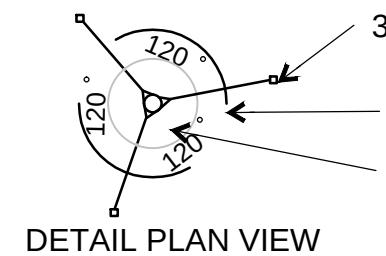
DATE: 11/14/2013
JOB NO.: 213-5158
M.S.D. # P-XXXXX-XX
BASE MAP # XXX
S.L.C. HAT # XXXX
HAT S.U.P. # XX-XXX-XX
W.D.N.R. # MO-XXXXXXX

SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NO.: C1.0

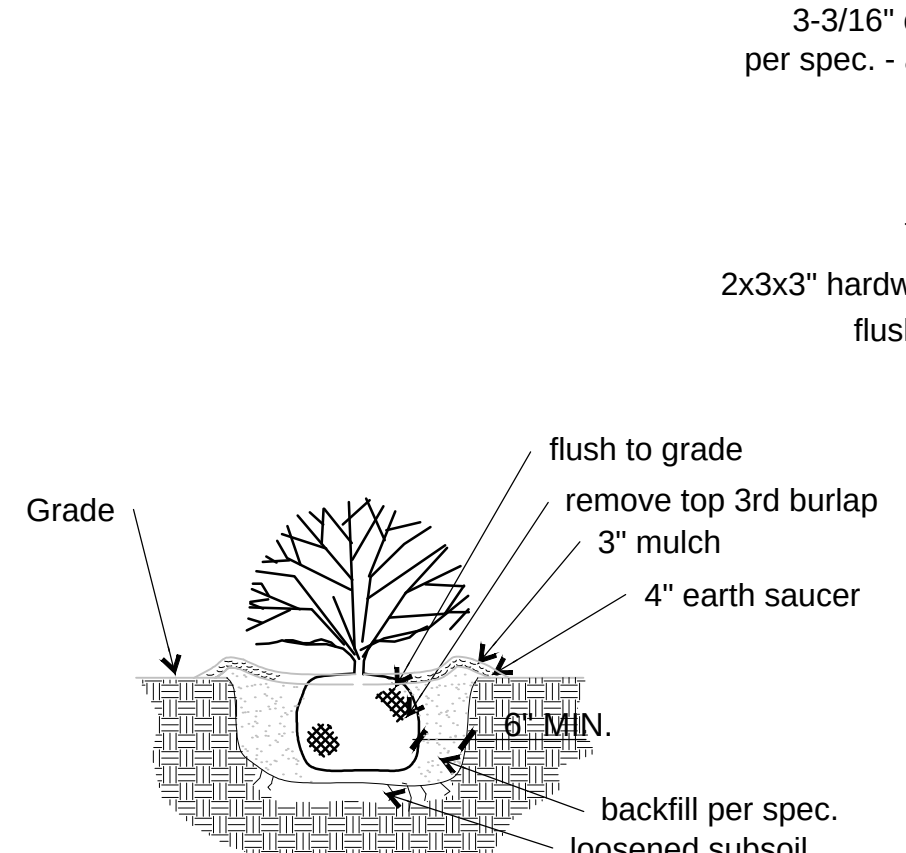
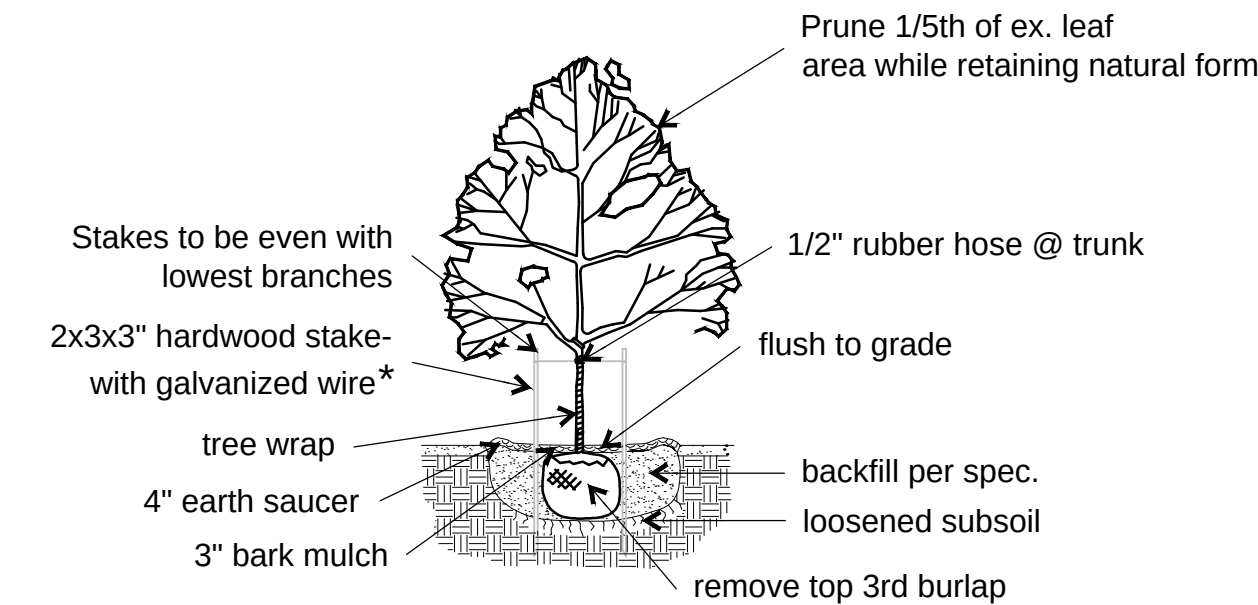


LANDSCAPE PLAN
L-1
SCALE 1"=20'

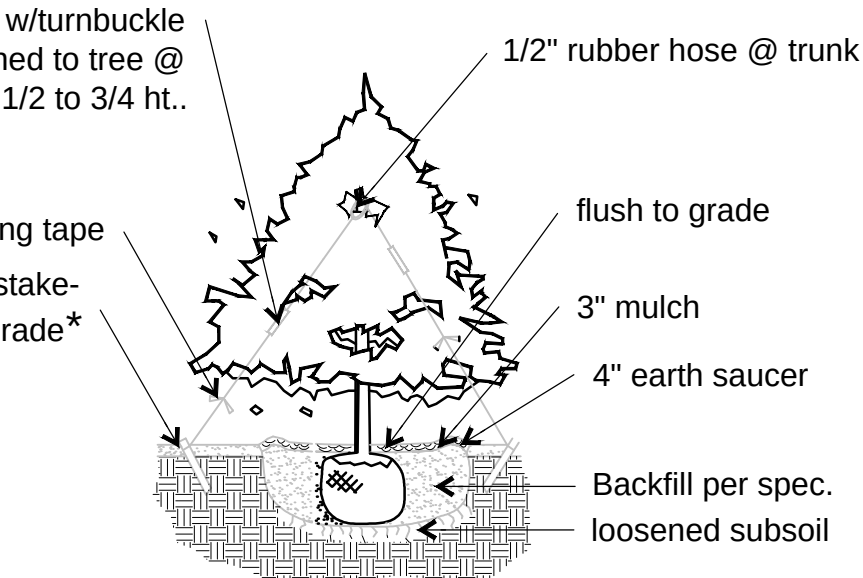


CANOPY TREE PLANTING

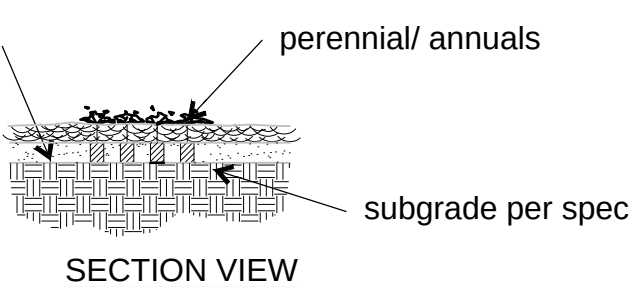
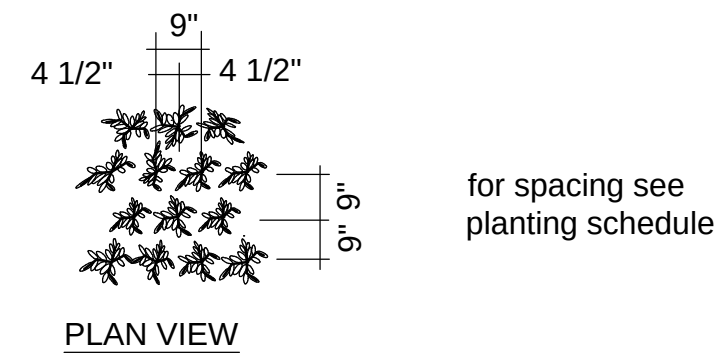
- * Staking should only be done when:
- Planting in soft, loose soils
- Root balls in sandy soils, or wet clay
- Trees located in an extremely windy location



TYPICAL SHRUB PLANTING



TYPICAL EVERGREEN PLANTING



TYPICAL PERENNIAL PLANTING

PLANTING SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A	11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.
B	3	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	3" cal.
C	6	Cercia canadensis	Eastern Redbud	3" cal.
D	7	Pinus strobus	Eastern White Pine	6'
E	4	Acer x freemanii 'Armstrong'	Armstrong Maple	3" cal.
F	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3" cal.
G	9	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	6'
H	1	Betula nigra 'Cully'	Heritage River Birch (clump)	3" cal.
J	3	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	3" cal.
SHRUBS/PERENNIALS				
a	50	Viburnum dentatum 'Synnæstvedt'	Chicago Lustre Viburnum	24"
b	28	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24"
c	49	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Lilac	24"
d	11	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3 gal.
e	23	Rosa 'Radrazz'	Knockout Rose	24"
f	33	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	3 gal.
g	22	Itea virginica 'Sprich'	Little Henry Sweetpire	3 gal.
h	38	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	7 gal.
i	31	Rhododendron 'Girard's Fuchsia'	Girard's Fuchsia Azalea	5 gal.
k	69	Buddleja Lo & Behold 'Blue Chip'	Blue Chip Butterfly Bush	3 gal.
m	72	Buxus 'Green Velvet'	Green Velvet Boxwood	5 gal.
n	30	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	5 gal.
p	8	Miscanthus 'Purpurascens'	Flame Maiden Grass	5 gal.
q	9	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	3 gal.
r	46	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal.
786ef		Annuals, Perennials, Groundcovers		1 qt. - 1 gal.
		Bioretention plantings per MSD requirements		

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Grove in Creve Coeur

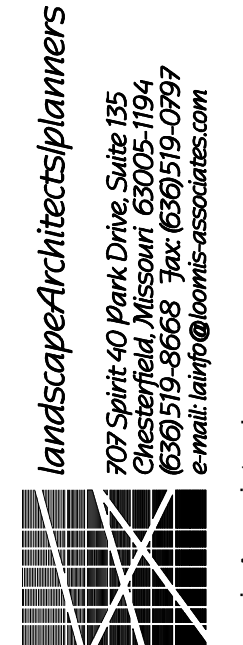
Creve Coeur, Missouri

Revisions:

Date	Description	No.
1/20/14	Landscape Refinements	1
1/27/14	Base plan revision	2

Drawn: LH
Checked: RS

loomisAssociates



Sheet Title: Landscape Plan

Sheet No: L1

Date: 11/25/13
Job #: 813.034

FIRST FLOOR FAR CALCULATION

CIRCULATION
FIRST FLOOR: 3874.67 SF

STAIR AND ELEVATOR
FIRST FLOOR:
(3) 8X10-4 = 248.01 SF
(3) 10X18 = 540 SF
788.01 SF

STORAGE
FIRST FLOOR:
(1) 10X14 = 140 SF
(1) 10X16 = 160 SF
(1) 10X18 = 180 SF
480SF

JANITOR CLOSET
FIRST FLOOR:
(1) 4X12 = 48 SF
48 SF

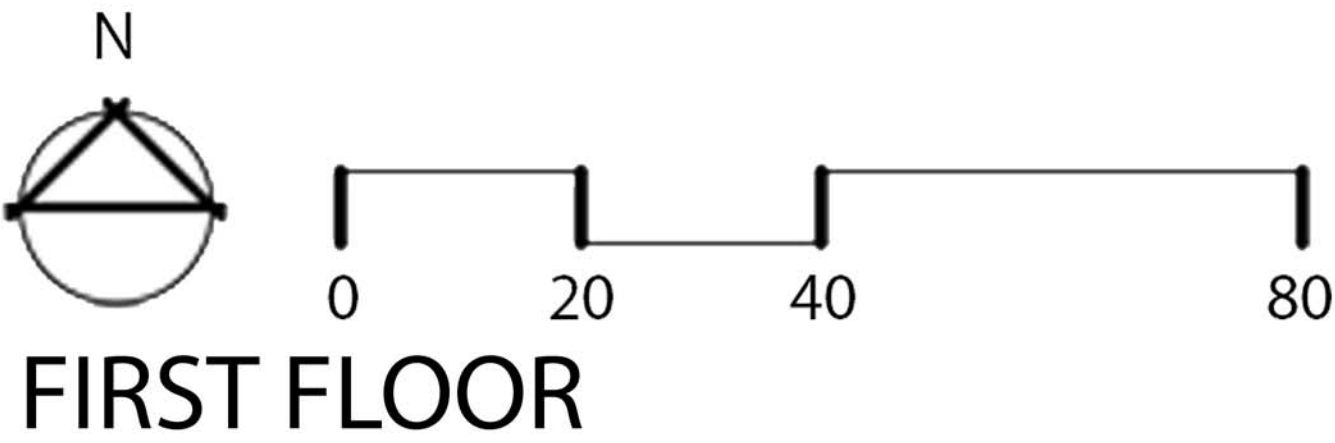
LINEN CLOSET
FIRST FLOOR:
(1) 6X12 = 72 SF
72 SF

MECHANICAL
FIRST FLOOR:
(1) 9X18 = 162 SF
(1) 13X18 = 234 SF
396 SF

EXTERIOR WALL
FIRST FLOOR:
944 LF = 472 SF

TOTAL AREA 6130 SF

OVERALL S.F.	20,975 SF
TOTAL AREA SUBTRACTED	6,130 SF
TOTAL FAR	14,845 SF



THE GROVE IN CREVE COEUR
01.23.2014 CREVE COEUR, MISSOURI

SECOND FLOOR FAR CALCULATION

CIRCULATION
SECOND FLOOR: **3532.55 SF**

STAIR AND ELEVATOR
SECOND FLOOR:
(3) 8X10-4 = 248.01 SF
(3) 10X18 = 540 SF
744.03 SF

STORAGE
SECOND FLOOR:
(1) 12X14 = 168 SF
168 SF

JANITOR CLOSET
SECOND FLOOR:
(1) 4X12 = 48 SF
48 SF

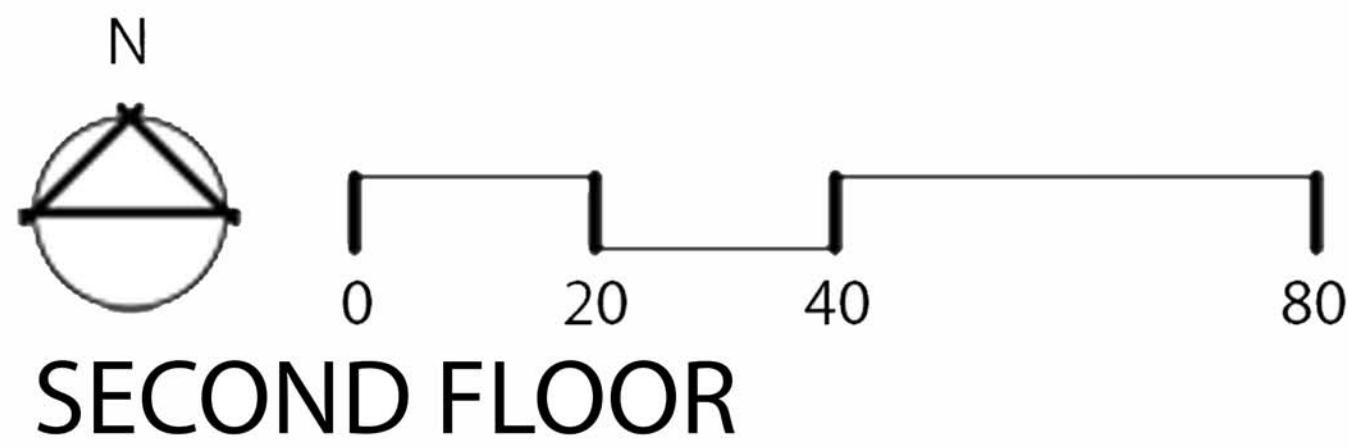
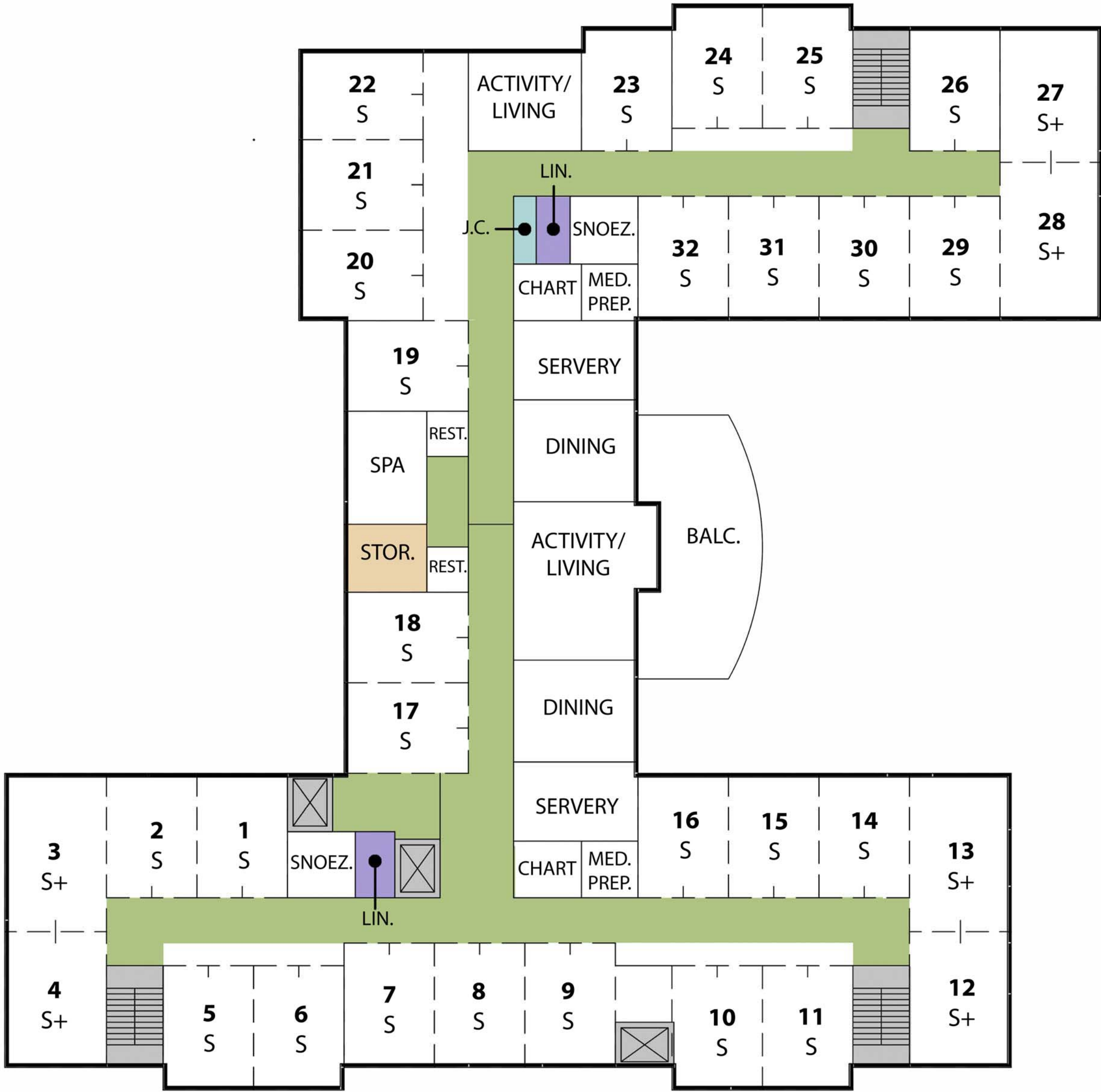
LINEN CLOSET
SECOND FLOOR:
(1) 6X12 = 48 SF
(1) 7X11-8 = 81.67 SF
129.67 SF

MECHANICAL (N/A)

EXTERIOR WALL
SECOND FLOOR:
934 LF = 467 SF
467 SF

TOTAL AREA 5090 SF

OVERALL S.F.	20,925 SF
TOTAL AREA SUBTRACTED	5,090 SF
TOTAL FAR	15,835 SF

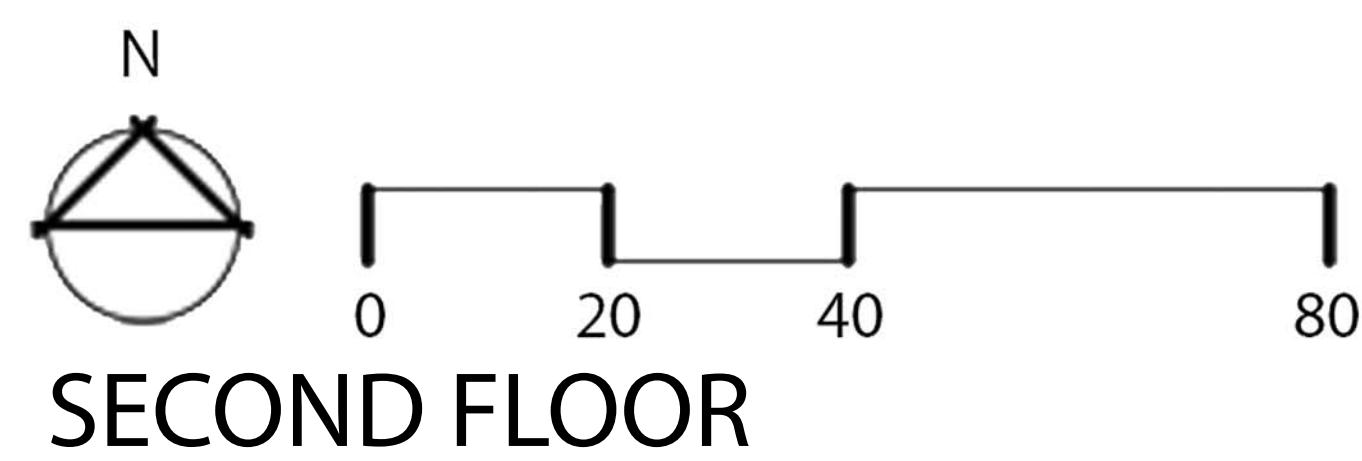
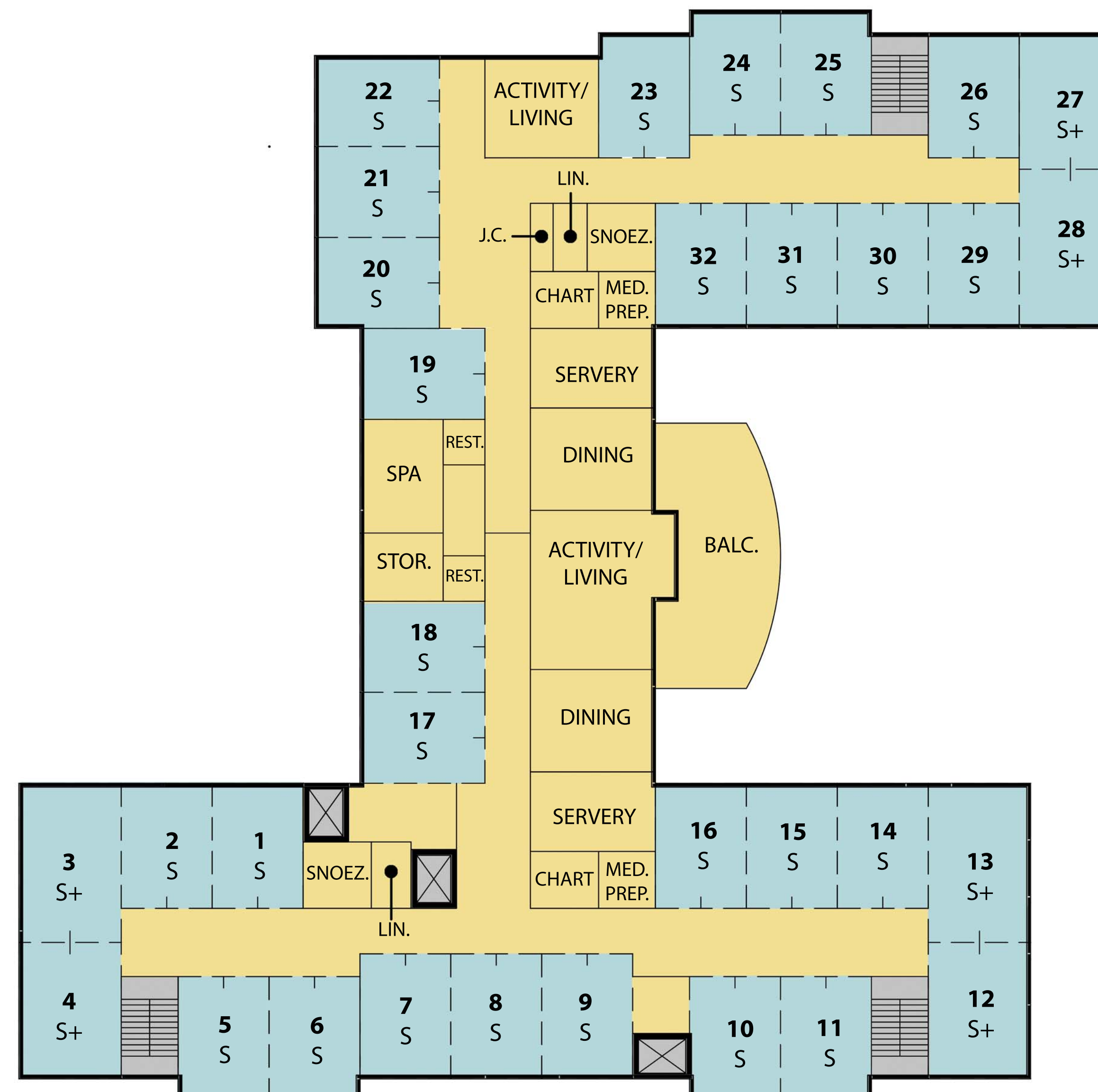


THE GROVE IN CREVE COEUR
01.23.2014 CREVE COEUR, MISSOURI



N
0 20 40 80
FIRST FLOOR

THE GROVE IN CREVE COEUR
01.23.2014 CREVE COEUR, MISSOURI



THE GROVE IN CREVE COEUR
01.23.2014 CREVE COEUR, MISSOURI

Lantz Boggio Architects, P.C.



WEST ELEVATION

THE GROVE IN CREVE COEUR
01.24.2013 CREVE COEUR, MISSOURI

Lantz Boggio Architects, P.C.



NORTH ELEVATION

THE GROVE IN CREVE COEUR
01.24.2013 CREVE COEUR, MISSOURI

Lantz Boggio Architects, P.C.



EAST ELEVATION

THE GROVE IN CREVE COEUR
 01.24.2013 CREVE COEUR, MISSOURI

Lantz Boggio Architects, P.C.



SOUTH ELEVATION

THE GROVE IN CREVE COEUR
01.24.2013 CREVE COEUR, MISSOURI

Lantz Boggio Architects, P.C.



New Random Flagstone ²⁹ *Precast Concrete
Wall System*



30













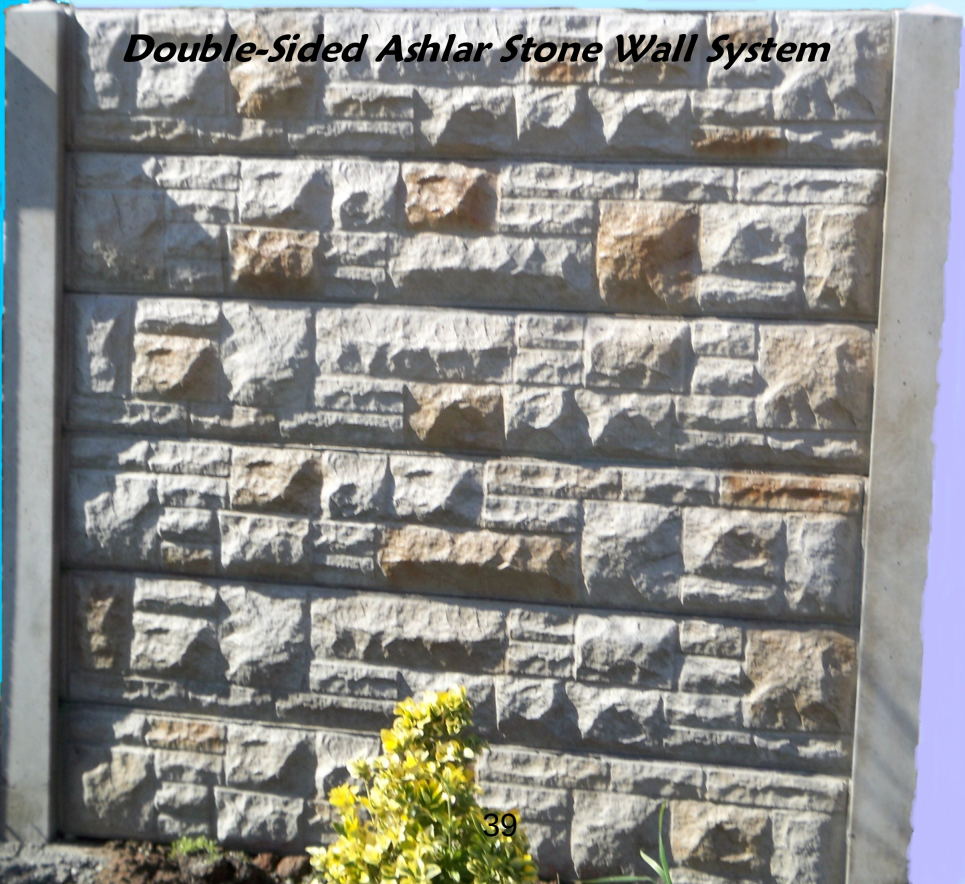


Split-face block pattern



This design is available with or without decorative pilaster caps

Double-Sided Ashlar Stone Wall System





SIMTEK - Installation Instructions

These written instructions follow closely and include script from SimTek's Installation Video. The video will be helpful if **used in conjunction with these instructions.** However, there is additional information throughout these instructions and at the end including fastener sizes, tools required, and illustrative photos and drawings.

1. Introduction

These instructions are designed to instruct both professional installers and do-it-yourselfers in the installation of SimTek Decorative Rock Walls. These instructions are detailed to insure an excellent finished wall. Installation on level ground and on sloping terrain, gate installation, and thoroughly proven installation techniques are included.

2. A quality installation

A quality finished wall is the result of a quality installation. The layout must be consistent with ground contours; posts must be appropriately spaced and properly anchored. Follow SimTek installation instructions carefully and your wall will be both structurally correct and a beautiful addition to your project or property.

3. Prior to beginning installation

- a. Before beginning any installation, check all local regulations regarding fencing, location of all buried utility lines, and correct property lines. Be certain you are in compliance with all utility line locator requirements, local codes and laws.
- b. The complete wall configuration will have already been determined prior to order, including each line of wall, corner posts, end posts and gate locations.

4. Pre-install panel support brackets

- a. If posts are to be installed in level ground, panel support brackets will be set so that the bottom edge of the panel is 73.5" from the top of the post. Attaching brackets in advance of post installation is easiest when using a measuring template of 73.5" long for faster repetitive bracket installation. It is easier to change a bracket in the field if



necessary than to install brackets once posts are installed in the ground. Installed brackets provide a leveling point on each post.

5. Digging holes at appropriate locations.

- a. If a laser is available, it will be an excellent tool to assist in determining grade and slope.
- b. For a level ground installation, begin at a corner or an end post. This will give you a good starting point. If there is a slope, it is easier to begin at the top and work your way down hill.
- c. Dig all post holes 10"- 12" diameter by 24"- 36" deep.
- d. Make sure to check local building codes to ensure required depth and diameter is met.
- e. Holes must be 71.5" apart, center to center.
- f. Walls will rarely measure out to an exact number of full panels; therefore it will likely require cutting one or more panels to complete a wall.
- g. Depending on personal preference, you may wish to narrow the width of the last 2 to 3 panels or cut the first and last panels evenly so that there is not one very narrow panel. Panels can be cut with any cutoff saw, although the steel stiffeners will require a metal cutting blade.
- h. Dig the remainder of the holes.
- i. Alternatively for do-it-yourselfers, you may want to mark and drill only a few holes at a time, just to be safe.
- j. Stretch a string on the outside line of the posts from the beginning of the fence to the end of the fence, this will ensure a straight line of holes. If curves are required, the line may be broken, but posthole spacing must remain 71.5" (or less if you wish to cut the panel). The string will assist in keeping the posts lined up.
- k. For more information, see Illustration A at the bottom of this document

6. Setting Posts.

- a. Set the top of each post 73.5" above the level you want the bottom of the panel. Panel support brackets should already be attached at 73.5". A string tied from start to finish of the fence line or a laser can accomplish this.
- b. Set a post in the hole with concrete. Using a mallet or hammer, tap



the post into the concrete until the top of the post meets the desired height.

- c. Fill the remainder of the hole with concrete. Make sure the post remains at the desired height.
- d. Using a level, check two adjacent sides of the post. Two-way levels are useful. Adjust the post until it is both vertical and at the correct height.
- e. **If using a dry mix method**, first place the post in the hole in the approximate position at the bottom of the hole. Pour the dry mix in the hole, positioning the post as soon as it is feasible.
- f. Using the steel stiffener out of the panel, which is exactly 70.25", as a spacer, set the next post the same as the first.
- g. Place a level on the stiffener when the next post is in place to ensure the panels will be level.
- h. Do not move the post which is now in position.
- i. Leave the spacer in place for one hour minimum, as concrete begins to cure, to keep the posts from moving.
- j. Set 3 to 4 posts with spacers, then advance them one at a time, by moving the first spacer placed.
- k. Allow the concrete to cure for a minimum of 24 to 48 hours.
- l. For more information, see Illustration B at the bottom of this document.

7. Installing Panels.

- a. Panel support brackets must be attached to all posts.
- b. Be certain steel stiffeners are inserted in the top and bottom rails of each panel; they come installed from the factory, but may have been removed to use as post spacers.
- c. Panels are universal; there is no front or back, and no top or bottom edge. Randomly installing panels gives the most pleasing aesthetic effect.
- d. Lift the panel bottom edge to approximately 4' off the ground.
- e. Place one edge of the panel into the post. Have one person flex the next post outward until the groove will receive the panel. Once the panel is captured, ease the panel down onto the support brackets. This process requires two people.
- f. Install caps, which are pressure fitted, over the posts.



- g. If there are concerns about caps being knocked off or taken off, caps can be attached with special primer and adhesive available from SimTek. Another option is to drive a 3" screw through the top of the cap into the middle of the post. However, attaching caps is usually unnecessary.
- h. If you are concerned about unauthorized panel removal from a finished wall, attach each panel with one screw through the panel edge into a post. This can be done at any location, but down low would be less noticeable.

8. Panels requiring attachment:

- a. Panels must be attached to all **end posts and corner posts.** Three spaced fasteners on the edge are recommended.
- b. Panels require attaching because they could conceivably become disengaged from the end and corner posts.
- c. **However, NEVER attach both edges of any panel to posts.**
- d. For more information, see Illustration C at the bottom of this document.

9. Installation on sloping terrain.

- a. Installation on sloping terrain is similar to that on flat terrain. Installation professionals typically use a laser to shoot and obtain a grade or grades if necessary, in order to determine the slope on the line of a wall.
- b. In relation to varying elevations, post placement is important. A post is typically placed at the point where the slope changes, whether that is a peak or a valley.
- c. A 6 foot wide panel can be stepped as much as 12" per panel. For steeper slopes, instructions follow.
- d. **Caution: SimTek walls are not to be used as retaining walls.** Panels may be partially buried as long as the soil depth is the same on each side.
- e. Set the posts using the same methods to install posts on level ground.
- f. Panel support brackets will all be pre-attached at 73.5".
- g. The bracket installed to receive the downhill side of the panel will remain at 73.5" from the top of the post. Once the slope has been determined, and the drop per panel, one bracket can be removed and



reattached at the proper height. Panels will always be set level even on a slope.

- h. Set the first post on the uphill side.
- i. Set the second post and make any adjustments to bracket position.
- j. Use a steel stiffener for spacing to set the distance to each succeeding post.
- k. Use a level on the stiffener to insure panels will be level when installed.
- l. For more information, see Illustrations D, E, and F at the bottom of this document.

10. Cutting panels where required for steep slopes or a narrower width.

- a. For steeper slopes, panels can be cut so the step, or drop, in each segment is 12" or less. For example a panel could be cut to 2' wide and stepped with a 12" drop.
- b. Where a narrower panel is required to finish a wall, panels can be cut.
- c. Where panels requiring cutting, first determine the exact width for steel stiffeners between post grooves.
- d. Mark and cut the steel stiffeners for that panel to that width. Cut stiffeners with any metal cutting saw.
- e. Next mark and cut the panel to the **stiffener width, minus a ½"**. This will allow for thermal expansion of the panel without restriction. Make certain panels are cut accurately with edges parallel. Panels can be cut with any saw, such as a circular saw.
- f. If a cut panel is used with an end or corner post, use the factory edge for attachment to the post.

11. Single Gate Installation.

- a. Gate posts have extra steel reinforcing for strength and are different than all other posts.
- b. The flat surface must be in position to receive the gate and gate hardware.
- c. The four foot gate requires a minimum spacing between posts of 50 ½" and a six foot gate requires a minimum of 73 ½".
- d. The ideal spacing is to have a one inch gap between the latch post and the striker bar side of the gate. The "extra" gap on the hinge side is to allow for plastic expansion.



- e. Set posts utilizing the same methods as for other posts, making certain they are vertical.
- f. Allow concrete to cure for at least 72 hours, due to the continuous tension on the posts after gates are mounted.
- g. Attach gate striker bar using the two provided 3/8" stainless button head screws making sure not to pinch plastic between threaded inserts in frame and bracket. Position the rod on the outside of the gate (the direction that it swings).
- h. Then thread the 1/2" hinge rods into the upper and lower inserts in the frame leaving about and 1 1/2" from the edge of the gate to the bracket (this can be re-adjusted latter).
- i. Next hold the gate and its hinges against the reinforced gate post in the proper position and thread the provided self tapping screws into the post using caution not to over tighten the screws crushing the internal foam. The elevation of the gate is left to the installer with the standard being level with the top of the panels on either side of the gate. Gates are designed with a gap at the bottom to facilitate an unobstructed swing.
- j. After mounting gate hinges to post adjust the hinges using the 3/4" nut on each hinge to set the gap at the latch (approximately 1") and level the gate so the top of the gate sits level.
- k. Then fasten the gate latch to the post using the provided four self tapping screws, lining it up with the striker bar only after the gate is positioned correctly. **Do not screw through the two small tabs on the front of the latch. The tabs are for alignment only!**
- l. Drop rods can be attached if desired by screwing directly through the plastic panel into the internal frame with self tapping screws.
- m. For more information, see Illustration G at the bottom of this document.

12. Double gate installations.

- a. Double gates are set the same as single gates.
- b. The desired minimum spacing between double gate posts is as follows: two four foot gates 100 1/2"; a four foot and a six foot gate 123 1/2"; two six foot gates 146 1/2" from reinforced gate post to reinforced gate post.
- c. The gap between the double gates themselves should be approximately 1".



- d. Install the striker as done in the single gate installation on the gate that will be used to open first. The drop rod and the latch get installed on the “fixed” gate.
- e. Install the latch using the provided 3/8” stainless steel button head screws opposite the striker on the opposing gate. The latch can be disassembled and reverse if the opposite latch lever action is desired. On double gates you will be left with an “extra” striker and latch.
- f. At least one drop rod is necessary for the proper functioning of the latch on all double gates. The drop rods screw directly through the plastic panel to the internal frame with self tapping screws.

13.Hinge Spring Adjustment

- a. To tension the gate closings springs remove black rubber cap from top and bottom of hinge pivot to determine which side (top or bottom) has the curly Q tension set pin.
- b. Use the provided tool to rotate the castle cap by hooking it in the holes to rotate the tensioner.
- c. Install the curly Q pin and then rotate again and again until you reach the required tension. Remember to do each hinge in conjunction with the other to obtain the desired tension.
- d. Replace caps with slit in rubber cap facing the hinge body.

14.Concrete Shoes.

SimTek can be installed on top of an 8” minimum width, poured concrete wall or on flat concrete using SimTek’s Concrete Shoe. Concrete Shoes are a heavy steel plate with vertical members. It attaches to the concrete with anchors and bolts to the posts. Specific Concrete shoes are available for end posts, line posts and corner posts. Skirts in six colors to match wall colors, cover the plates and anchor bolts for a finished look.

- a. Cut the posts to 73.5” if the concrete surface is level. Posts may need to be cut longer to accommodate slopes if the concrete wall is stepped. Always cut off the bottom of the posts, retaining the factory finished post top.
- b. Panel support brackets are unnecessary when using Concrete shoes. The panels will sit directly on the wall or driveway surface.
- c. Start with either a corner or an end post position. Locate the concrete shoe an equal distance from the edges of the concrete.



- d. Mark the position of the plate. Drill all four holes through the pre-drilled holes in the steel plate.
- e. Next install four concrete anchor bolts with a minimum tension and shear strength of at least 4,000 pounds. Position the bolts to fasten the mounting plate of the shoe.
- f. Place the shoe over the bolts and attach the shoes to the concrete with specified fasteners.
- g. If the concrete surface is not level, washers may be placed over anchor bolts and before shoes are bolted down to serve as leveling devices.
- h. Position the skirt covers over shoes, covering the shoe plates. **Skirts must be inserted prior to posts being attached.**
- i. Attach the shoe straps to the posts with fasteners in pre-drilled holes.
- j. With the first shoe anchored, and the post attached, determine and mark the next shoe position using a steel spacer. It will measure 72" from the center of the post to the center of the next post.
- k. Mark and drill the four holes for the next shoe.
- l. Repeat previous steps.
 - i. Mark and drill the holes.
 - ii. Attach the shoes to the concrete.
 - iii. Insert the skirts.
 - iv. Attach the posts to the shoes.
- m. Once all shoes and posts are securely anchored to the concrete wall and skirts are in place, insert the panels.
- n. Be certain that steel stiffeners are in both the top and bottom rails of each panel.
- o. Once the panels are inserted, they will hold the skirts in position
- p. Finally, place the caps on the posts for a finished look.
- q. For more information, see Illustration H at the bottom of this document.

15. Installing gap fillers.

Gap fillers are designed to fill the gap primarily on the edge where a 6' high wall transitions to a 3' high wall.

- a. Cut the gap filler to the desired length and using two screws, attach it from the back side of the line post. This will provide a finished look with hidden fasteners.



- b. For more information, see Illustration I at the bottom of this document.

Summary of Installation, questions.

These instructions are meant to be both thorough and concise. Most questions will be answered by paying close attention to details and recommended installation procedures. If you have questions or encounter unusual circumstances, please contact SimTek for direction.

To initiate warranty coverage, please register online as soon as your SimTek Wall is complete. SimTek cannot be responsible for unregistered projects, and associated future warranty claims.

Thank you for choosing SimTek. Your Decorative Rock Wall will provide many years of trouble-free beauty and owner satisfaction.

TOOLS and FASTENERS Required:

1. Two way level
2. Bubble level
3. Laser level for significant changes in slope.
4. String at least as long as your longest run.
5. Power drill with:
 - 3/8" hex driver (deep socket to allow installation of brackets)
 - Phillips screw driver
6. Mallet or hammer
7. Metal cutting saw (to cut steel stiffeners – if required)
8. Circular saw (if any panels are to be cut)
9. Allen Wrench to adjust gate position.
10. Spray paint to mark locations of holes to be drilled in soil.
11. List of self-tapping fasteners
 - Attaching support brackets to line posts – #14 Hex washer head, 1.5" fastener
 - Attaching support brackets to end posts – #14 Hex washer head, 3.0" fastener
 - Attaching support brackets to corner posts - #14 Hex washer head, 3.0" fastener



- Attaching panels to End posts – #14 Hex washer head, 3.0" fastener
- Attaching panels to Corner posts – #14 Hex washer head, 3.0" fastener
- Attaching panels to Line posts – #14 Hex washer head, 3.0" fastener
- Fasteners to attach shoes to the posts – #14 Hex washer head, 1.5" fastener

12. Concrete anchor bolts – 0.50" x 2.75" (if mounting SimTek on a wall)

13. Button Head Screw – Attaching hardware to gate (included with hardware)

14. Hardware:

- 1.0" Fasteners
 - i. Drop Rod to Gate
- 1.5" Fasteners
 - i. Bracket to Line Post (2 per post)
- 2.5" Fasteners
 - i. Hinge to Post
 - ii. Latch to Post
- 3.0" Fasteners
 - i. Bracket to End Post (1 per post)
 - ii. Bracket to Corner Post (2 per post)
 - iii. Panel to Corner Post (6 per post)
 - iv. Panel to End Post (3 per post)
- Button Head Screw
 - i. Hinge to Gate (2 per hinge)
 - ii. Latch to Gate (2 per latch)
- For more information, see Illustration J at the bottom of this document.

Illustration A

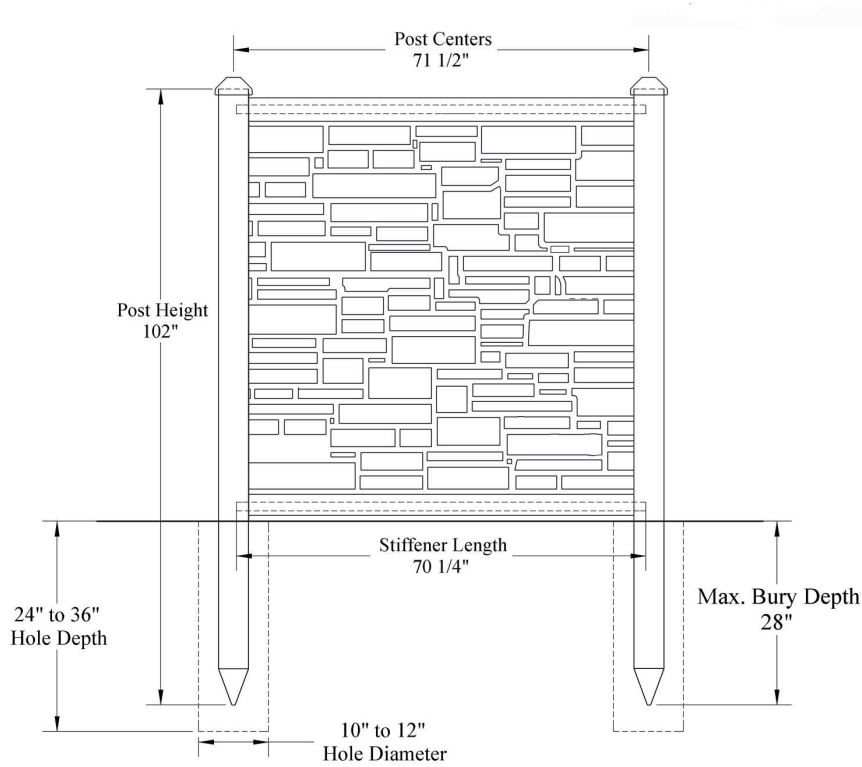


Illustration B

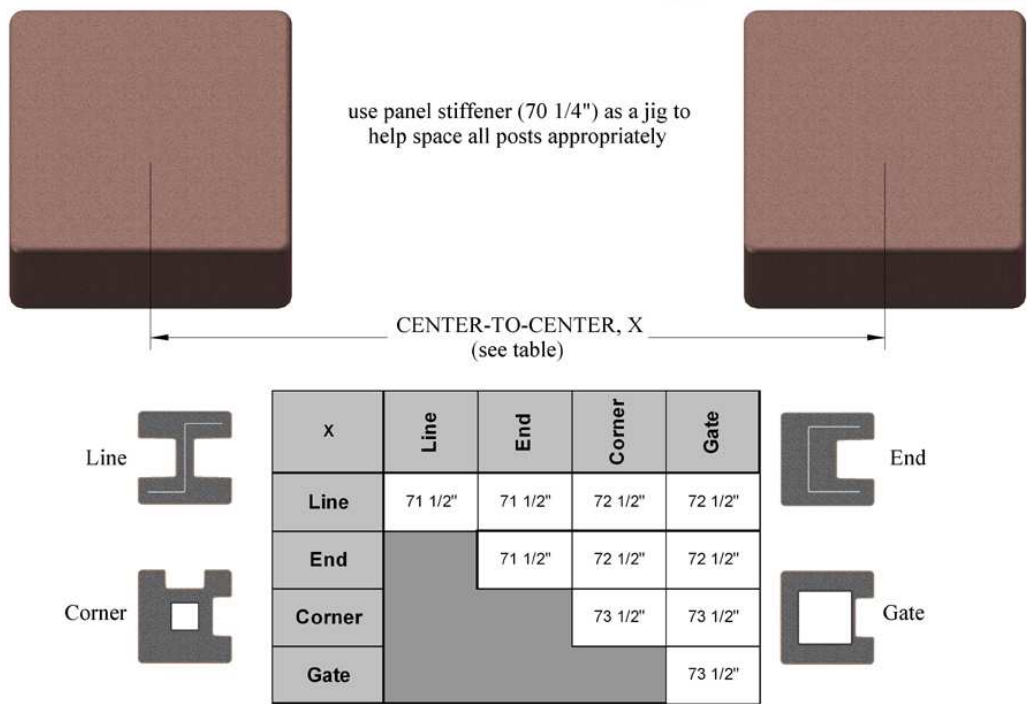
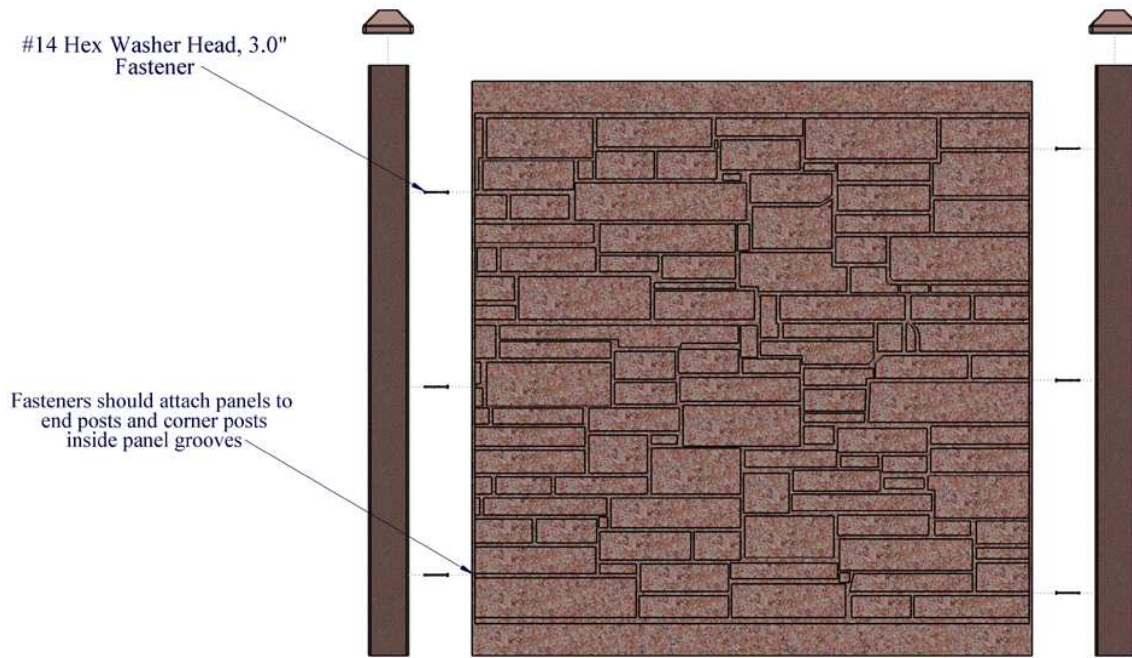


Illustration C



For information on fasteners, see SimTek Fastener Specifications

Illustration D

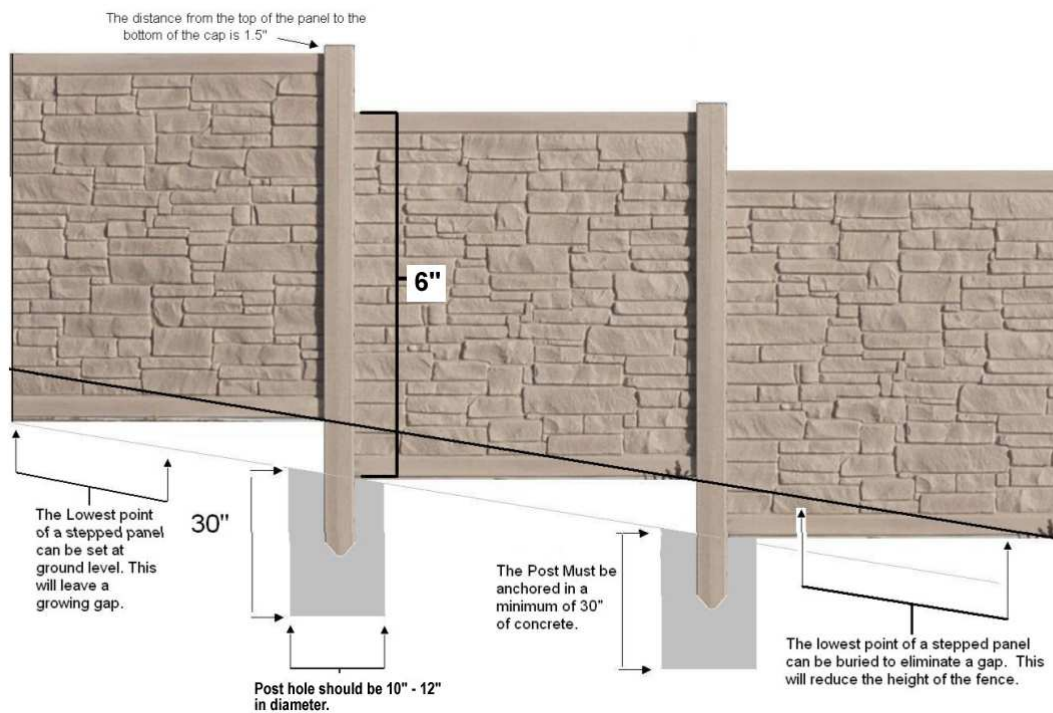
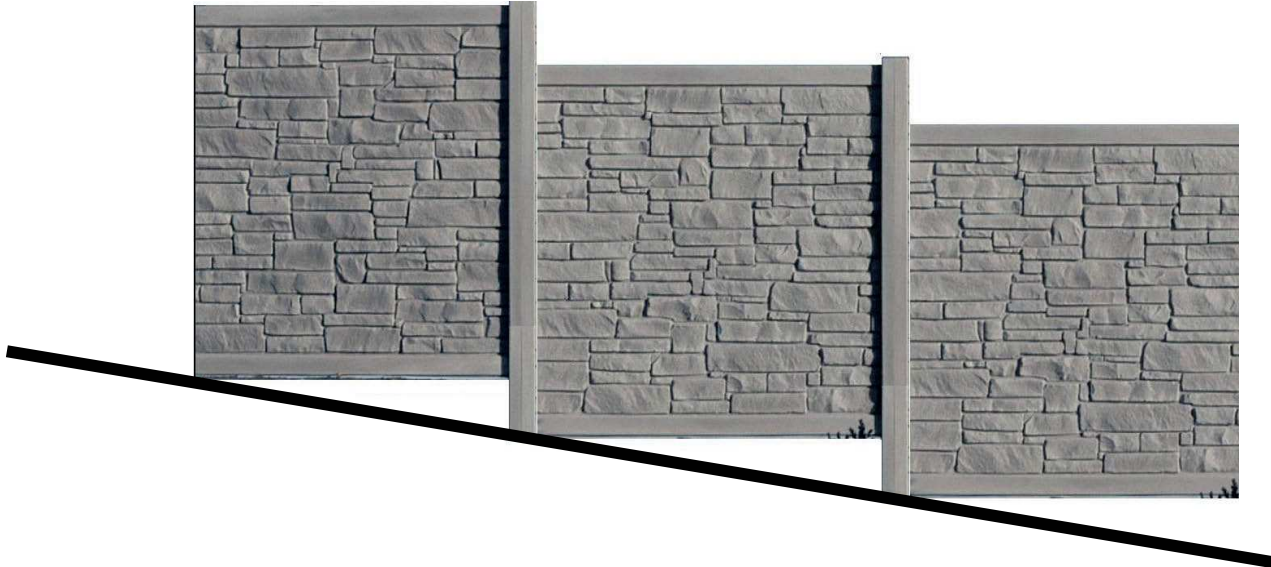


Illustration E



SLOPING GROUND INSTALLATION

There are two ways to handle sloping terrain. Illustration A shows gaps between the fence and the top of the step. Illustration B has no gaps because each panel has been buried a bit in the ground. In either case, a minimum of 30" of concrete must extend below ground.

Illustrator F

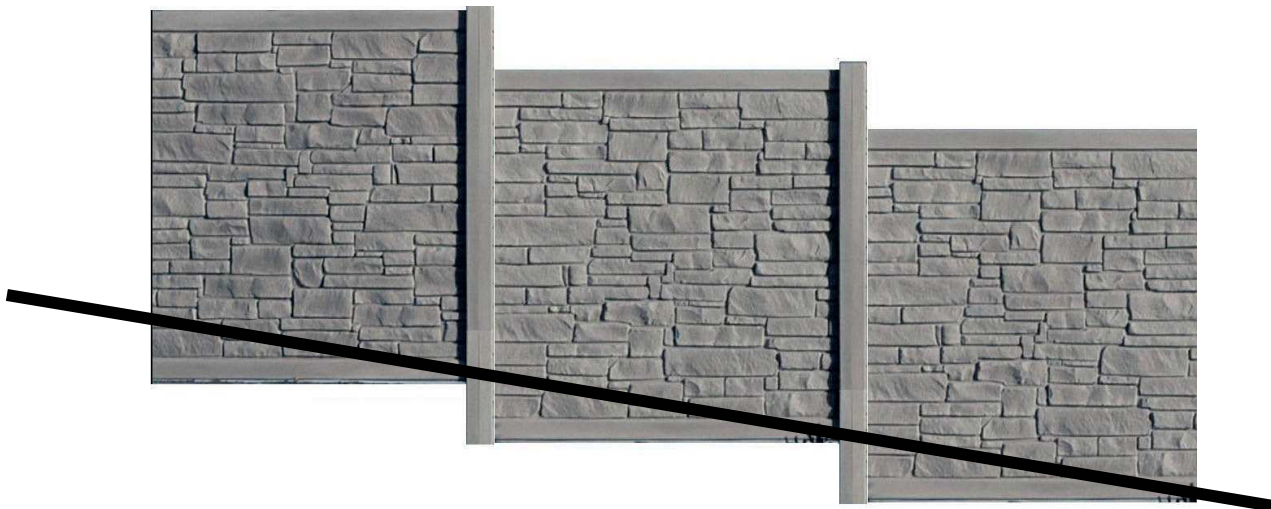
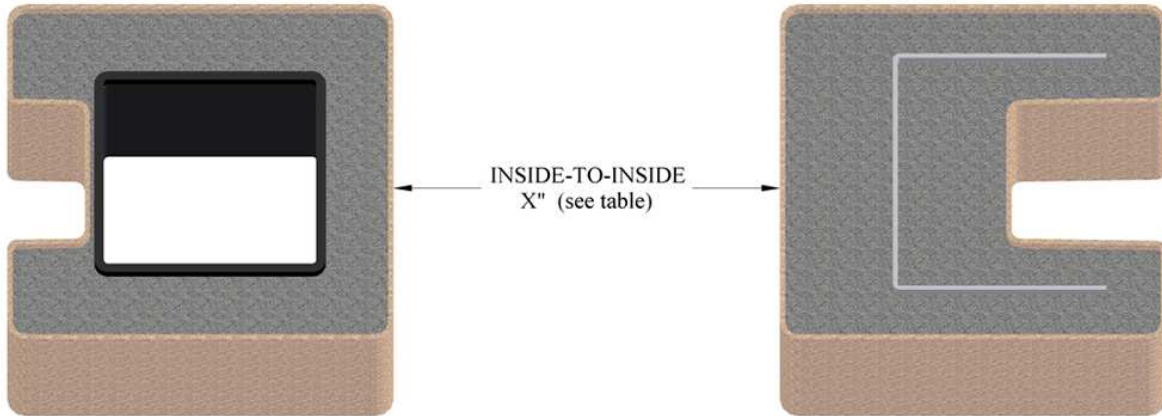


Illustration G

Hinges are attached to this post



Gate Composition	X Dimension
4' - single 4' gate	50 ½"
6' - single 6' gate	73 ½"
8' - double 4' gate	100 ½"
10' - one 4' gate & one 6' gate	123 ½"
12' - double 6' gate	146 ½"

All gates require about a 1.5" gap between the gate and the gate post, and about a 1" gap between the gate and the end post or between the two gates when using double gates.

For single gate, use one gate post (left) and one end post (right).
For double gates, use two gate posts.

Illustration H

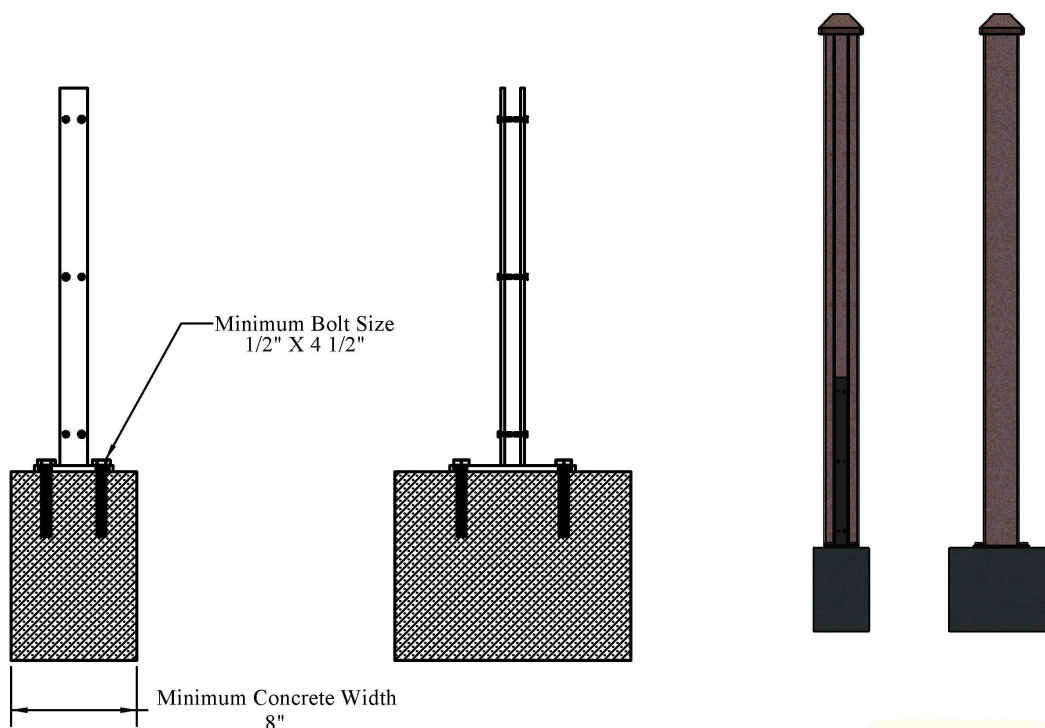
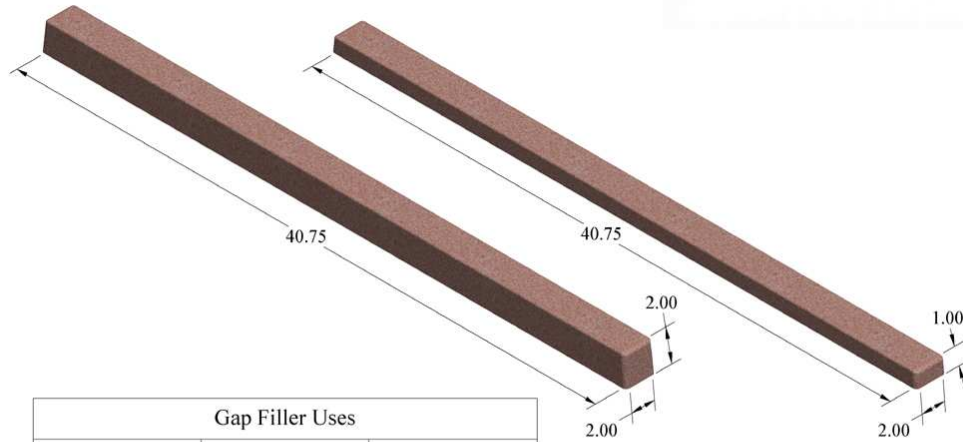
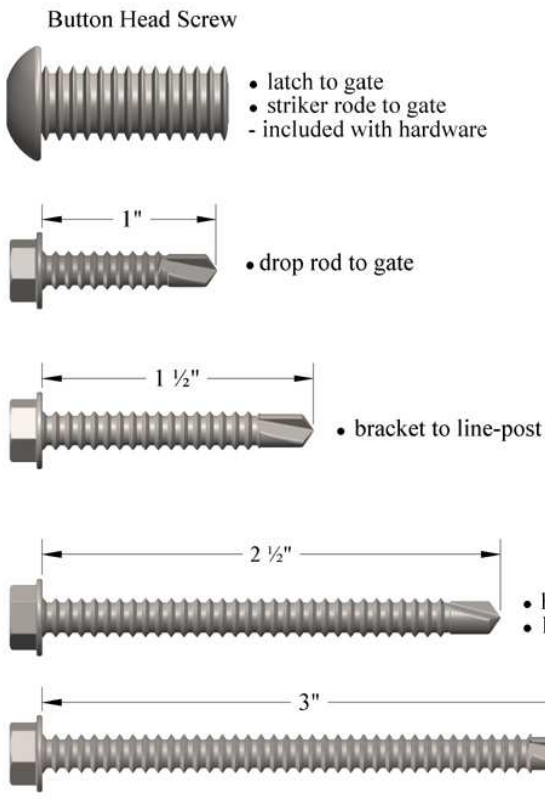


Illustration I



Gap Filler Uses		
Post Type	2" Gap Filler	1" Gap Filler
Line Post	X	
End Post	X	
Corner Post		X
Gate Post		X

Illustration J



Fastener Location & Quantity	#14 X 1"	#14 X 1 1/2"	#14 X 2 1/2"	#14 X 3"	Button Head Screw
Per Hinge (to post)			4		
Per Latch (to post)			4		
Per Latch (to gate)					2
Per Striker Rod (to gate)					2
Per Drop Rod (to gate)	8				
Per Line Post		2			
Per End Post				1 + 3	
Per Corner Post				2+6	



- #14
- 3/8 nut-driver
- Zinc plated
- self drilling
- always ensure the fastener captures the post stiffeners

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 41,900 SQUARE-FOOT, 51 BED, ASSISTED LIVING FACILITY
LOCATED AT 450 N. LINDBERGH BOULEVARD IN THE "GC" GENERAL
COMMERCIAL DISTRICT**

WHEREAS, under Chapter 405, Table A, of the Creve Coeur Code of Ordinances, Assisted Living Facilities for the Elderly (NAICS 623312) in the "GC" General Commercial 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 Bill Biermann, of WM. Biermann Company LLC, for a conditional use permit for a 41,900 square-foot, 51-bed, two-story, assisted living facility, to be known as The Grove in Creve Coeur, and located at 450 N. Lindbergh Boulevard, in the GC District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, January 21, 2014, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on February 3rd, 2014; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of an assisted living facility, located in the "GC" General Commercial zoning district, whose legal description is as follows:

A Part of Lot 13 of Subdivision of Thomas R. Axtell's Farm in Section 1, Township 45 North, Range 5 East, in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 9 Page 38 of the St. Louis City (former County) records and described as: Beginning at the point of intersection of the East line of Lindbergh Boulevard, 100 feet wide, with the center line of Private Road, 40 feet wide, established by Instrument recorded in Book 2900 Page 221 of the St. Louis County Records; thence Southwardly along the East line of said Lindbergh Boulevard 285.94 feet to the Northwest corner of property conveyed to Rose Kitsis by deed recorded in Book 5563 Page 86 of the St. Louis County Records; thence Eastwardly along the North line of said property conveyed to Rose Kitsis, as aforesaid, 300 feet to the Northeast corner thereof; thence Northwardly and parallel with the East line of said Lindbergh Boulevard 285.94 feet to a point in the center line of said Private Road, 40 feet wide; thence Westwardly along the center line of said Private Road 300 feet to the point of beginning.

Section 2: 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 a 41,900 square-foot assisted living facility with a maximum of 51 resident beds at 450 N. Lindbergh Boulevard.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," received January 27, 2014 as bound together and submitted in conjunction with Application #13-047 by George Stock, of Stock & Associates, Consulting Engineers, Inc.
3. The Site Development Plan shall include a new detached sidewalk along Lindbergh Boulevard consistent with the City of Creve Coeur Design Guidelines and Pedestrian Plan, subject to the review and approval of the Zoning Administrator and MoDOT
4. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received January 27, 2014, as bound together and submitted in conjunction with Application #13-047.
5. The siding proposed for the building shall be of natural wood siding from a renewable source.
6. The Applicant shall submit a revised Landscape Plan in substantial conformance with the "Landscape Plan," received January 27, 2014 as bound together and submitted in conjunction with Application #13-047 by George Stock, of Stock & Associates, Consulting Engineers, Inc., except that the north side yard landscape shall be subject to the review and approval of the Zoning Administrator.
7. The sight-proof fence shall not extend any further north than the building, and that any fencing approved between Beaver Drive and the building shall be of black wrought-iron, style, and returned to the building at the earliest possible point.
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
9. 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.

10. All exterior heating, ventilation and air conditioning (HVAC) equipment shall be located within the south side yard and enclosed within a masonry enclosure extending no less than two feet higher than the tallest equipment within the enclosure.
11. All in-room HVAC equipment shall be vertical terminal air conditioner (VTAC) design.
12. No external fans, blowers, or compressors of any kind may be located on any east-facing wall or roof slope of the facility.
13. Accessory structures, including the generator, dumpster and any HVAC enclosures, and the supporting structure of the ground monument sign shall be of materials consistent with the main building.
14. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
15. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
16. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
17. Any mechanical equipment installed for the site shall be properly screened with approved materials.
18. The Applicant shall provide to the City a copy of all current licenses issued by the State of Missouri for the operation of the assisted living facility, to be kept on file with the City for public inspection.
19. 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.
20. 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.
21. 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.
22. 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 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 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 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. _____

ORDINANCE NO. _____

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

Subdivision in Section 1 Township 45 North, Range 5 East in St. Louis County, Mo., more particularly described as: Beginning at a point of intersection of the North line of Lot 13 with the East line of Lindbergh Boulevard, (also known as State Highway #77); thence running East along the North line of said Lots 13, 14 and 15 a distance of 2107 feet to the Northeast corner of Lot 15; thence running South along the East line of said Lot 15 a distance of 222.07 feet; thence running West in a straight line 2108.82 feet to a point in the East line of Lindbergh Boulevard (also known as State Highway #77) which is distant 222.59 feet (as measured along the East line of said Lindbergh Boulevard, also known as State Highway #77) South of point of beginning; thence running North along the East line of Lindbergh Boulevard (also known as State Highway #77) 222.09 feet to point of beginning containing 10.745 acres, according to a survey made by Elbring Surveying Company on March 29, 1940. Excepting that part thereof conveyed to James F. Mulhern and wife by deed recorded in Book 2579 page 330 of the St. Louis County Records, and excepting also that portion conveyed to Leslie J. Rees and Mary Lee Rees by deed recorded in Book 2662 page 612 of the St. Louis County Records, and Whereas Emil Diekmann and Anna Diekmann, his wife, are the owners of the remainder of Lots 13, 14 and 15 of Thomas R. Aptell's Farm subdivision in Section 1 Township 45 North, Range 5 East in St. Louis County Missouri which is all of said lots excepting the portions now owned by Frank C. Freeseimer and Eve J. Freeseimer, his wife, James F. Mulhern and Louise M. Mulhern, his wife, and Leslie J. Rees and Mary Lee Rees, his wife, and Whereas the said Frank C. Freeseimer and Eve J. Freeseimer, his wife, and Emil Diekmann and Anna Diekmann, his wife, are desirous of creating and granting an easement over portions of their respective properties herein after described for roadway purposes for the joint use and benefit of all of the present or future owners of Lots 13, 14 and 15 of Thomas R. Aptell's Subdivision in Section 1 Township 45 North, Range 5 East in St. Louis County Missouri or any portion thereof. Now Therefore, as evidenced by their signatures hereunto affixed the said Frank C. Freeseimer and Eve J. Freeseimer, his wife, and Emil Diekmann and Anna Diekmann, his wife, hereby create, grant and establish an easement for roadway purposes for the joint use and benefit of all of the present or future owners of Lots 13, 14 and 15 of Thomas R. Aptell's Subdivision in Section 1 Township 45 North, Range 5 East in St. Louis County, Missouri or any portion thereof over that portion of Lot 13 of Thomas R. Aptell's Farm subdivision in Section 1 Township 45 North Range 5 East in St. Louis County, Missouri more particularly described as: Beginning at a point in the East line of Lindbergh Boulevard (also known as State Highway #77) 202.09 feet South of the intersection of the North line of said Lot 13 with the East line of said Lindbergh Boulevard thence running Eastwardly parallel with the North line of said Lot 13, 600 feet to a point; thence running Southwardly parallel with the East line of said Lindbergh Boulevard, 40 feet to a point; thence running Westwardly in a straight line parallel with the North line of said Lot 13, 600 feet to a point in the East line of said Lindbergh Boulevard which is distant 242.09 feet South of the intersection of the North line of said Lot 13 with the East line of said Lindbergh Boulevard, thence running Northwardly along the East line of said Lindbergh Boulevard 40 feet to the point of beginning.

Emil Diekmann
Anna Diekmann

Frank C. Freeseimer
Eve J. Freeseimer

State of Missouri, ss. On this 8th day of December, 1951, before me personally appeared Frank C. Freeseimer and Eve J. Freeseimer, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In testimony Whereof I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written. My term expires Nov. 23, 1951.

Theo. J. Grove
Notary Public
St. Louis County, Mo.

Theo. J. Grove Notary Public.

State of Missouri, ss. On this 8th day of December, 1951, before me personally appeared Emil Diekmann and Anna Diekmann, his wife, to me known to

BOOK 53 PAGE 11
FILED FOR RECORD
FEB - 8 1952
AT 10:30 o'clock P.M.

155

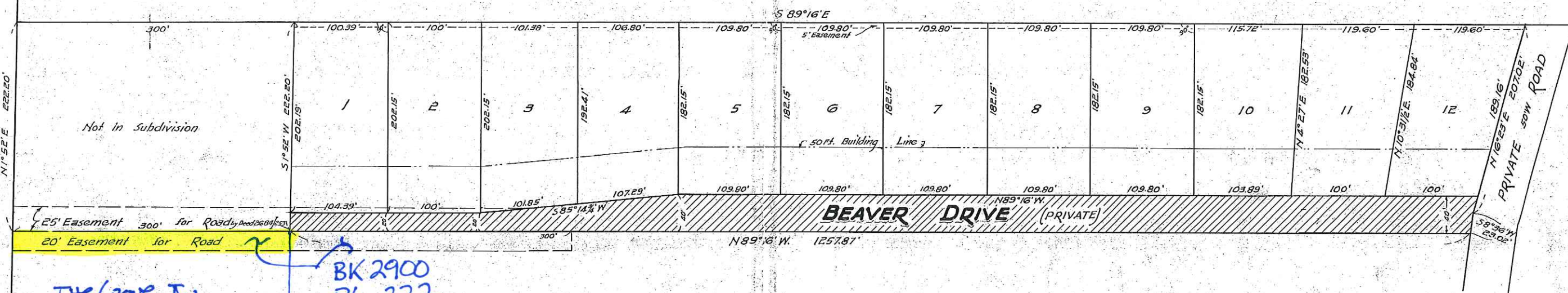
TEALWOOD

PLAT No. 2

A SUBDIVISION IN SECTION 1

T. 45N, R. 5E.

"TEALWOOD"



THE GROVE IN
CREVE COEUR

BK 2900
PL. 222

Order No 22257, Office of Elbring Surveying Company, 19 N. Meramec Avenue, Clayton Missouri
This is to certify that we have during January 1952, at the request of Mr. John T. Hammack, prepared a plat of subdivision of a tract of land in section 1, township 45 north range 5 east St. Louis County Missouri
and that said plat of subdivision is correctly shown above.

Elbring Surveying Company by Eugene Elbring President

The undersigned, owners of the tract of land above plotted and described in the above surveyor's certificate, have caused the same to be subdivided in the manner shown above, which subdivision shall hereafter be known as TEALWOOD PLAT No. 2. The building lines shown above are hereby established. The easements as shown, are hereby dedicated to the City of Creve Coeur for public utility, sewer, and drainage purposes. All lots in this subdivision shall be subject to conditions and restrictions as set forth in instrument filed for record on Sept. 16, 1946 and recorded in Book 2146 of Page 583, St. Louis County Records. The title to Beaver Drive, shown crosshatched on the above plat is hereby vested in trustees created by said instrument. The trustees appointed under this instrument shall serve as trustees for TEALWOOD PLAT No. 2 and shall be vested with all powers given them under this instrument.

In Witness Whereof, we have hereunto set our hands this 9th day of January, 1952.

State of Missouri } ss On this 9th day of January, 1952, before me personally appeared John T. Hammack and Odell F. Hammack, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office this 22nd day of January, 1952. My Commission Expires 1/22/52.

I, John T. Hammack, City Clerk within and for the City of Creve Coeur, Missouri, hereby certify that the above plat of Tealwood Plat No. 2 was approved by the Board of Aldermen of the City of Creve Coeur, Missouri, by Ordinance No. 1 on the 14th day of January, 1952.

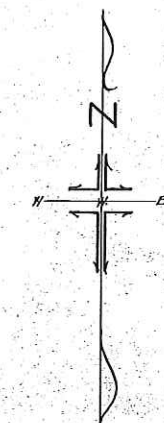
In Testimony Whereof, I have hereunto set my hand and affixed the official seal of the City of Creve Coeur Missouri, this 14th day of January, 1952.

The undersigned, owners and legal holders of notes secured by Deed of Trust recorded in Book 3003 Page 464 in the St. Louis County Records, hereby release from the lien created thereby Beaver Drive and the easements, all as shown on the above plat.

In Witness Whereof, we have hereunto set our hands this 9th day of January, 1952.

State of Missouri } ss On this 9th day of January, 1952, before me personally appeared Frank C. Freasmeier and Eva J. Freasmeier his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office this 22nd day of January, 1952. My Commission Expires 1/22/52.



Scale 1" = 50 Ft.



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 #13-047 APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ASSISTED LIVING FACILITY AT 450 N. LINDBERGH BLVD

FOR THE MEETING OF: Tuesday, January 21, 2014

LOCATION: 450 N. Lindbergh Boulevard (see attached map).

REQUEST: An application by Bill Biermann, of WM. Biermann Company LLC, has been submitted for the conditional use permit for a 41,900 sq. ft., 51 bed, Assisted Living Facility (NAICS 623312), to be known as The Grove in Creve Coeur, located at 450 N. Lindbergh Boulevard. The subject property is zoned "GC" General Commercial.

ADDITIONAL INFORMATION: Assisted Living Facilities for the Elderly (NAICS 623312) are a conditional use in the GC District, where there is no minimum acreage requirement. The subject property is 1.968 acres. The property abuts Beaver Drive, a private street, but does not have access to it. The proposed facility will replace the existing, two-story, multi-tenant commercial building.

Key Issues:

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

Comp. Plan References

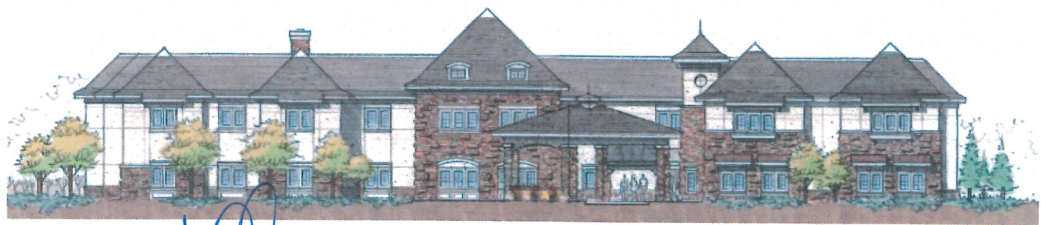
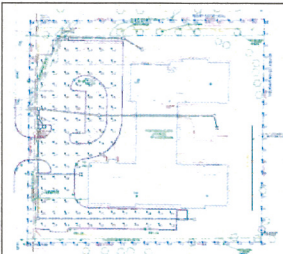
- Commerce Center Action Area

Zoning Code References

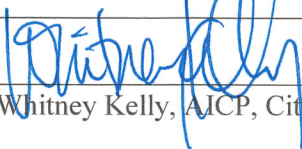
- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.360: "GC" General Commercial District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.630: Yard regulations
- Section 405.820 Required Off-Street Parking Spaces

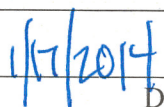
APPLICANT: Bill Biermann
Wm. Biermann Company, LLC
1795 Clarkson Road, Suite 190
Chesterfield, MO 63017

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



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner

 1/17/2014
Date

ATTACHMENTS: Applicant's Materials submitted November 26, 2013, Building Elevations received on December 18, 2013, and FAR calculations received January 14, 2014
Draft Ordinance
Public Comment received by January 17, 2014

DEVELOPMENT HISTORY OF THE SITE

The current development of the property located at 450 North Lindbergh Boulevard, known as Tealwood Square, was built in 1973 under the “F” Commercial and Office District. That district was later renamed “GC” General Commercial District when a completely new Zoning Code was adopted in 1983. Although the range of allowed uses in the district has grown considerably since its initial construction, the building has rarely, if ever, been fully occupied. According to the property owner, the later construction of a continuous median wall along Lindbergh Boulevard by the Missouri Department of Transportation (MoDOT) has increased the frequency and duration of vacancies within the building. Indeed, the difficulties with the site have made redevelopment the more economically sound option for the current owner.

The Applicant is under contract to buy the site and proposes to construct an assisted living facility with 51 beds over two floors and surface parking for 37 cars. The service and loading area will be along the south elevation. The building materials include stone and EIFS and/or cementitious siding.



Figure 1: West Elevation

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	American Heart Association Inc. / Office Development	GC District	Beaver Drive
South	Medical Use/ Office	GC District	NA
East	Residential	B Single-Family Residential	Dielman Farm Estates Drive
West	American Association Of Orthodontists / Office Development	GC District	Lindbergh Boulevard

COMPREHENSIVE PLAN REVIEW

The subject property is located just east of the Commerce Center Action Area of the Comprehensive Plan, which focuses on the research industry. While the Comprehensive Plan does not specifically address the area south of Olive Boulevard along Lindbergh Boulevard, it does call for improving the quality of commercial development by upgrading the architectural quality of the building stock as businesses expand or redevelop (page 70). The Residential Preservation and Economic Development Section of the Comprehensive Plan include a goal of protecting residential areas from encroachment of non-residential uses (p. 20). Further, the general goals and objectives of the Comprehensive Plan recommend strengthening the Design Guidelines, specially to provide more detailed guidance regarding better building orientation, connectivity, and compatibility between commercial development and adjacent residential development. It also advocates maintaining the City’s strong low-density residential image

and character, and ensuring that non-residential development is compatible with adjacent residential development (page 23). The quasi-residential nature of an assisted living facility would separate from and prevent further encroaching of commercial activity into the surrounding neighborhoods. Thus, the project would seem to meet with the intent of the Comprehensive Plan to some degree. It is also true that an assisted living facility, like all senior housing, has a commercial character as well and, to some extent, the project would not meet the intent of the Comprehensive Plan except for three key factors:

- The property is already zoned for commercial development and the owner of the property has an existing right to use the land for commercial purposes. If that right is exercised in any plausible manner, it is highly unlikely that it will satisfy the Comprehensive Plan to any greater degree since it could easily be a structure of equal size and built for the exclusive purpose of housing only true commercial uses.
- A significant effort has been made to impart a residential character to the proposed building so that the visible elements are more visually compatible with the adjacent neighborhood.
- The building is shaped and oriented on the site to place most of the on-site greenspace between it and the adjacent residences in order to minimize conflicts between the operation of the facility and the nearby subdivision.

Taken together, these factors suggest that while the proposal might not represent the theoretical maximum in terms of residential compatibility, it does represent a responsible attempt to exercise the existing development rights with a viable project that conforms with the goals of the Comprehensive Plan to a high, practical level.

DESIGN GUIDELINES REVIEW

Physical Features and Site Relationships:

The Design Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoidance of spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or they must be screened from view. (p. 4). The site plan indicates that the loading area and trash enclosure are located on the south elevation, but the one element of south building elevation does not match up with the site plan. It is unclear from the elevations submitted whether or not the loading area will be visible from Lindbergh Boulevard. However, moving these behind the building could create problems for the adjacent residents. Staff recommends that the Applicant reconcile the site plan and elevations and provide additional screening of these areas, as necessary, in order to meet with the Design Guidelines.

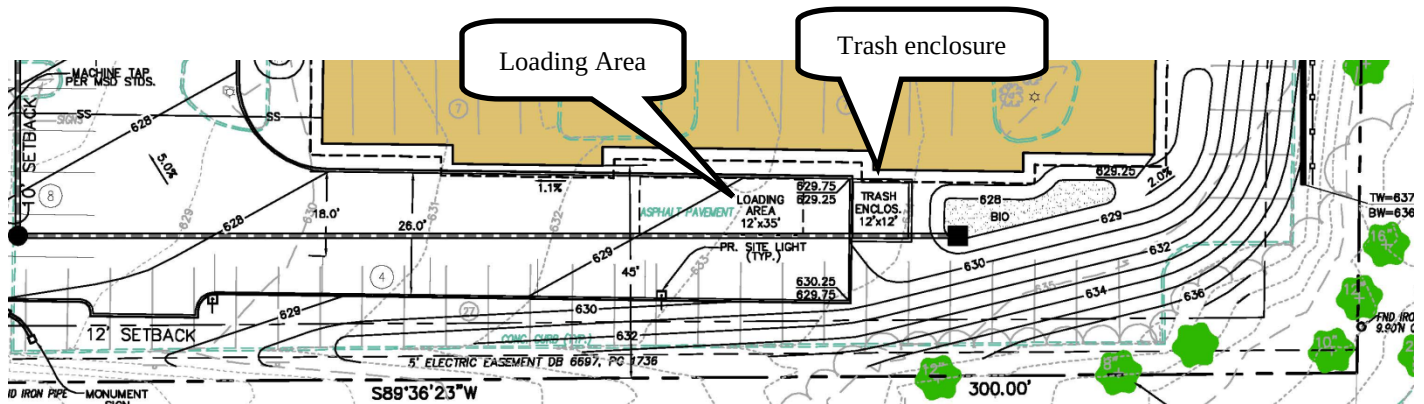


Figure 2: Close-up of Site Development Plan along the south property line

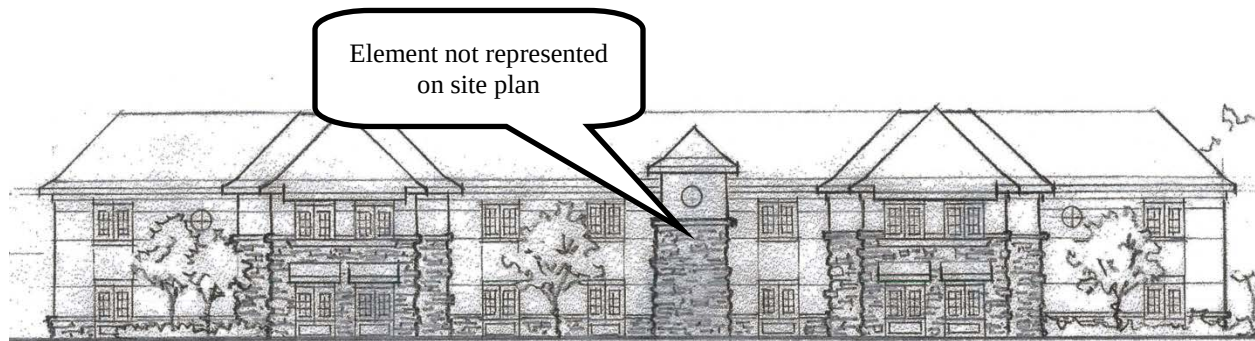


Figure 3: South Elevation

Also not clearly indicated on the elevations is the location of any mechanical equipment. The Applicant has indicated that resident rooms will have pass through HVAC units that vent directly to the outside, which could create a noise problem for the neighbors. Therefore, Staff has included a condition that all rooms have interior-only HVAC units.

Pedestrian and Vehicular Circulation

The Design Guidelines further emphasize pedestrian scale design and circulation:

- All sidewalks should conform to the Pedestrian Plan
- Pedestrian access routes should be buffered from the street, vehicular traffic and parking area. The use of greenspace and landscaping is a recommended buffering element. Pedestrian amenities such as benches, pergolas, gazebos and water features along pedestrian access routes are strongly encouraged, however, they should not conflict with visibility of, or access to storefronts,
- Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to point out conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.
- Pedestrian linkages between uses in commercial development should be provided and emphasized. District pedestrian access routes leading to primary buildings or structures from parking areas in large commercial development, such as shopping centers or multi-use developments, is strongly encouraged. (P. 6).

As indicated below, under the Pedestrian Plan discussion, a side walk is existing along Lindbergh Boulevard. However, Beaver Drive does not currently have one. Therefore, Staff recommends that a connection from the sidewalk to the entrance of the building that meet with the Design Guidelines and Pedestrian Plan should be included.



The Design Guidelines state that the 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 with a preference toward “green” materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. EIFS and concrete masonry should not be the predominant building materials, but EIFS can be used as a way to accentuate an architectural element if it is limited to an area not subject to damage or abuse. Also, concrete masonry should be limited to split face or burnished units. (p. 9).

Landscape:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*

8. Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.
9. Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles and fencing.
10. The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.

The submitted landscape plan shows that the Applicant will maintain all of the existing live trees along Beaver Drive (one is already dead and will be replaced with two new trees) and along the east property line to provide screening to the adjacent residential structures. Street trees and landscaping are provided throughout the site to provide screening of the parking lot, and along Lindbergh Boulevard that meets with the minimum requirements of the Zoning Ordinance. However, the overall design does not provide much interest and is a very plain design. Further the interior landscaping next to the building and within the islands is lacking in design and is very sparse; as shown on the plan below:

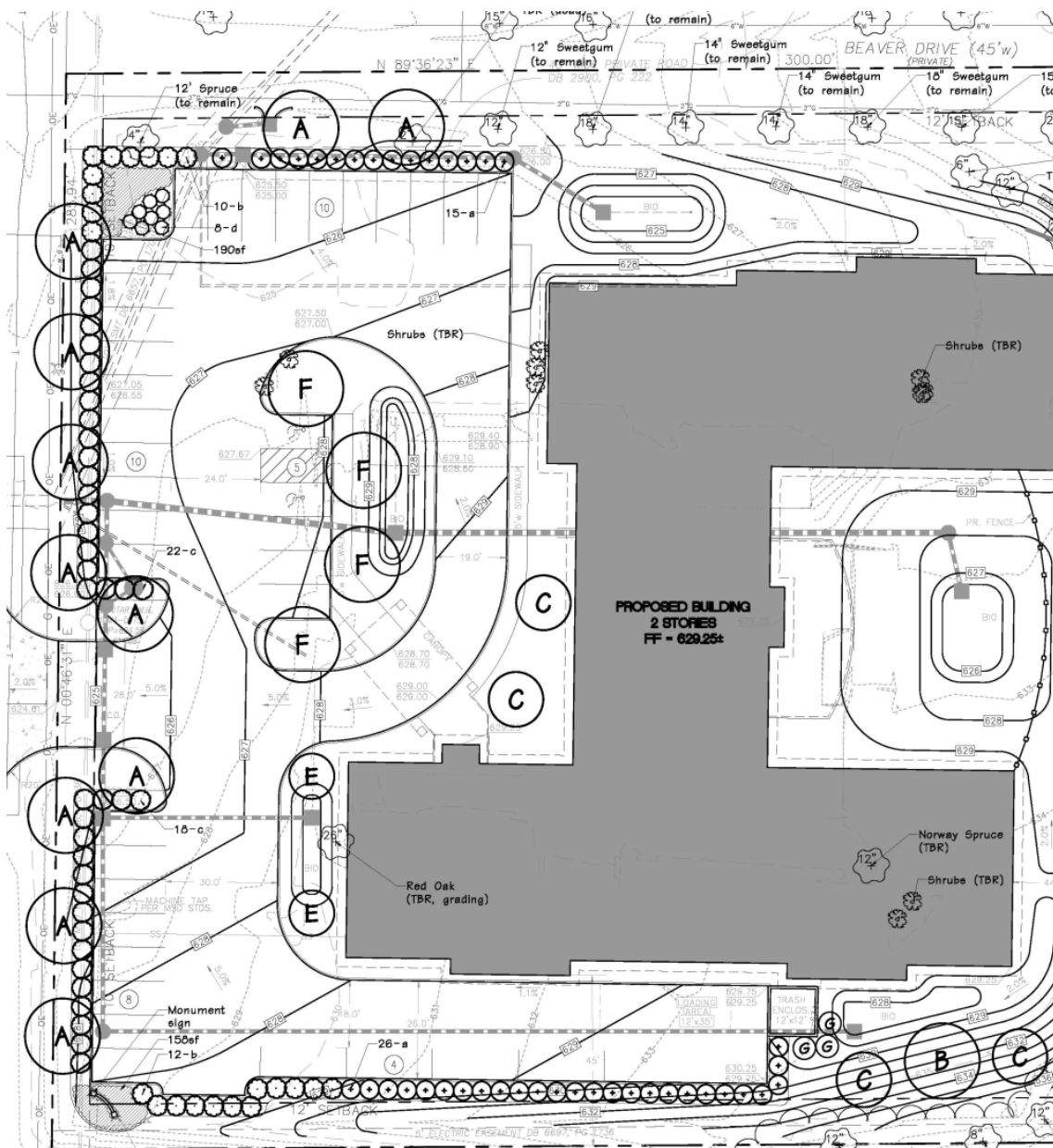


Figure 5: Close-up of the Landscape Plan

Staff recommends that the Applicant revise the landscape plan to provide additional landscaping that more fully meets with the Design Guidelines, especially in the parking lot and along the north side of the building.

Parking:

Chapter 5 (G), Parking, of the Design Guidelines, recommends that parking areas should be located to the side or rear of commercial buildings. However, the layout presented was done to meet with the concerns of the residents and to limit the visibility and access along Beaver Drive. Given the small size of the parking lot and the presence of a landscape screen, staff suggest that the proposed layout is preferred to one that moves the parking lot further east in any manner.

PEDESTRIAN PLAN REVIEW

The Pedestrian Plan again emphasizes that all projects for new construction have the responsibility to install sidewalks and crosswalks meeting the requirements of the City (Intro-7). There is an existing sidewalk that is adjacent to Lindbergh Boulevard, however, the Pedestrian Plan also calls for a separated sidewalk on all primary streets. That is, the sidewalk should be detached from the curb and integrated with the adjacent landscape to improve the pedestrian orientation and overall appearance. Further, the crosswalk should be shown to be maintained, or replaced with modern equipment that meets or exceeds the Pedestrian Plan recommendations. It should be noted, however, that the Lindbergh Boulevard right-of-way is under the review and control of the MoDOT, and any work done within the right-of-way will require their approval.

As mentioned above under the Pedestrian and Vehicular Circulation discussion of the Design Guidelines, no sidewalk exists along Beaver Drive. Since this is an area used for school bus pick-up and drop-off, Staff recommends that a condition of approval include that a sidewalk with a minimum width of five feet, separated from the curb enough to preserve the existing trees, be included along Beaver Drive in order to meet with the recommendations of the Pedestrian Plan and Design Guidelines.

ZONING REVIEW

Section 405.360 of the Zoning Ordinance provides the dimensional regulations for the GC District. The proposed development meets with all of the district regulations regarding maximum structure height, floor area ratio, and site coverage, and yard and setback requirements:

	Proposed Development
SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT	
E. Dimensional Regulations.	
3. Building bulk regulations.	
a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet.	The two story building has a total height to the ridge of 41 feet
b. Maximum site coverage. Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080.	The proposed site coverage is 53.6%
c. Maximum floor area ratio. Four-	The Site Development Plan indicates that the floor

tenths (0.4). <i>Section 405.120 Definition of Terms defines Gross Leasable Floor Area as:</i> <i>GROSS LEASABLE FLOOR AREA: As employed in this Chapter, the total interior floor area of a building or structure measured at the inside face of the exterior walls but excluding stairwells, lobbies, common corridors and other non-leasable circulation area, elevator shafts, parking structures and space occupied by mechanical equipment or space related to the operation and maintenance of the building as well as that floor surface covered by walls or partitions enclosing these common areas or elements of a building.</i>	area ratio is 0.37. The Applicant submitted further information regarding how the FAR was determined (included in Applicant's Materials attached): First Floor total area = (20,265 sf) Less corridor, stair/elevator, storage, electrical/boiler, linen closet, janitor closet (5,465 sf) Total FAR = (14,800 sf) Second Floor total area = (20,215 sf) Less corridor, stair/elevator, storage, electrical/boiler, linen closet, janitor closet (3,985 sf) Total FAR = (16,230 sf) The Site Development Plan states that the Building is 41,900 sq. ft. while these numbers show the space is 40,481 sq. ft. Less the non-usable space of 31,030 sq. ft. Thus, Staff calculated a FAR of 0.36. The Applicant should clarify these numbers. However, the Code requirement has been met.
4. Yard and setback requirements.	
a. Minimum front yard. No building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.	The building sits 78 feet from Lindbergh Boulevard at the south and 130 feet at the north end of the building.
b. Minimum side yard. Twelve (12) feet. <i>Further Section 405.630 (B) Side Yard Of Corner Lot states that any corner lot shall have a side yard equal in width to the minimum front yard setback of any adjoining lot fronting on the side street. In any event, the minimum side yard setback of a corner lot shall be no less than fifteen (15) feet. Where Section 405.120 defines the side yard as that part of the yard lying between the nearest major surface of the principal building on the lot and a side property line on the lot and extending from the front yard to the rear yard.</i>	The proposed building is 45 feet from the south property line. The proposed building is 50 feet from the north property line. The front-yard setback for the B Single-Family Residential District is 45 feet, thus the proposed buildings meets with these requirements.

c. <i>Minimum rear yard. Twenty (20) feet.</i>	The proposed building is 28 feet from the east property line at the north wing of the building, and 44 feet from the property line at the south wing of the building.
d. <i>Buffer yards. Notwithstanding the provisions of Sections 405.360(E)(4)(b) and 405.360(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty (20) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.</i>	The property is just under 2.0 acres (1.968) so a 20-foot buffer is required and the north wing of the building that is closest to the B Single Family zoning district is 28 feet from the east property line. The Landscape Plan does indicate that the Applicant will maintain the existing trees with the honeysuckle understory that offer a screening of the existing building and proposed building along the southeast corner and east property line adjacent to the residences. However, the honeysuckle is an invasive species, and there has been discussion at the Horticulture, Environmental and Beautification Committee that it should be a requirement with any redevelopment project that it be removed. If the Planning and Zoning Commission wish to see it removed and replaced with another form of opaque barrier, a condition will need to be included for such.

Parking

The site development plan indicates that a total of 37 spaces are provided where 26 spaces are required, per the parking regulations:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

8. Health care and social assistance (NAICS 62).

b. Nursing and residential care personal care facilities (NAICS 623). One (1) space per two (2) patient beds.

Lighting

The Applicant's photometric plan indicates that the new parking lot lighting fixtures are downcast and fully shielded, and should meet with the illumination requirements below, as well as with Section 405.680 where lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

- 4. Lighting. Any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one (1) foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.*

Landscaping

As discussed above, the Landscaping Plan meets with the minimum requirements for the minimum number of street trees, and to provide headlight screening of the parking spaces. However, the landscaping near the building and within the island is lacking. Also, the plan does not indicate that an underground irrigation system has been included, contrary to the requirement below. Therefore, Staff has included a condition of approval that the Applicant submits a new Landscape Plan for the Zoning Administrators approval and that an underground irrigation system shall be included. If the Planning and Zoning Commission wishes to see the invasive Honeysuckle removed and replaced with additional landscaping to provide an opaque screen as mentioned above, please provide direction to the Applicant.

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans

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.*

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site. However, the use would appear to meet with the intent of the Comprehensive Plan by offering a compatible use adjacent to a residential district. Below is a summary of the Staff recommendation.

- Staff recommends that the Applicant reconcile the site plan and elevations and provide additional screening of the loading area and trash areas, as necessary, in order to meet with the Design Guidelines.
- Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed or switch to a material more supported by the Design Guidelines. The same materials should be applied to the trash enclosure and the attached draft ordinance contains a condition of approval requiring that the trash enclosure shall be of a material that is consistent with the building.
- Staff recommends that a condition approval include that all rooms have interior-only HVAC units.
- Staff has included a condition of approval that the Applicant submits a new Landscape Plan for the Zoning Administrators approval that meet with the Design Guidelines and Zoning Ordinance.
- Staff recommends that a condition of approval include that a sidewalk with a minimum width of five feet, separated from the curb enough to preserve the existing trees, be included along Beaver Drive, interior pedestrian connection from Lindbergh and the main entrance of the building, and a separated sidewalk along Lindbergh Boulevard should MoDOT agree, in order to meet with the recommendations of the Pedestrian Plan and Design Guidelines.

SUGGESTED ACTION

After hearing the testimony during the public hearing, if the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before, then the following is an example of an appropriate motion for a recommendation:

“I move to recommend approval of Application #13-047 for the conditional use permit for a 41,900 square foot 51-bed Assisted Living Facility at 450 N. Lindbergh Boulevard subject to the conditions contained in the draft ordinance prepared for the meeting of January 21, 2014.” (Conditions may be added, eliminated, or modified by preceding motion.)

If the Planning and Zoning Commission believes that a recommendation should be held for further review, then the following is an example of an appropriate motion for recommendation:

“I move to continue Application #13-047 to the meeting of February 3, 2014, to allow the applicant time to address the comments of the Commission.” (Note that the Commission may substitute a different meeting date as they deem necessary.)

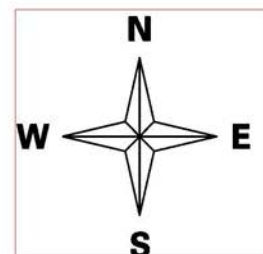
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 09/12/2013
	Description: View of the shopping center looking southeast from the corner of Beaver Drive and Lindbergh Boulevard.
	Description: View looking southeast toward the rear of the property from Beaver Drive.
	Description: View looking east down the south portion of the site.

	Description: View looking south across the rear of the site from Beaver Drive. The paved area at left is the driveway of the adjacent residence.
	Description: View looking west from the front of the site across Lindbergh Boulevard.

SITE DEVELOPMENT PLAN

PART OF LOT 13 OF THOMAS R. AXTELL'S FARM
BEING PART OF SECTION 1 IN
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

ST. LOUIS COUNTY BENCHMARK

#13-15 ELEV=643.80
1" ON TOP OF NORTHEAST CORNER OF LOW BRICK
WALL, 8' EAST OF SOUTH PILASTER OF ORNAMENTAL
ENTRANCE TO SUNSWEPT SUBDIVISION ALONG
LINDBERGH BOULEVARD.

SITE BENCHMARK

ELEV=631.89
SET RAILROAD SPIKE @ POWERPOLE ON EAST SIDE OF
LINDBERGH BOULEVARD, JUST NORTH OF BEAVER
DRIVE, AS SHOWN HEREON.

LOCATION MAP

(NOT TO SCALE)

Property Description

The land referred to in this Commitment is situated in the County of St. Louis, State of Missouri, and described as follows:

A Part of Lot 13 of Subdivision of Thomas R. Axtell's Farm in Section 1, Township 45 North, Range 5 East, in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 9 Page 38 of the St. Louis City (former County) records and described as: Beginning at the point of intersection of the East line of Lindbergh Boulevard, 100 feet wide, with the center line of Private Road, 40 feet wide, established by Instrument recorded in Book 2900 Page 221 of the St. Louis County Records; thence Southwardly along the East line of said Lindbergh Boulevard 285.94 feet to the Northwest corner of property conveyed to Rose Kistis by deed recorded in Book 5563 Page 86 of the St. Louis County Records; thence Eastwardly along the North line of said property conveyed to Rose Kistis, as aforesaid, 300 feet to the Northeast corner thereof; thence Northwardly and parallel with the East line of said Lindbergh Boulevard 285.94 feet to a point in the center line of said Private Road, 40 feet wide; thence Westwardly along the center line of said Private Road 300 feet to the point of beginning.

SITE AREA = 85,764 SF = 1.968 AC.

PARKING CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.820.H.8.b
1 SPACE / 2 BEDS x 51 BEDS = 26.0 SPACES REQUIRED
37 TOTAL SPACES PROVIDED

ADA ACCESSIBLE SPACES REQUIRED = 2
ADA ACCESSIBLE SPACES PROVIDED = 2

SITE COVERAGE CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.B

BUILDING FOOTPRINT = 21,098 SF

BEAVER DRIVE P.V.M.T. = 3,305 SF

ON-SITE PAVEMENT = 21,594 SF

TOTAL COVERAGE = 45,997 SF

% COVERAGE = 45,997 / 85,764 = 53.63%

% COVERAGE = 53.63% < 63.0% MAX. ALLOWABLE

BUILDING FLOOR AREA CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.C

MAXIMUM FLOOR AREA RATIO = 0.4

TOTAL BUILDING SQUARE FOOTAGE = 41,900 SF

BUILDING SQUARE FOOTAGE LESS NON-USABLE SPACE = 31,500 SF

FAR: 31,500 / 85,764 = 0.37 < 0.4, VARIANCE NOT REQUIRED

GENERAL NOTES:

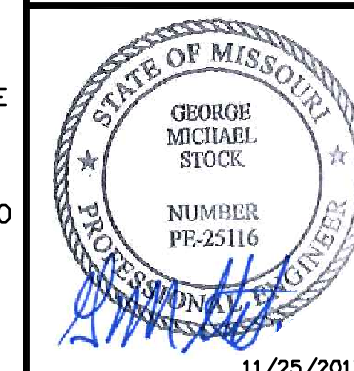
1. BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DATED JULY 11, 2013
2. PRESENT ZONING: "GC" GENERAL COMMERCIAL PER CITY OF CREVE COEUR BUILDING SETBACKS:
 - FRONT YARD = NO BUILDING OR STRUCTURE SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM A PUBLIC RIGHT-OF-WAY, IN THE EVENT THAT PARKING IS TO BE LOCATED IN FRONT OF A BUILDING OR STRUCTURE, SAID BUILDING OR STRUCTURE SHALL BE SET BACK A MINIMUM OF FIFTY (50) FEET FROM THE RIGHT-OF-WAY, IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.
 - SIDE YARD = 12 FEET
 - REAR YARD = 12 FEET
 - BUFFER YARD = NOTWITHSTANDING THE PROVISIONS OF SECTIONS 405.360(E)(4)(b) AND 405.360(E)(4)(c) ABOVE, ANY TRACT OR SITE ADJUTING OR ADJOINING A SINGLE FAMILY RESIDENTIAL ZONING DISTRICT SHALL PROVIDE A BUFFER YARD OF TWENTY (20) FEET ON ALL SIDES THAT ADJUT THE SINGLE FAMILY DISTRICT. THE MINIMUM REQUIRED BUFFER YARD SHALL BE INCREASED IN FIVE (5) FOOT INCREMENTS, UP TO A MAXIMUM OF FORTY (40) FEET, FOR EACH ACRE OF THE SUBJECT PROPERTY OVER TWO (2) ACRES IN AREA. ALL ACREAGE SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER OR BUFFER YARD CALCULATION PURPOSES. THE BUFFER YARD SHALL NOT CONTAIN ANY IMPERVIOUS SURFACE AND SHALL BE LANDSCAPED AND PROVIDED WITH OTHER SCREENING DEVICES AS DEEMED APPROPRIATE BY THE PLANNING AND ZONING COMMISSION.
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
4. NO GRADE SHALL EXCEED 3:1 SLOPE, UNLESS OTHERWISE NOTED.
5. PROJECT SIGNAGE AND STREET LIGHTING PER THE CITY OF CREVE COEUR REQUIREMENTS.
6. STORMWATER POLLUTION PREVENTION MEASURES TO BE IN ACCORDANCE WITH CITY OF CREVE COEUR AND MSD REQUIREMENTS.
7. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI MAP NUMBER 29 189 C0167 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
8. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN EASEMENTS.
9. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF CREVE COEUR AND MSD REQUIREMENTS.
10. ALL CONSTRUCTION MATERIALS, MEANS AND METHODS SHALL BE IN ACCORDANCE WITH CITY OF CREVE COEUR REQUIREMENTS.
11. SITE LIGHTING MAXIMUM POLE HEIGHT = 24 FEET.

PERTINENT DATA

OWNER = RDK PROPERTIES INC.
OWNER UNDER CONTRACT = TEALWOOD ACQUISITIONS LLC
SITE ADDRESS = 450 N. LINDBERGH BOULEVARD, CREVE COEUR, MISSOURI 63141
EXISTING ZONING = "GC" GENERAL COMMERCIAL
PROPOSED ZONING = "GC" GENERAL COMMERCIAL
COUNTY LOCATOR NO. = 17M120103
WATER SHED = DEER CREEK
WUNNENBERG'S FIRE DISTRICT = PG. 24, GRID 1-18
SCHOOL DISTRICT = CREVE COEUR P.D.
WATER SERVICE = LAQUE
ELECTRIC SERVICE = MISSOURI AMERICAN WATER CO.
GAS SERVICE = AMEREN MISSOURI
SEWER SERVICE = LAQUE GAS COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT

PREPARED BY:

SITE DEVELOPMENT PLAN FOR:

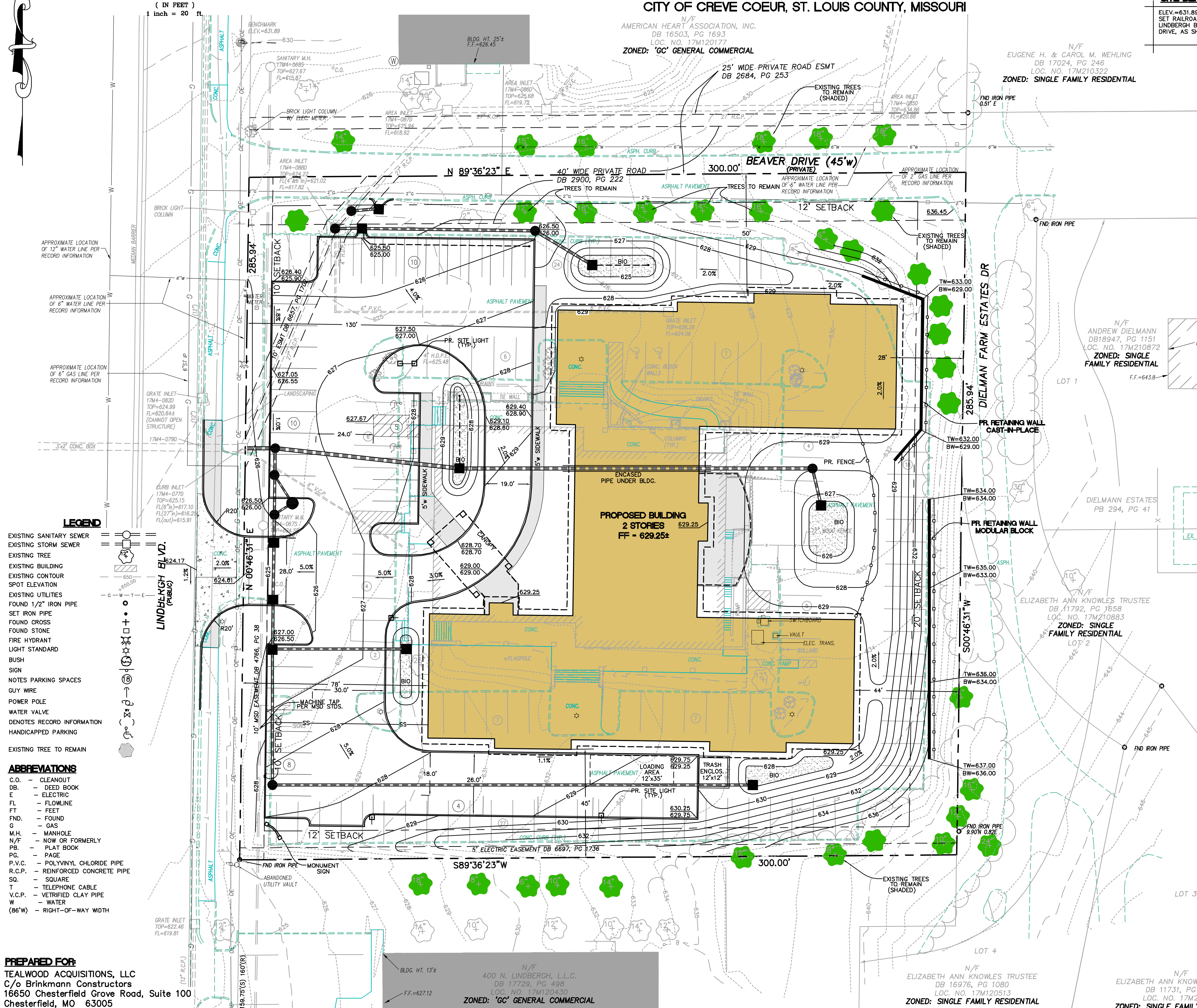
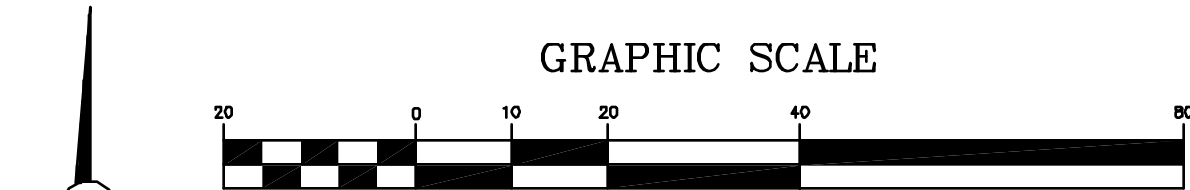


GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

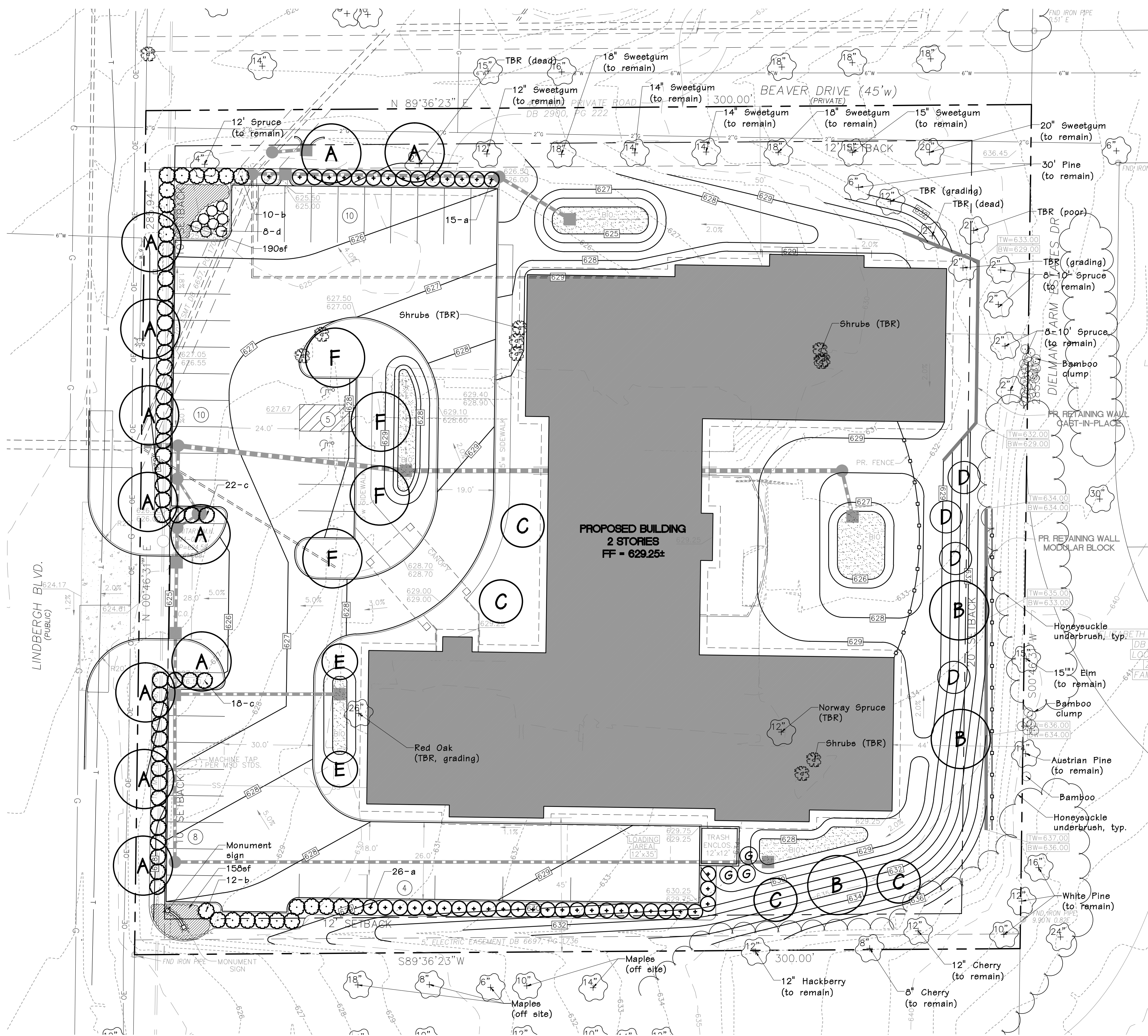
REVISIONS:

DATE	JOB NO.
11/14/2013	213-5158
W.S.D. #	BASE MAP #
P-XXXXX-XX	XXX
S.L.C. H&T #	H&T S.U.P. #
XXXX	XX-XXX-XX
W.D.N.R. #	
MO-XXXXXXX	
SHEET TITLE	
SITE DEVELOPMENT PLAN	
SHEET NO.	
C1.0	

DRAWN BY: J.M.B. CHECKED BY: G.M.S.
DATE: 11/14/2013 JOB NO.: 213-5158
W.S.D. # P-XXXXX-XX BASE MAP # XXX
S.L.C. H&T # XXXX H&T S.U.P. # XX-XXX-XX
W.D.N.R. # MO-XXXXXXX
SHEET TITLE SITE DEVELOPMENT PLAN
SHEET NO. C1.0

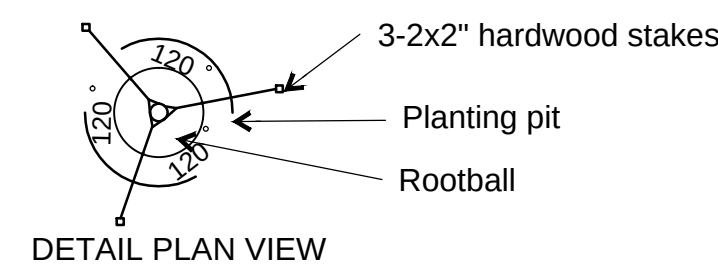


PREPARED FOR:
TEALWOOD ACQUISITIONS, LLC
C/o Brinkmann Constructors
16650 Chesterfield Grove Road, Suite 100
Chesterfield, MO 63005

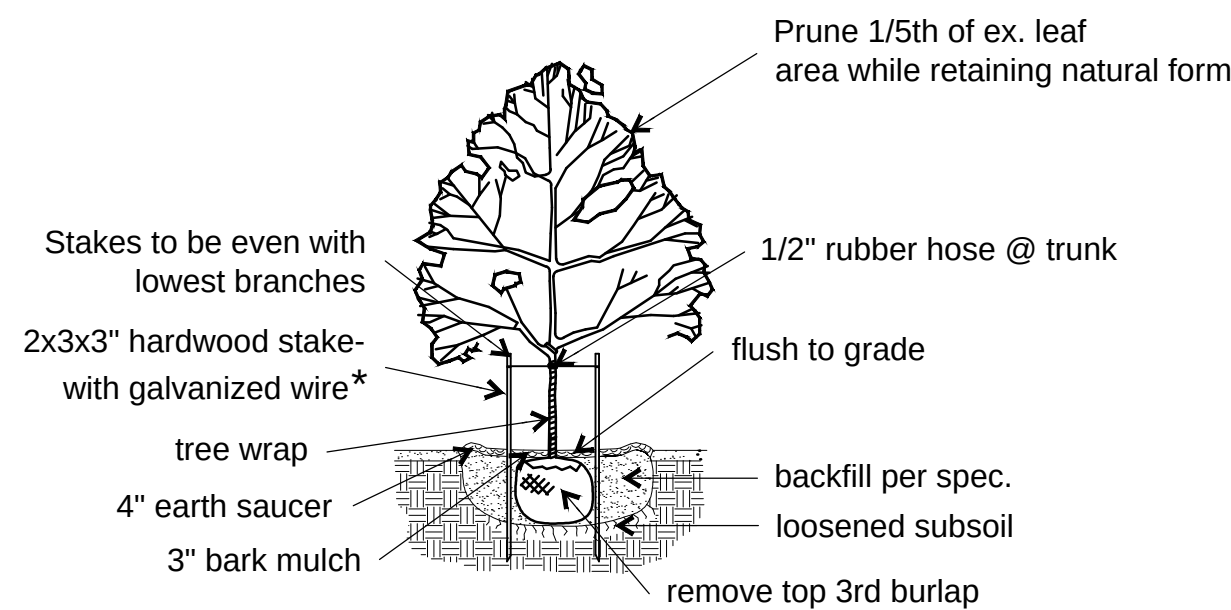


LANDSCAPE PLAN
SCALE 1"=20'

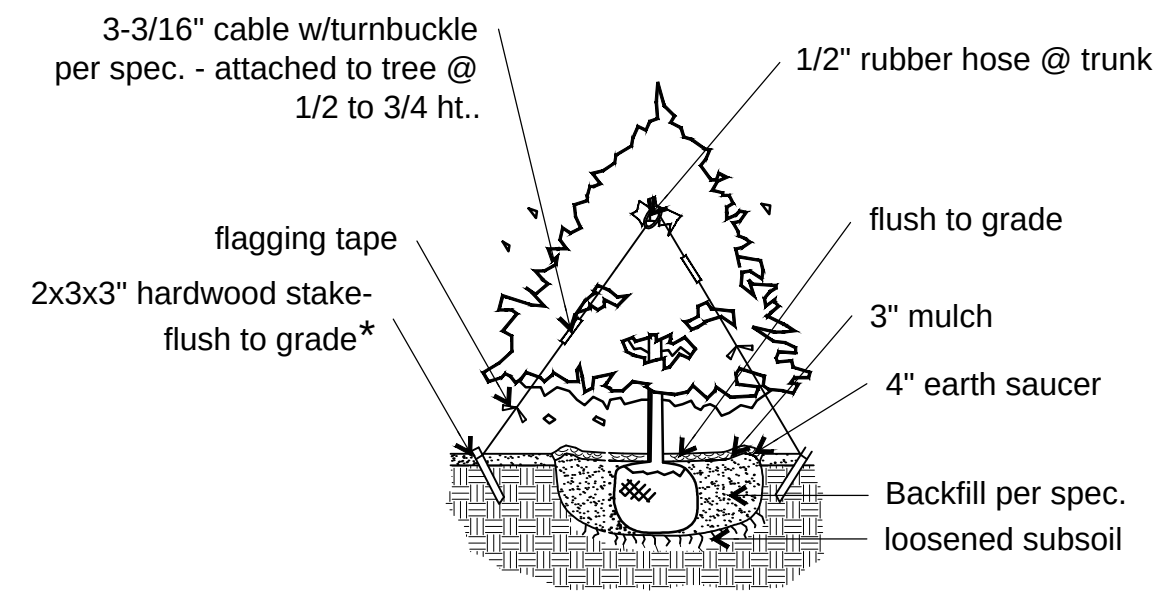
PLANTING SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A	11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal.
B	3	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2" cal.
C	4	Cercis canadensis	Eastern Redbud	2" cal.
D	4	Pinus strobus	Eastern White Pine	6'
E	2	Acer x freemanii 'Armstrong'	Armstrong Maple	2" cal.
F	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.
G	3	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'
SHRUBS/PERENNIALS				
a	41	Viburnum dentatum 'Synnæstvedt'	Chicago Lustre Viburnum	5 gal.
b	22	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	5 gal.
c	40	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Lilac	5 gal.
d	6	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3 gal.
348ef		Annuals, Perennials, Groundcovers	-	1 qt.
-		Bioretention plantings per MSD requirements	-	-



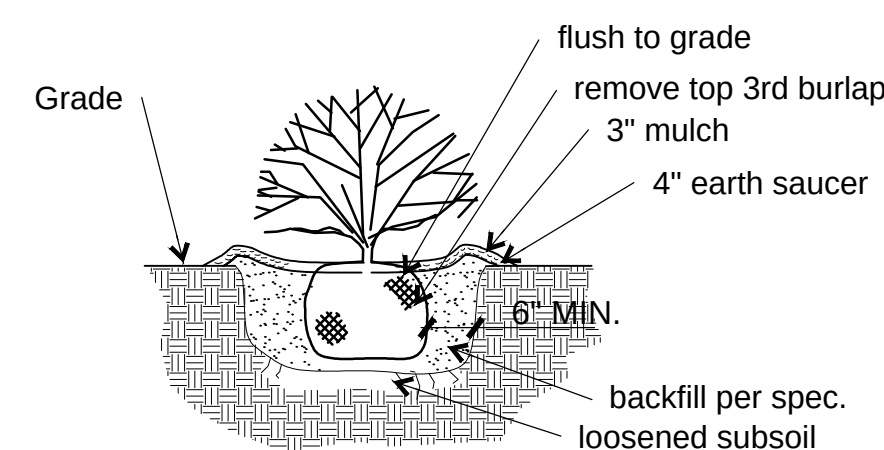
CANOPY TREE PLANTING



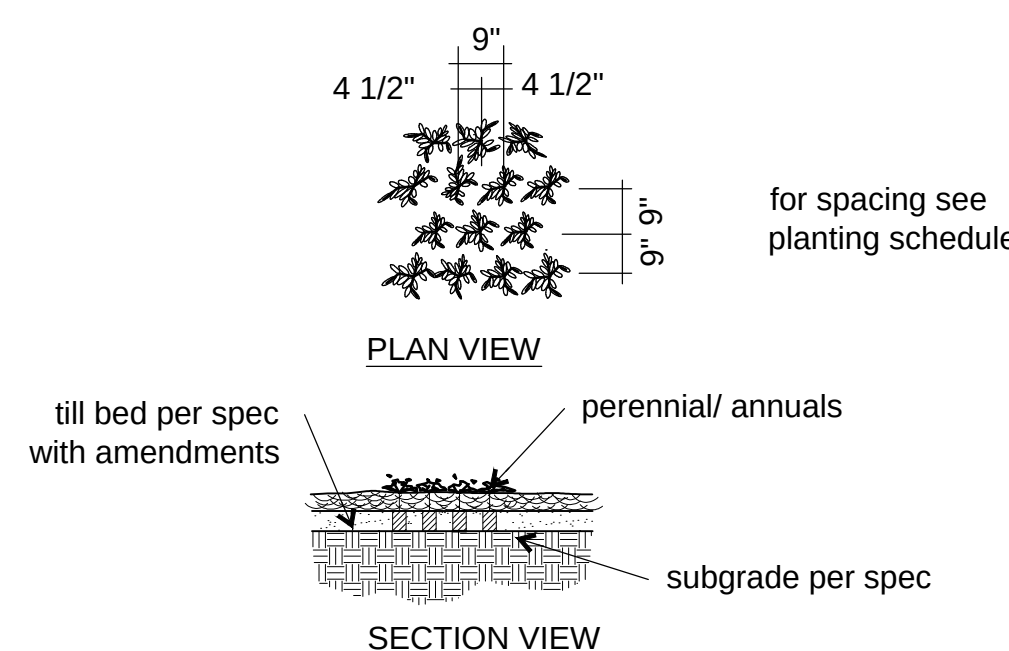
- * Staking should only be done when:
- Planting in soft, loose soils
 - Root balls in sandy soils, or wet clay
 - Trees located in an extremely windy location



TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

Consultants:

The Grove in Creve Coeur

Creve Coeur, Missouri

Revisions:

Date	Description	No.

Drawn: LH
Checked: RS

loomisAssociates

landscapedesigners
707 Spirit of Park Drive, Suite 105
Chesterfield, Missouri 63005-1094
Phone: 636.863.0077
E-mail: info@loomis-associates.com

Sheet Title: Landscape Plan

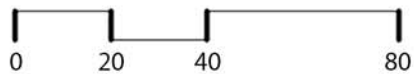
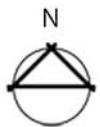
Sheet No: L1

Date: 11/25/13
Job #: 813.034



N
 0 20 40 80
FIRST FLOOR
MEMORY CARE

THE GROVE AT CREVE COEUR
 11.20.2013 CREVE COEUR, MISSOURI

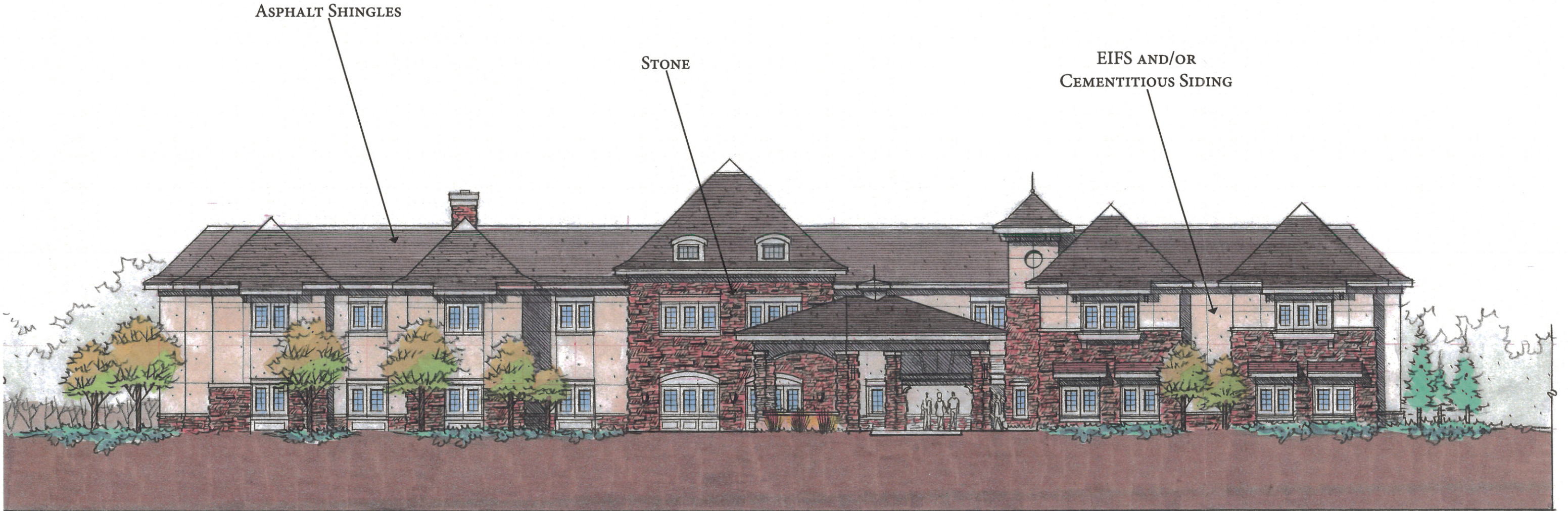


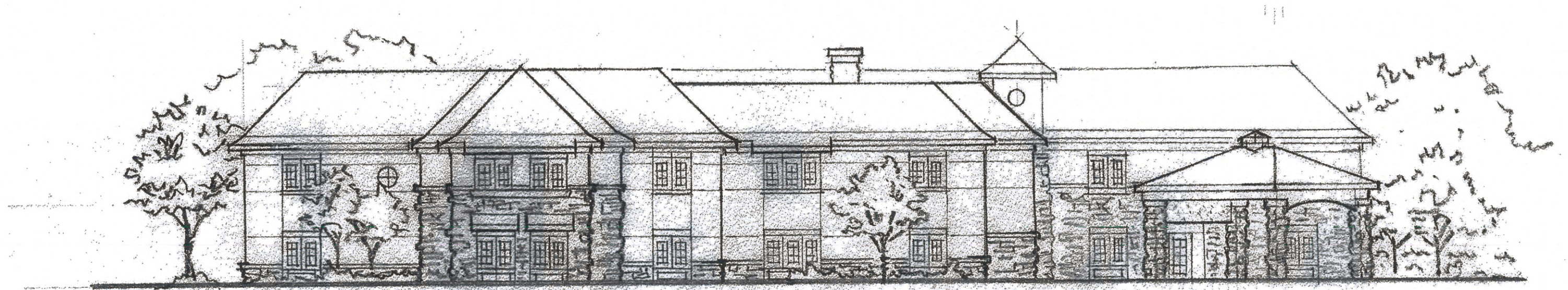
SECOND FLOOR MEMORY CARE

THE GROVE AT CREVE COEUR
11.20.2013 CREVE COEUR, MISSOURI

Lantz Boggio Architects, P.C.

BUILDING MATERIALS

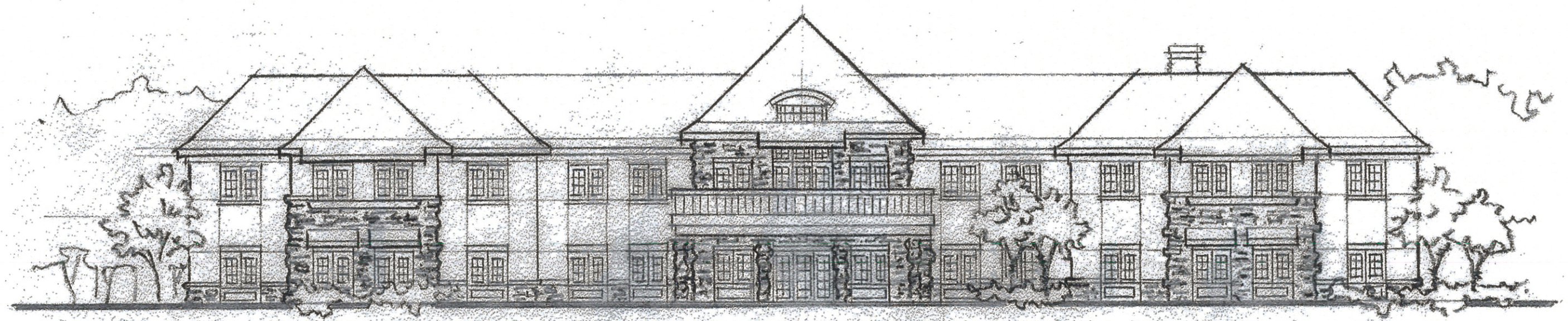




NORTH ELEVATION

THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI

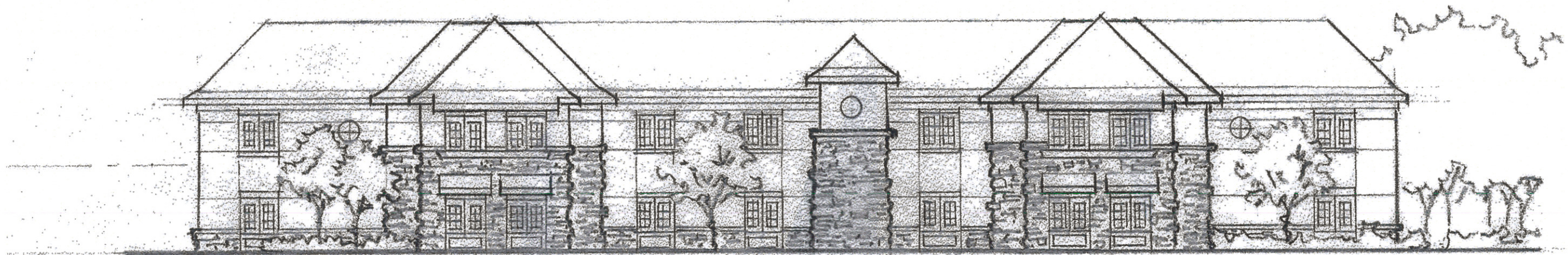
Lantz — Boggio Architects, P.C.



EAST ELEVATION

THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI

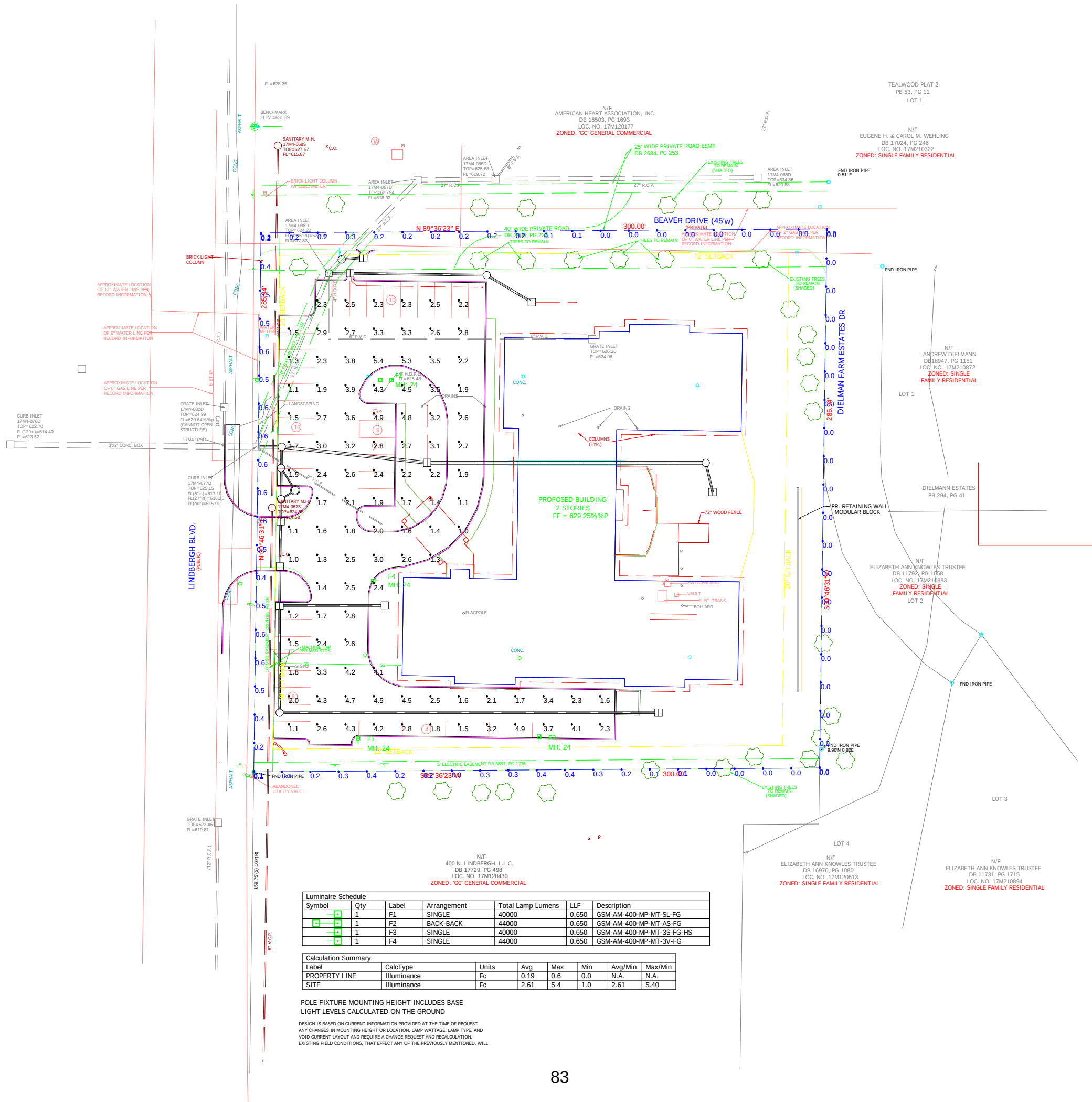
Lantz — Boggio Architects, P.C.



SOUTH ELEVATION

THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI

Lantz — Boggio Architects, P.C.



DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

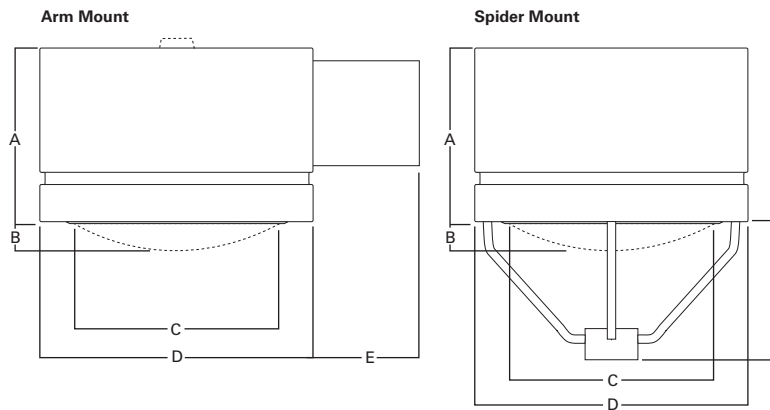
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

DIMENSIONS



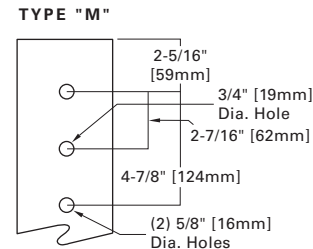
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	13-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide

High Pressure Sodium

Metal Halide

ARCHITECTURAL
AREA LUMINAIRE



NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) ©
250W MP HPF (283 Watts) ©
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) ©
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

Approximate Net Weight:

36 lbs. (16 kgs.)

79 lbs. (36 kgs.)

88 lbs. (40 kgs.)



ADH082575 pc
2012-06-21 10:09:50

MOUNTING CONFIGURATIONS

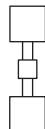
Wall Mount



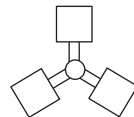
Arm Mount Single



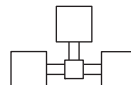
Arm Mount 2 @ 180°



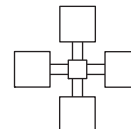
Arm Mount 2 @ 90°

Arm Mount 3 @ 120°
(Round Pole Only)

Arm Mount 3 @ 90°



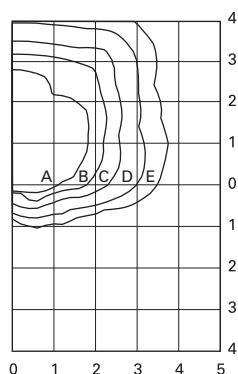
Arm Mount 4 @ 90°



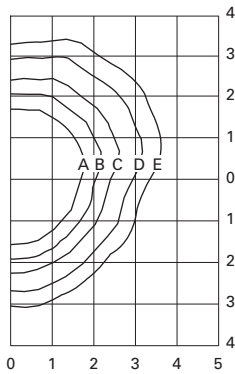
E.P.A. TABLE

	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

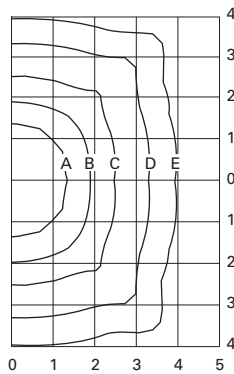
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10



AREAS REMOVED

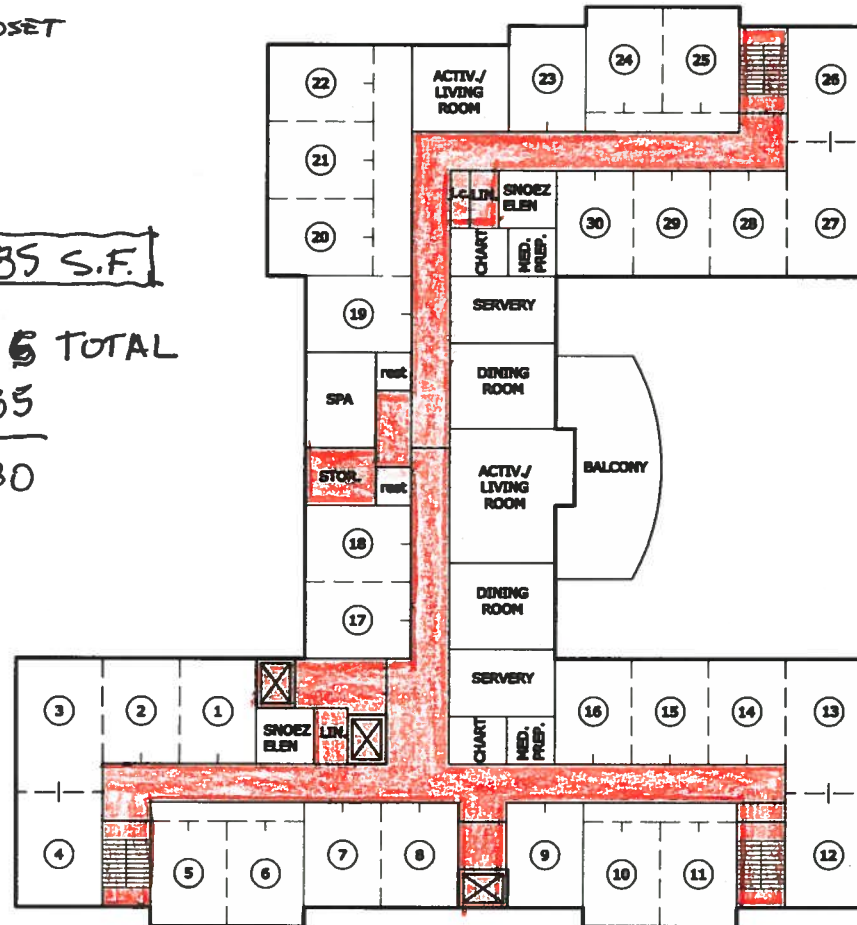
- CORRIDOR
- STAIR/ELEVATOR
- STORAGE
- LINEN CLOSET
- JANITOR CLOSET

3985 S.F.

20, 21 TOTAL

- 3,985

16,230



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 41,900 SQUARE-FOOT, 51 BED, ASSISTED LIVING FACILITY
LOCATED AT 450 N. LINDBERGH BOULEVARD IN THE "GC" GENERAL
COMMERCIAL DISTRICT**

WHEREAS, under Chapter 405, Table A, of the Creve Coeur Code of Ordinances, Assisted Living Facilities for the Elderly (NAICS 623312) in the "GC" General Commercial 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 Bill Biermann, of WM. Biermann Company LLC, for a conditional use permit for a 41,900 square-foot, 51-bed, two-story, assisted living facility, to be known as The Grove in Creve Coeur, and located at 450 N. Lindbergh Boulevard, in the GC District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, January 21, 2014, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on January 21, 2014; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of an assisted living facility, located in the "GC" General Commercial zoning district, whose legal description is as follows:

A Part of Lot 13 of Subdivision of Thomas R. Axtell's Farm in Section 1, Township 45 North, Range 5 East, in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 9 Page 38 of the St. Louis City (former County) records and described as: Beginning at the point of intersection of the East line of Lindbergh Boulevard, 100 feet wide, with the center line of Private Road, 40 feet wide, established by Instrument recorded in Book 2900 Page 221 of the St. Louis County Records; thence Southwardly along the East line of said Lindbergh Boulevard 285.94 feet to the Northwest corner of property conveyed to Rose Kitsis by deed recorded in Book 5563 Page 86 of the St. Louis County Records; thence Eastwardly along the North line of said property conveyed to Rose Kitsis, as aforesaid, 300 feet to the Northeast corner thereof; thence Northwardly and parallel with the East line of said Lindbergh Boulevard 285.94 feet to a point in the center line of said Private Road, 40 feet wide; thence Westwardly along the center line of said Private Road 300 feet to the point of beginning.

Section 2: 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 a 41,900 square-foot assisted living facility with a maximum of 51 resident beds at 450 N. Lindbergh Boulevard.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated November 26, 2013 as bound together and submitted in conjunction with Application #13-047 by George Stock, of Stock & Associates, Consulting Engineers, Inc., except that the plans shall be revised to provide additional screening of the loading area and trash areas, as necessary, in order to meet with the Design Guidelines, subject to the review and approval of the Zoning Administrator.
3. The Site Development Plan shall include new sidewalks to meet with the City of Creve Coeur Design Guidelines and Pedestrian Plan, subject to the review and approval of the Zoning Administrator.
4. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received December 18, 2013, as bound together and submitted in conjunction with Application #13-047, except the main building material shall be revised to a masonry material to meet with the City of Creve Coeur Design Guidelines, subject to the review and approval of the Zoning Administrator.
5. The Applicant shall submit a revised Landscape Plan in conformance with the Design Guidelines and Section 405.540: Landscaping of the Zoning Ordinance, subject to the review and approval of the Zoning Administrator. Said revisions shall provide a greater interest and year-round aesthetic, especially within the north side yard and the central parking island.
6. All exterior heating, ventilation and air conditioning (HVAC) equipment shall be located within the south side yard and enclosed within a masonry enclosure extending no less than two feet higher than the tallest equipment within the enclosure.
7. All in-room HVAC equipment shall be vertical terminal air conditioner (VTAC) design.
8. No external fans or ventilators of any kind may be located on any east-facing wall or roof slope of the facility.

9. Accessory structures, including the generator, dumpster and any HVAC enclosures, and the supporting structure of the ground monument sign shall be of materials consistent with the main building.
10. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. The Applicant shall provide to the City a copy of all current licenses issued by the State of Missouri for the operation of the assisted living facility, to be kept on file with the City for public inspection.
15. 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.
16. 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.
17. 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.
18. 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 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 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.

BILL NO. _____

ORDINANCE NO. _____

Section 4: 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

From: [Allison Pinnick](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#)
Subject: 450 N Lindbergh Redevelopment
Date: Thursday, January 16, 2014 8:58:02 AM

I am a resident on Haven View and have spoken with you both previously about the potential redevelopment of the site at 450 N Lindbergh for senior housing. I wanted to share my thoughts, as follows:

Conceptually I am not opposed to redevelopment for a senior housing use and, if done correctly, could see it benefiting an otherwise under-utilized property.

My biggest concerns are as follows: (1) insuring that all of the existing trees along Beaver Drive are maintained, not removed, and protected from an encroaching development that might kill them in the future, (2) keeping any kind of service drive access off of Beaver Drive, which is not wide enough in my opinion to accommodate regular truck delivery, (3) prohibiting development higher than 2 or 3 stories, to avoid a high-rise looming in our backyard, (4) insuring that the project will be low-lit to avoid light flooding into our backyard at night and (5) requiring a reasonably attractive exterior aesthetic to the development (i.e.- some brick work and/or other features that will show well); [note: I have seen on their web-site that their developments on 141 in Chesterfield appear to look quite attractive while other developments in North County look a bit cheaper and feature primarily vinyl siding, which is what I would wish to avoid].

These five conditions are most important to me and it is important to me that they are all met, without condition. If this is accomplished and this developer can put together an attractive project, I would not be in opposition.

I appreciate your consideration.

Thank you,

Ben Friedman
#3 Haven View Drive

From: [Cheryl Burnham](#)
To: [Kelly Whitney](#)
Subject: 450 N Lindbergh
Date: Tuesday, January 14, 2014 2:30:06 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU
Cheryl Burnham
#43 Tealwood Dr

From: [Ed Bloomquist](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: 450 N. Lindberg
Date: Tuesday, January 14, 2014 10:18:54 AM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

Elaine & Edmund Bloomquist
12 Haven View dr.

From: [Marvin Greenberg](#)
To: [Kelly Whitney](#)
Subject: 450 N. LINDBERGH DEVELOPMENT
Date: Friday, January 17, 2014 3:03:36 PM

TO CREVE COEUR OFFICIALS AND PLANNING AND ZONING COMMISSION

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety for the residents of the facility and residents of the neighborhoods, the negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL.

Thank you,

Marvin Greenberg
19 Haven View
63141

From: sandeegee19@aol.com
To: [Kelly, Whitney](#)
Subject: 450 N. LINDBERGH DEVELOPMENT
Date: Friday, January 17, 2014 2:48:18 PM

: TO: CREVE COEUR OFFICIALS AND PLANNING AND ZONING COMMISSION

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety for the residents of the facility and residents of the neighborhoods, the negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL.

Thank you,

Sandra Greenberg
19 Haven View
63141

sandeegee19@aol.com

From: [Ann White](#)
To: [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#); [Langdon, Paul](#); [Kelly, Whitney](#)
Subject: 450 N. Lindbergh
Date: Tuesday, January 14, 2014 2:52:17 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU,
Ann & Randy White

From: [Paul Decker](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Cc: [LouAnne Decker](#)
Subject: Assisted Living Facility for 450 N Lindbergh
Date: Tuesday, January 14, 2014 11:09:23 AM

TO: Creve Coeur officials and P&Z Commission:

This email is to register our personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. Our main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU FOR PROTECTING OUR NEIGHBORHOOD

Paul and Louanne Decker

23 Havenview Dr

From: [SUZY SHEPARD](#)
To: [Langdon, Paul](#)
Subject: Assisted Living Facility on Lindbergh
Date: Monday, January 13, 2014 10:06:13 AM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU

Suzy Shepard

From: [Donna Meier](#)
To: [Kelly, Whitney](#); [Langdon, Paul](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Assisted Living Proposal
Date: Wednesday, January 15, 2014 6:32:53 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU



DONNA MEIER

Senior Partner
Javelin, Inc.
1910 Locust Street
St. Louis, MO 63103
Direct: (314) 260-4000
Mobile: (314) 409-4380
www.javelinexperiential.com

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From: [Karen Mayberry](#)
To: [Kramer, Cynthia](#)
Cc: [Kreuter, Dave](#)
Subject: Building proposed @450 N. Lindbergh
Date: Friday, January 17, 2014 11:10:12 AM

Ms. Kramer, please do what you can to stop the building of the nursing center. It is totally too big for that site. Parking at the facility will need to be much bigger than projected in the proposal. When you consider staffing needs, visitors and guest needs, and the area needed for deliveries, the streets around the building like Beaver & Tealwood will be filled 24/7 with on-street parking. What a way to mess up our beautiful views and quiet neighborhoods! Please do the right thing and vote this proposal down. Karen & Darrell Mayberry, 31 Tealwood Dr.

From: [sarada rao](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Fw: Important Tealbrook Message!
Date: Monday, January 13, 2014 8:36:46 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, reduced quality of life for both neighborhood and facility residents, and possible impact on property values.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU FOR YOUR CONSIDERATION

**Sarada Rao
15 South Tealbrook Drive
St. Louis, MO 63141**

From: [Lawrence Mayer](#)
To: plangdon@ci.creve-coeur.mo.us; [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Cc: susan.hibbard@att.net
Subject: Fwd:
Date: Friday, January 17, 2014 11:07:07 AM

----- Forwarded message -----

From: **Lawrence Mayer** <lawrencemayer@claytonschoools.net>
Date: Fri, Jan 17, 2014 at 10:46 AM
Subject:
To: plangdon@ci.creve-coeur.mo.us

Please defeat the proposal for the "Care" center at 450 N. Lindberg. It infiltrates our peaceful and valuable residential neighborhood. It sounds like a miserable place for the patients. too. The lot is too small, with only a small courtyard? for fresh air and exercise. Is that where you want to be when the need arises? Maybe they are planning to have supervised hikes around the neighborhood. PLEASE defeat this proposal.

Lawrence Mayer
Tealbrook

From: [Kristin Connell](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: In regards to the proposed development at 450 N. Lindbergh (Tealwood Sq)
Date: Friday, January 17, 2014 12:33:12 PM

Dear Creve Coeur elected officials and staff members,

After weeks of deliberation over the proposed Memory Care/ Assisted Living Building for the property at 450 N. Lindbergh, we have come to the conclusion that this developmental, at this location is not in the best interest for the city and its residents.

We feel that this proposed development is much too large for the size of the lot. It poses several problems, especially for the safety of the children in the neighborhood in regards to all of the large trucks that will be visiting on a recurring basis.

The parking situation is also a big concern to us. Where will the overflow parking go on the holidays and weekends? Thirty-seven spaces seems hardly enough for the employees and visitors coming to the property. The only viable option for those not finding a parking space would be to use Beaver Drive as an alternative. This would also happen if visitors would pass up the entrance, as there is no place to turn around without heading all the way up to Olive. This scenario happens now with the present building.

Right now there are approximately 100 spaces for a building consisting of 20,000 square feet. The new development will have 41,900 square feet and only 37 parking spaces, not nearly enough for the anticipated employees and visitors, especially at the peak visiting times.

We doubt there is any other Memory Care/ Assisted Living building that is within 28 feet of a single family property, let alone any commercial development in the entire City of Creve Coeur where the actual building is within 28 feet of a single family property. In addition to the closeness and the noise factors, this development is 2 stories high, allowing people to look down upon our homes, yards and pool 24 hours a day, 7 days a week. We do not think this is the quality of life that our elected officials talk about or that the Creve Coeur residents expect or deserve to have. Would you want a 2 story commercial building within 28 feet of your property?

The present commercial/retail building is more acceptable, first it is 105 feet from the property line, second it does not have anyone looking down upon our homes, yards and pool and third, it is not a 24/7 operation.

We have spoken to many neighbors on both sides of Lindbergh and there is overwhelming opposition to this development from the residents of Beaver Drive, Haven View Drive, Tealwood, Tealbrook, Sunswept, Foxbrook Subdivision and Quailways. Please listen to the constituents you serve and vote to deny this proposed development.

Thank you for your consideration in this matter.

Sincerely,
Harold Dielmann

Andrew Dielmann and Kristin Connell
Susan Turner
True and Elizabeth Knowles

From: [Kristin Connell](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: In regards to the proposed development at 450 N. Lindbergh (Tealwood Sq)
Date: Friday, January 17, 2014 12:33:12 PM

Dear Creve Coeur elected officials and staff members,

After weeks of deliberation over the proposed Memory Care/ Assisted Living Building for the property at 450 N. Lindbergh, we have come to the conclusion that this developmental, at this location is not in the best interest for the city and its residents.

We feel that this proposed development is much too large for the size of the lot. It poses several problems, especially for the safety of the children in the neighborhood in regards to all of the large trucks that will be visiting on a recurring basis.

The parking situation is also a big concern to us. Where will the overflow parking go on the holidays and weekends? Thirty-seven spaces seems hardly enough for the employees and visitors coming to the property. The only viable option for those not finding a parking space would be to use Beaver Drive as an alternative. This would also happen if visitors would pass up the entrance, as there is no place to turn around without heading all the way up to Olive. This scenario happens now with the present building.

Right now there are approximately 100 spaces for a building consisting of 20,000 square feet. The new development will have 41,900 square feet and only 37 parking spaces, not nearly enough for the anticipated employees and visitors, especially at the peak visiting times.

We doubt there is any other Memory Care/ Assisted Living building that is within 28 feet of a single family property, let alone any commercial development in the entire City of Creve Coeur where the actual building is within 28 feet of a single family property. In addition to the closeness and the noise factors, this development is 2 stories high, allowing people to look down upon our homes, yards and pool 24 hours a day, 7 days a week. We do not think this is the quality of life that our elected officials talk about or that the Creve Coeur residents expect or deserve to have. Would you want a 2 story commercial building within 28 feet of your property?

The present commercial/retail building is more acceptable, first it is 105 feet from the property line, second it does not have anyone looking down upon our homes, yards and pool and third, it is not a 24/7 operation.

We have spoken to many neighbors on both sides of Lindbergh and there is overwhelming opposition to this development from the residents of Beaver Drive, Haven View Drive, Tealwood, Tealbrook, Sunswept, Foxbrook Subdivision and Quailways. Please listen to the constituents you serve and vote to deny this proposed development.

Thank you for your consideration in this matter.

Sincerely,
Harold Dielmann

Andrew Dielmann and Kristin Connell
Susan Turner
True and Elizabeth Knowles

From: Kryn1210@aol.com
To: plangdon@ci.crve-coeur.mo.us; [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Cc: DLWorkman716@yahoo.com; akwteacher@aol.com
Subject: Latest Tealwood Square Proposal
Date: Thursday, January 16, 2014 3:42:14 PM

TO CREVE COEUR OFFICIALS:

As Planning and Zoning will again be considering a proposal for an Assisted Living Facility on the Tealwood Square property, my family's objections are renewed for all the same reasons we were not in favor of the earlier proposal. That location is not appropriate for that kind of facility from either the standpoint of the institution itself nor for its impact on the adjoining community. We live on streets that have commercially zoned properties on each side of the entrance, and the existing businesses and their predecessors have all co-existed nicely with the neighborhoods, so our opposition is not based on "we don't want anything commercial in our neighborhood." Instead, our objection is to the nature of the development being proposed. These streets are desirable locations -- attractive, well maintained residences; excellent school district; location convenient to the entire municipal area. It would be a disservice to the many Creve Coeur citizens who live on these adjoining streets to allow an incursion that would be seriously detrimental to the quality of these residential areas. Thank you for your work for our fine city, and thank you for your consideration.

Kathryn Workman
25 Beaver Drive

From: [Hsu, Fong](#)
To: [Kelly, Whitney](#)
Date: Wednesday, January 15, 2014 10:03:08 AM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU

Fong-Fu Hsu
Resident of the house located at
434 Shadybrook Drive
Creve Coeur, MO 63141
Tel:314-5676077
email:fhsu@im.wustl.edu

From: [Lawrence Mayer](#)
To: [Langdon, Paul](#)
Date: Friday, January 17, 2014 10:50:31 AM

Please defeat the proposal for the "Care" center at 450 N. Lindberg. It infiltrates our peaceful and valuable residential neighborhood.
It sounds like a miserable place for the patients. too. The lot is too small, with only a small courtyard? for fresh air and exercise.
Is that where you want to be when the need arises? Maybe they are planning to have supervised hikes around the neighborhood.
PLEASE defeat this proposal.

Lawrence Mayer

From: [Lixin Chen](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Objection to the proposed Assisted Living Facility for 450 N. Lindbergh
Date: Monday, January 13, 2014 6:49:19 AM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU

Lixin Chen

From: [xiaoyun.xing](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Objection to the proposed Assisted Living Facility for 450 N. Lindbergh
Date: Monday, January 13, 2014 6:46:29 AM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU

Xiaoyun Xing

From: [Judy Fiedler](#)
To: [Kelly, Whitney](#)
Subject: Objection to the proposed Assisted Living Facility for 450 N. Lindbergh
Date: Tuesday, January 14, 2014 3:04:45 PM

Ms. Kelly,

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL.

THANK YOU.

Judy

--

Judy Fiedler

34 Tealwood Drive
St. Louis, MO 63141

From: [Yuxing Feng](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Cc: [Yuxing Feng](#)
Subject: Objection to the Proposed Assisted Living Facility for 450 N. Lindbergh
Date: Thursday, January 16, 2014 4:44:37 PM

DEAR CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL.

THANK YOU!

Yuxing Feng
Parent of Yifu Zhu

5 Haven View Drive
St. Louis, MO 63141

From: [irvin fagin](#)
To: [Kreuter, Dave](#); [Kramer, Cynthia](#); bglantz@ci.creve-coeur.mo.us; [Kelly, Whitney](#); [Langdon, Paul](#)
Subject: objections to assisted living facility at 450 lindberg
Date: Friday, January 17, 2014 1:00:41 PM

My wife Ieane and I and a large majority of our neighbors are vehemently opposed to the above project as being detrimental to ourselves and to the city of Creve Coeur, St Louis county and to other community facilities and services that depend on taxes [sales, real estate, etc] as another example of so called "non profit" enterprises taking business advantage a fluke in our laws. Our community needs another such senior facility like a hole in our head.

Irvin Fagin
one of the seniors

From: [DC Rao](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Mayor Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: OPPOSED to the Assisted Living Facility for 450 N. Lindbergh
Date: Monday, January 13, 2014 4:24:55 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:
Ladies and Gentlemen,

I am writing this email to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. I have lived in my current house for 27 years and I am seriously concerned about safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.
I REQUEST THAT THIS PROPOSAL NOT BE APPROVED.
Thank you for your consideration of our concerns.

D.C. Rao
15 S. Tealbrook Drive

From: [bin wang](#)
To: [Glantz, Barry](#); [Langdon, Paul](#); [Kelly, Whitney](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: OPPOSE--PROPOSAL FOR 450 N. LINDBERGH (TEALWOOD SQ).
Date: Tuesday, January 14, 2014 2:03:19 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU!

Wu Jin & Bin Wang
9 Haven View Drive

From: elenastl@charter.net
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Opposition to Devevopment at 450 N. Lindbergh
Date: Thursday, January 16, 2014 6:01:02 PM

Dear Creve Coeur Officials and P&Z Commission:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL.

Thank you.

Elena Parker
35 Tealwood Drive
Creve Coeur, MO 63141

From: dkd1905@aol.com
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Lowery, Julie](#)
Cc: [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Opposition to Tealwood Square Redevelopment Proposal
Date: Friday, January 17, 2014 7:21:42 AM

My initial reaction to the revised proposal for an assisted living facility (ALF) at 450 N. Lindbergh Blvd was, "I hope we can make this work". I was encouraged that George Stock, the consulting engineer, had listened to the residents and attempted to address their objections. Unfortunately, upon further review it was clear that increasing set-backs and removing a third floor did not resolve the overriding objection to the development – 450 N. Lindbergh, a 1.97 acre site on a high traffic arterial road and abutting residential property, is an inappropriate location for a senior living facility.

I strongly oppose the approval of this proposal for the following reasons:

- The General Commercial (GC) district is intended to accommodate retail shopping and offices which are compatible in scale and intensity of use with adjacent residential uses. A use that is 24 hours a day, 7 days a week, and 365 days a year is not compatible with residential neighborhoods unless extensive green space and buffers are present to absorb noise from both the facility services and employees on breaks. A 1.97 acre lot cannot accommodate a building, parking, and service area, and have any acreage remaining for a suitable buffer.
- It is irresponsible to place an assisted living facility within 80 feet of a U.S. Highway with no barrier between the front door and vehicles travelling 40 – 50+ mph. It changes to negligence when 50+% of the residents have dementia. Once again the 1.97 acre lot is insufficient in size to allow for a fence or other suitable deterrent to residents wandering into high-speed traffic. Research places the incidence of ALF residents wandering at 60%. Any reasonable person would view 450 N Lindbergh as an unsuitable location for the proposed usage. On the other hand, the Wm C Biermann, LLC appears to see it as a suitable place to make money.
- The traffic flow and lot size are ill-suited to ongoing truck deliveries. The Quailways/ Tealbrook u-turn intersection does not have the necessary turning radius for delivery trucks to turn north onto Lindbergh. Deliveries to Davita have already demonstrated that trucks create a traffic blockage on Lindbergh Blvd as they maneuver the u-turn (that is, they back-up after entering the roadway to get a different angle for the turn). The traffic light is short. Most trucks cannot negotiate the turn in the time allowed.

Trucks have caused repeated damage to the curbs, drains and sewer covers. The frequency of traffic blockage and cost of repairs will only increase if this new facility is approved. In addition, right turns into the proposed parking lot by delivery trucks will block both lanes of north-bound Lindbergh traffic. To negotiate the parking lot, trucks will need to either back into or out of the service drive. While doing so they will transect pedestrian foot traffic and run parallel and close to four parked cars. A 1.97 acre lot holding a 41,900 square foot ALF is of insufficient size to safely accommodate the co-existence of trucks, cars and pedestrians, much less elderly pedestrians.

The above is not an all-inclusive list. I could continue to describe my objections *ad nauseum*. I could discuss the noise, the reputation of the developer, or parking on Beaver. In the end it all comes back to one thing - 450 N. Lindbergh, a 1.97 acre site on a high traffic arterial road and abutting residential property, is an inappropriate location for a senior living facility. To approve this proposal is to put the profit interests of the developer above the public welfare of the residents of Creve Coeur.

Sincerely,

Deni Dickler
7 Haven View Drive

From: [SUZY SHEPARD](#)
To: [Suzy Shepard](#)
Subject: Please Help
Date: Monday, January 13, 2014 10:09:18 AM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU

Suzy Shepard

**6 North Tealbrook Drive
St. Louis, Missouri 63141**

From: [Mary Outten](#)
To: [Langdon, Paul](#)
Subject: Proposal for Assisted Living Facility on Lindbergh Blvd.
Date: Tuesday, January 14, 2014 2:07:01 PM

Dear Mr. Langdon,
I would like to register my personal objection to the assisted living facility proposed for 450 N. Lindbergh Blvd. There are many reasons why this is simply not an appropriate property to host such a facility.

My main concern is safety.

The increase in traffic turning on and off Lindbergh would cause a significant danger.

This particular stretch of Lindbergh **was not designed** to handle the level of traffic which would result from such a facility operating there. Think of vendors (trucks), employees, and visitors, all converging on a parking lot which is located NEXT to one of the busiest urban thoroughways in the St. Louis area. The concrete median divider which extends for miles along the middle of Lindbergh Blvd was intended to prevent just this sort of development from taking place, in order to protect the surrounding neighborhoods from noisy commercial enterprise.

Please consider the impact of a 24/7 business being situated between two residential neighborhoods. This is important for the quality of life we are proud to enjoy in Creve Coeur. I am sure you can understand my concern.

Please, DO NOT APPROVE the proposal.

Thank you,
Mary Outten
1 Tealwood Drive
Creve Coeur, MO 63141

From: [Charles Peyton](#)
To: [Langdon, Paul](#)
Cc: [Kelly, Whitney](#); bglanz@ci.creve-coeur.mo.us; [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Proposed assisted living facility
Date: Tuesday, January 14, 2014 7:14:34 PM

My wife, Lucie, and I object to the proposed Assisted Living Facility for 450 N. Lindbergh. We feel the location at the entrance to our subdivision will affect property values in our neighborhood. We live in a quiet neighborhood and a 24/7 operation will create traffic, 24 hour lights, and noise during the 24/7 operation. Charles and Lucie Peyton, 12 Beaver Dr.

From: [Geoff Nash](#)
To: [Langdon, Paul](#); [Glantz, Barry](#); [Kelly, Whitney](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Proposed assisted living facility at 450 N Lindbergh in Creve Coeur
Date: Friday, January 17, 2014 11:28:13 AM

TO: Creve Coeur Officials and Planning and Zoning Commission:

I would like to register my objection to the proposed assisted living facility at 450 N Lindbergh in Creve Coeur.

There are many issues my neighbors and I have with this such as increased traffic, noise, light and impact on our already over stressed sewage and drainage system . Rather than repeating all of these, I will concentrate on the issue of the FAR calculation.

I have serious reservations on the new calculation of the FAR. The new company has not fully laid out the plans for the interior space of the facility, however they have stated the FAR has been reduced approximately 45% (from .71 to .39), just below that level required for GC zoning. To remove this much of the square footage would seem unlikely base only on the removal of stair wells, elevators, etc. I would expect they are also not counting common areas which are reserved for tenants, guests, and staff. All these areas would seem to be required in the FAR calculation as they are leasable areas of the building. These areas are not public, but reserved for the tenants, guests, and staff, and in effect are leased for use by the tenants.

Also, all common areas could be leased out for management purposes after the building is completed and in use. For instance, such leasing may be done for purposes of having an outside company maintain the kitchen and dining room. This might be done for cost containment purposes. Other areas might also be leased, for a doctor or physical therapist, or other medical purpose in support of the individuals living there. Areas may be leased to the tenants for storage beyond that available in the bedroom.

In many buildings the interior walls are not structural but are able to be moved to change the purpose of the area of the building. In calculating the square footage of leasable building space, all areas available for use should considered as the leasing entity may modify the area so halls become rooms, etc.

Unless the FAR calculation does include all leasable space used by the tenants, not just bedrooms, I do not believe it accurately reflects the true FAR. I do not see how this application can be recommended to the council until the specifics of the FAR calculation have been made available and meet these requirements. I believe the zoning commission should not accept the FAR as matching that required for the district and should not recommend this as an acceptable use in the neighborhood.

Yours,

Geoffrey S. Nash

13 N Tealbrook Dr.

Creve Coeur, MO 63141

From: [Geoff Nash](#)
To: [Langdon, Paul](#); [Glantz, Barry](#); [Kelly, Whitney](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Proposed assisted living facility at 450 N Lindbergh in Creve Coeur
Date: Friday, January 17, 2014 11:28:08 AM

TO: Creve Coeur Officials and Planning and Zoning Commission:

I would like to register my objection to the proposed assisted living facility at 450 N Lindbergh in Creve Coeur.

There are many issues my neighbors and I have with this such as increased traffic, noise, light and impact on our already over stressed sewage and drainage system . Rather than repeating all of these, I will concentrate on the issue of the FAR calculation.

I have serious reservations on the new calculation of the FAR. The new company has not fully laid out the plans for the interior space of the facility, however they have stated the FAR has been reduced approximately 45% (from .71 to .39), just below that level required for GC zoning. To remove this much of the square footage would seem unlikely base only on the removal of stair wells, elevators, etc. I would expect they are also not counting common areas which are reserved for tenants, guests, and staff. All these areas would seem to be required in the FAR calculation as they are leasable areas of the building. These areas are not public, but reserved for the tenants, guests, and staff, and in effect are leased for use by the tenants.

Also, all common areas could be leased out for management purposes after the building is completed and in use. For instance, such leasing may be done for purposes of having an outside company maintain the kitchen and dining room. This might be done for cost containment purposes. Other areas might also be leased, for a doctor or physical therapist, or other medical purpose in support of the individuals living there. Areas may be leased to the tenants for storage beyond that available in the bedroom.

In many buildings the interior walls are not structural but are able to be moved to change the purpose of the area of the building. In calculating the square footage of leasable building space, all areas available for use should considered as the leasing entity may modify the area so halls become rooms, etc.

Unless the FAR calculation does include all leasable space used by the tenants, not just bedrooms, I do not believe it accurately reflects the true FAR. I do not see how this application can be recommended to the council until the specifics of the FAR calculation have been made available and meet these requirements. I believe the zoning commission should not accept the FAR as matching that required for the district and should not recommend this as an acceptable use in the neighborhood.

Yours,

Geoffrey S. Nash

13 N Tealbrook Dr.

From: [Michael Tsiaklides](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Proposed Assisted living Facility for 450 N. Lindbergh
Date: Friday, January 17, 2014 12:46:01 PM

Dear Creve Coeur Officials and P&Z Commission:

This email is to register my strong personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

Thank you.

Michael Tsiaklides

From: [Maue And Maue](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); bglantz@ci-creve-coeur.mo.us; [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Proposed development at 450 N. Lindbergh
Date: Friday, January 17, 2014 12:13:37 PM

Dear Mayor Glantz, Mr. Langdon, Ms. Kelly, Ms. Kramer, and Mr. Kreuter:

I am writing to strongly oppose the proposed Assisted Living Development at 450 N. Lindbergh Rd.

Originally Assisted Living projects were grouped with all other Senior Living projects, which would have precluded any such use of this site, which is under the three acre requirement for Senior Housing developments. The Planning and Zoning Commission has now agreed that Assisted Living should be included with all other Senior Housing, in the meeting of January 6th, 2014.

Any Assisted Living Development will therefore be shoe-horned into this site.

There are multiple other factors which make a development of this kind incompatible in scale and intensity of use with the adjacent residential uses, including the 24 hour/7days a week nature of the business, safety issues, noise issues, sewer issues, and environmental/green issues,

The nature of the business and the size and location of this site are not congruent with the GC District intent to accommodate "convenience retail shopping and services and offices..."

PLEASE OPPOSE THIS DEVELOPMENT. Thank you.

Michele M. Maue
13 N. Tealbrook Dr.

The Missouri Bar Disciplinary Counsel requires all Missouri lawyers to notify all recipients of email that (1) email communication is not a secure method of communication; (2) any email that is sent to you or by you may be copied and held by various computers it passes through as it goes from me to you or vice versa; (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or even some computer unconnected to either of us which the email passes through. I am communicating to you via email because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know at once.

From: [Mary Outten](#)
To: [Kelly Whitney](#)
Subject: Proposed Development/450 N. Lindbergh Blvd.
Date: Tuesday, January 14, 2014 2:16:02 PM

Dear Mr. Kelly,

I would like to register my personal objection to the assisted living facility proposed for 450 N. Lindbergh Blvd. There are many reasons why this is simply not an appropriate property to host such a facility.

My main concern is safety.

The increase in traffic turning on and off Lindbergh would cause a significant danger.

This particular stretch of Lindbergh **was not designed** to handle the level of traffic which would result from such a facility operating there. Think of vendors (trucks), employees, and visitors, all converging on a parking lot which is located NEXT to one of the busiest urban thoroughways in the St. Louis area. The concrete median divider which extends for miles along the middle of Lindbergh Blvd was intended to prevent just this sort of development from taking place, in order to protect the surrounding neighborhoods from noisy commercial enterprise.

Please consider the impact of a 24/7 business being situated between two residential neighborhoods. This is important for the quality of life we are proud to enjoy in Creve Coeur. I am sure you can understand my concern.

Please, DO NOT APPROVE the proposal.

Thank you,
Mary Outten
1 Tealwood Drive
Creve Coeur, MO 63141

From: [Susan Hibbard](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Cc: [Hibbard, Susan](#)
Subject: Proposed Facility at 450 N. Lindbergh
Date: Thursday, January 16, 2014 10:07:17 PM

To: Creve Coeur Officials and Planning and Zoning Committee Members:

As a homeowner in Tealbrook Estates, I object to the proposed Assisted Living Facility at 450 N. Lindbergh. I cannot see why the wishes of one commercial property owner should trump the legitimate concerns of dozens of homeowners in four or five surrounding neighborhoods. We all prize our peace and quiet. Please leave us with some.

I urge you to vote against the proposal.

Thank you,
Susan Hibbard

From: [Faith Waxman](#)
To: [Kelly Whitney](#)
Subject: RE: 450 N. Lindbergh Assisted Living Facility Opposition
Date: Friday, January 17, 2014 12:00:14 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

THANK YOU

Faith Waxman

From: [Geisler, Sheila](#)
To: [Kelly, Whitney](#)
Subject: RE: 450 N. Lindbergh
Date: Tuesday, January 14, 2014 5:55:57 PM

TO: CREVE COEUR OFFICIALS AND PLANNING & ZONING COMMISSION

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL.

THANK YOU,

**Sheila G. Geisler
11 Beaver Drive
Creve Coeur, MO 63141**

From: [Donna Dierker](#)
To: [Langdon, Paul](#)
Cc: [Kelly, Whitney](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Tealwood Acquisitions Assisted Living Proposal
Date: Thursday, January 16, 2014 7:49:42 PM

While the developer has listened to the residents and tried to meet our needs, this plan still is likely to create parking and traffic hassles, because of the lot's limitations:

- * Beaver is too narrow for overflow parking, and *it is the only access/exit for residents of Beaver and Haven View*.
- * The penalty for missing the turn is high, and few visitors will go all the way up to Olive to U-turn back down. Further, there is no parking south of the planned facility, along Lindbergh or on the Davita lot. As a result, when the Tealwood Acquisitions lot is full, then the visitors will park on Beaver, potentially blocking access to emergency vehicles, if they are needed on Beaver or Haven View.
- * The median presents an extra obstacle for delivery/service vehicles doing business at the Tealwood lot. Ideally, these vehicles should be able to drive around the building, so that they can properly orient themselves before exiting back to Lindbergh. If they must pull in and back out to pick up trash, for example, then this sets us up for another situation like we already have next door, at the Davita lot: Trucks are lined up and waiting out on Lindbergh, while shuttles and other patient vehicles are maneuvering on the small lot. I personally have waited ten minutes on northbound Lindbergh while a truck was trying to get into the Davita lot.

While 37 parking spaces might seem adequate for the decreased number of residents, this kind of facility will still require a substantial peak staff capacity. Besides the fact that some of the residents (e.g., spouses of impaired residents) will still be driving, and the typical number of baseline visitors, there will be multiple events that will spike visitors. For example, it is inevitable that some of the residents will die while living at this facility (not having been moved to a hospital first). When it becomes clear that a resident will pass away that day, family and friends will be summoned and will park wherever they need to in order to spend the last few precious moments with their loved ones. They won't wait for a shuttle, valet, or other overflow mechanism. They will park on Beaver. And this is not something you should allow to happen.

Again, Beaver is our only entrance/exit to the residents of Beaver and Haven View. Make sure this access is not blocked by overflow parking and visitors who missed their turn into the Tealwood facility. Find another lot for this facility.

Donna Dierker
17 Haven View Drive

From: [krb](#)
To: [Kelly, Whitney](#)
Subject: tealwood sq.
Date: Friday, January 17, 2014 1:33:27 PM

Dear Ms. Kelly,

Though currently not opposed I am quite leery of a nursing home or assisted-living facility being shoe-horned onto the Tealwood Square property. I live just east of there in Tealbrook.

I understand the need to make productive use of that land, which for too long has not occurred. Personally I'd think a few homes and/or park would be great there but I appreciate the business communities' acumen for knowing their market and putting their own investments on the line.

Perhaps the building can be sold to a nonprofit and inturn many of the existing vacancies filled with nonprofit organizations?

Anyway, please postpone any approval till my neighbors and I can further evaluate this proposal and its consequences for our environs.

ken bush
11 tealbrook n.
63141

From: wallislb@aol.com
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: St. Andrew's Assisted Living on Lindbergh, In favor of current plan, add designated outside smoking area for staff and residents
Date: Thursday, January 16, 2014 8:14:03 PM

Dear Representatives,

I live on Sunswept Drive, just NW of the proposed development of the Grove. I attended the open house this evening sponsored by St. Andrews and staffed by several representatives of the proposal team. I realize that the architectural drawings as presented tonight are the outcome of dialogue over several informal and several formal meetings. Earlier in my career I worked as a social worker with the elderly at JF@CS and now I am aware of the aging concerns of the elders in my own family (and my own concerns). St. Andrews has a solid reputation in the St. Louis area from my point of view. I would prefer that facilities for the elderly who need assistance be embedded in local communities as much as possible. The Tealwood Square property has been under utilized for most of the 30 years that I have lived on Sunswept. I support this development.

Sincerely,

Lisa Wallis LCSW
#3 Sunswept Drive
63141

From: [Joan Glascock](#)
To: bglantz@ci.creve-coeur.mp.us
Cc: ckramer@ci.creve-coeur.mo.us; [Kreuter, Dave](#); [Langdon, Paul](#); [Kelly, Whitney](#)
Subject: Support for Assisted Living Facility Proposed for 450 N. Lindbergh
Date: Thursday, January 16, 2014 12:40:16 AM

Dear Mayor Glantz;

I am contacting you and your colleagues to express my strong support for the assisted living facility project proposed for 450 N. Lindbergh Boulevard. I appreciate that the developer is willing to make a very substantial investment in a building specialized to accommodate an assisted living facility. I am very impressed by the developer's responsiveness to the neighborhood concerns. Major changes in the project design have been made to address several of these neighborhood concerns including reducing the building's square footage, increasing setbacks, and increasing parking. I feel a great admiration for St. Andrew's, the not-for-profit organization which would be operating the proposed assisted living facility. The work that St. Andrew's has done for over fifty years dedicated to helping senior citizens in the St. Louis community is to be much respected. I would feel very honored to have them as a neighbor. I would trust that they would have the experience and understanding to operate an assisted living facility in a safe and responsible manner at the 450 N Lindbergh location. The proposed assisted living facility would add a very valuable and much needed resource to Creve Coeur, I believe.

I disagree with many of the additional concerns that have been expressed by neighbors who feel strong opposition to the project. I do not share the same degree of concern regarding added "pollution, excessive traffic, noise, and disruption to the surrounding neighborhood" suggested by individuals opposing the project. I visit a friend who lives at Bethesda Gardens located at 420 S Kirkwood Road. Bethesda Gardens is an independent living facility, not an assisted living facility. However, it is of a similar size to the proposed project for 450 N. Lindbergh Boulevard and does provide meals to residents in a restaurant-like setting. On the many occasions when I have visited my friend at Bethesda Gardens, I have not seen any evidence of added "pollution, excessive traffic, noise or disruption to the surrounding neighborhood." To the contrary, Bethesda Gardens is a quiet, well-managed facility that appears to co-exist well with the surrounding neighborhood. I believe that an assisted living facility at 450 N Lindbergh, if realized, would be operated similarly.

I would like to see this project proposal accepted.

Best Regards,

Joan Glascock, PharmD, PhD
41 Beaver Drive
Creve Coeur, MO 63141
(314) 567-0799

From: [johnhamacher](#)
To: [Langdon, Paul](#)
Subject: Assisted Living
Date: Wednesday, January 15, 2014 9:15:37 PM

I have no objection.

Sent from my Samsung Epic™ 4G Touch

From: [Edward Bachman](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: 450 N. Lindbergh Assisted living facility....
Date: Friday, January 17, 2014 10:47:50 PM

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

There are so many red flags on this proposal. It was turned down once, now they've come back with a new proposal. Other than the building, what has changed? There will still be 24/7 - 365 lighting, noise, emergency vehicles, not enough parking, deliveries where there is no room for the trucks, i.e. - Davita Dialysis blocking traffic. Employees outside smoking at all hours.

This will not directly affect me, except the deliveries, but we are supporting our neighbors, who it will affect in a greater way. Please consider your citizens and how you would feel if this was proposed to go in by your home.

The area is too small....and there are many other areas in Creve Coeur where they could build and have room to expand at a later time - which they will do. This type of health care facility is a necessity and will continue to be so as the "sandwich" generation seeks care for their parents and loved ones. I work in home health care and know that the home health care/family care is going to quadruple in the next ten years. These facilities will be in greater demand - but please put them in an area where they fit and won't disrupt citizens private lives.

I could go on, but I won't. This is long enough and my three minutes are up.

PLEASE DO NOT APPROVE THIS PROPOSAL

Thank you,
Jill and Ed Bachman
Foxbrook Estates
437 Foxbrook Dr.

From: [David Deibel](#)
To: [Glantz, Barry](#)
Cc: plangton@ci.creve-coeur.mo.us; [Kelly, Whitney](#); ckreuter@ci-creve-coeur.mo.us; [Kramer, Cynthia](#)
Subject: 450 North Tealwood
Date: Monday, January 20, 2014 7:10:04 AM

Ladies and Gentlemen,

1. Putting a restaurant in our neighborhood is a terrible idea. I oppose it.
2. Putting a 24-hour a day facility in our neighborhood is wrong. I oppose it.
3. When I need assisted living myself, don't put me on Lindbergh. I oppose that too.

This project has "bad planning" written all over it. Don't be fooled by the developers, and don't be tempted to take the revenue stream this project will provide. It's wrong for Creve Coeur.

I appreciate the need for the owner's of this property to make a change. But NOT an assisted living facility. It makes NO SENSE.

David Deibel
Trustee, Beaver Drive

Initial Proposal FAR 11/26/2013

BUILDING FLOOR AREA CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.C

MAXIMUM FLOOR AREA RATIO = 0.4

TOTAL BUILDING SQUARE FOOTAGE = 41,900 SF

BUILDING SQUARE FOOTAGE LESS NON-USABLE SPACE = 31,500 SF

FAR: $31,500 / 85,764 = 0.37 < 0.4$, VARIANCE NOT REQUIRED

Non-Usable Space – 10,400 SF

No substantiation provided

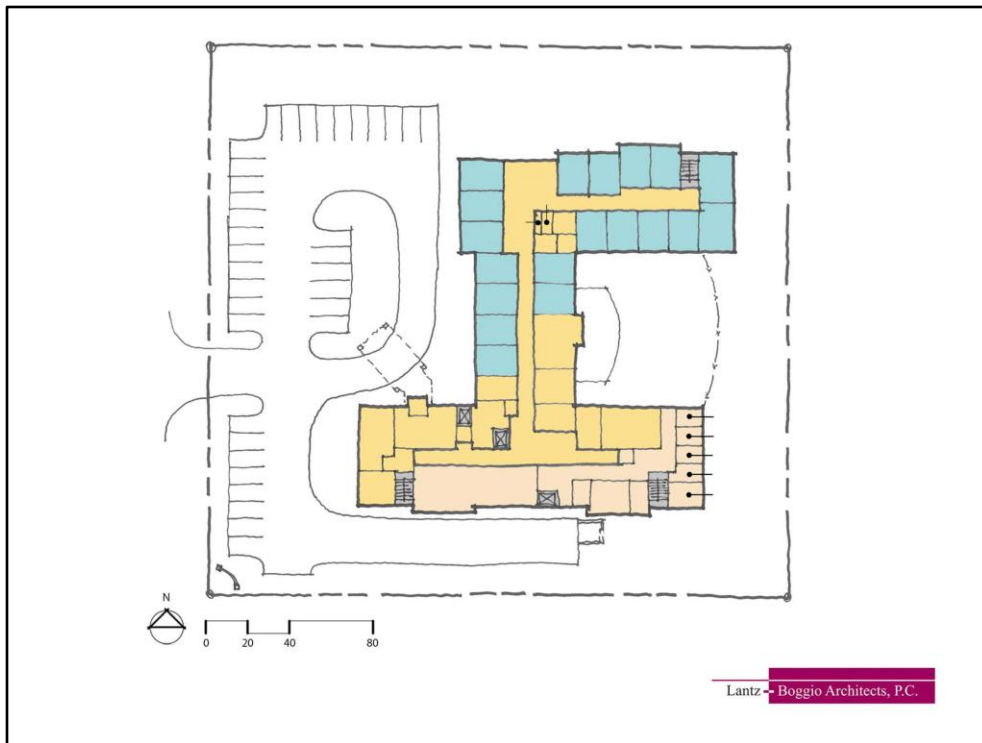
1

I am here to ask you to say “No” to this application for a 51-bed ALF. Many of my neighbors will speak to other objections I share. I want to address 2 points

- Misleading information and
- an unsubstantiated FAR

The initial application provided a FAR calculation based on 10,400 ft² unusable space – or almost 25% of the total 41,900 ft²

As of last night, no substantiation of the 10,400 unusable square footage was provided



With the initial application the developers provided an interior space lay-out with 51 rooms all Memory Care

The lay-out has a scale but its informal nature renders it impossible to calculate accurate square footage

I tried. I got out my architectural ruler. Attempting multiple iterations, I could not validate 10,400 ft² unusable space.

Now let me share with you my discussions with the developers.

Discussion with Developers

- January 6, 2014 – Bill Biermann & Dan Thies
 - Internal space undecided
 - “We’re still working that out”
 - Memory Care “no final number” – min. 25
- January 14, 2014
 - New building plan with FAR calculation to Planning
- January 16, 2014
 - Resident Open House – original site plan & lay-out
 - “We’re still working out the interior”

3

Jan. 6, 2014

January 6 after the last P+Z meeting, I stopped to ask Bill Biermann and Dan Thies several questions. In the course of this conversation they stated that they were still working on the interior lay-out and had no final number for Memory Care rooms

But Dan assured me it would be a minimum 25.

Jan 14

8 days later, on Jan. 14, they provide CC Planning dept with a new interior lay-out But it was based on a building with a different footprint than the application.

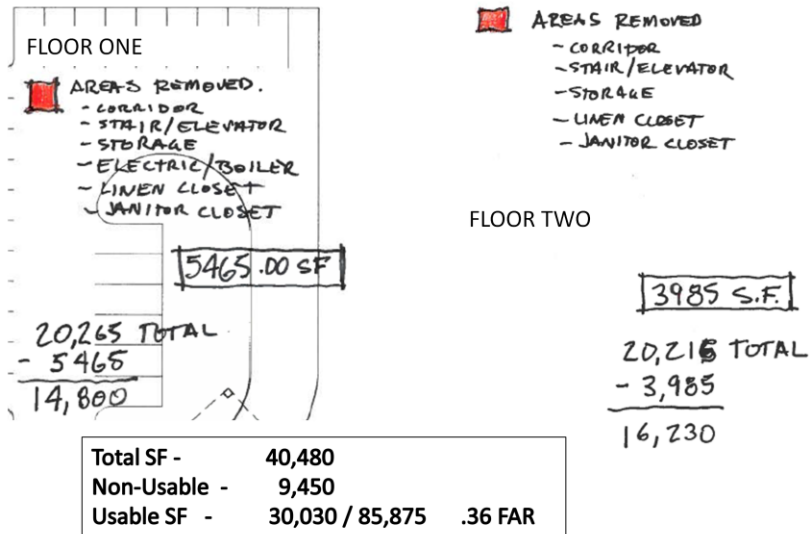
Jan 16

2 nights later, they held a resident Open House and provided me with a copy of the interior lay-out The original one with the application – not the revised lay-out and FAR given to Planning

Furthermore, they discussed at length that the interior floor plans were still being worked on. And still no finalization of the number of Memory Care rooms. How could a valid FAR be calculated two days earlier if they have not finalized basic decisions?

Given the sequence of events, I can only believe that they knowingly provided misinformation to residents.

Revised FAR



5

Is Creve Coeur really going to accept a handwritten page with no scale or back-up to substantiate the FAR?

The residents of our neighborhoods challenge the validity of these calculations and expect more of our city government than to accept a scribbled plan like this.

Now let's look at a more realistic FAR calculation starting with the lot itself

Usable Lot Area

450 N Lindbergh

- 3,305 SF asphalt (aka Beaver Drive)
- + 3,445 SF Beaver Dr ROW
- Same land cannot be used twice
- Usable lot: $85,875 - 6750 = \underline{\underline{79,125 \text{ SF}}}$

410.220 LOTS :

Lot area is exclusive of street ROW or road easements

6

On the north edge of 450 N Lindbergh is a 3,305 SF strip of asphalt aka Beaver Drive

In addition to this 10' paved strip is the remainder of the 22.5' ROW within the 450 N Lindbergh lot. The property owner has no rights to build on or modify this ROW.

The same piece of land cannot be used twice. It cannot be ROW and part of the buildable lot at the same time.

This results in a modified lot size of 79,125 SF

The Creve Coeur Zoning Ordinance supports this definition of lot areas. See Section 410.220

Next What is usable space in an ALF?

ALF Usable Space

- Gross leasable space not applicable
 - Not independent living apartments
 - Monthly fee is NOT rent
- Areas people live and work
 - Corridors are living and working areas
 - Physical therapy
 - Patient ambulation
 - Controlled wandering
 - Passing of medications
 - Socialization

7

Gross leasable space is simply not applicable when you are talking about assisted living.

- these are not independent living apartments
- And the monthly fee is not rent.

The only reasonable approach is to define Usable Space as where people live and work

Unlike an apartment building, corridors of assisted living are integral to the overall design and function of the ALF

I do not know when you last spent time at an ALF. Most weeks I visit 3 to see my mother, father and mother-in-law. What is very obvious is the extensive usage of the corridors for activities like

- Physical therapy (residents learning to use a walker)
- Patients walking around for socialization and exercise
- Wandering behavior in a safe environment
- Passing of medications

-When you bring this all together ...

CORRECTED FAR *

Original Building Plan

- Total SF 41,900
- Non-Usable SF -1,008
- Usable SF 40,892
- Buildable Area 79,125

New Building Plan

- Total SF 40,480
- Non-Usable SF -1,008
- Usable SF 39,472
- Buildable Area 79,125

- FAR 0.52

- FAR 0.50

*requires variance denied October, 2013

8

You have a much more realistic picture of the FAR for this facility on 450 N Lindbergh

The FAR regardless of the building design used is over the maximum .40

This requires a variance which was already disapproved by the Board of Adjustment in October of last year

Notes to Reference: Non-Usable SF includes stairs and a storage room assumed to be a seldom accessed space. All other spaces required for the functioning of an ALF per MO CSR remain Usable SF.

Reasons to Disapprove

- FAR .50 - .52 requires variance
- Developers provided:
 - Unsubstantiated FAR calculation 11/26/13
 - Unsubstantiated FAR calculation 1/16/14
 - Misleading information to residents 1/16/14
- As of 1/16/14 7:00 p.m. still had not figured out interior space or # memory care beds

9

So let me summarize why I oppose this development.

1. The FAR requires a variance which was already denied
2. The developers provided 2 unsubstantiated FAR calculations
3. They misinformed residents and have failed to provide requested information which has hindered the resident opposition
4. And as of last Thursday, still had not figured out the interior space which is the basis of the FAR calculations ... nor did they know the number of memory care beds.

I have to ask youWhy would the P&Z even consider approving a Conditional Use Permit when the developers have misled residents and still don't know what they are going to build?

From: [Jessie Ternberg, M.D.](#)
To: [Kelly, Whitney](#); [Langdon, Paul](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: FW: Opposition to Assisted Living & Memory Center at 450 N. Lindbergh Blvd.
Date: Saturday, January 18, 2014 2:07:44 PM

-

Subject: FW: Opposition to Assisted Living & Memory Center at 450 N. Lindbergh Blvd.

P { MARGIN-BOTTOM: 0px; MARGIN-TOP: 0px}P { MARGIN-BOTTOM: 0px; MARGIN-TOP: 0px}

To: Paul Langdon; Whitney Kelly; Mayor Barry Glantz; Council Member Cynthia Kramer; Council member David Kreuter

Subject: Opposition to Assisted Living & Memory Center at 450 N. Lindbergh Blvd.

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION

TO: Creve Coeur Officials and P&Z Commission

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

Jessie L. Ternberg, M.D.
Resident of #20 Haven View Drive (63141)

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THE UNDERSIGNED OWNERS OF PROPERTY ON HAVEN VIEW DR., BEAVER DR., TEALWOOD DR. N., TEALWOOD DR. S., TEALBROOK DR., FOX BROOK DR., SHADYBROOK DR., QUAILWAYS DR., SUNSWEPT DR., CREVE COEUR, MISSOURI DO HEREBY STATE THAT THEY ARE OBJECTING TO THE REQUEST BY TEALWOOD ACQUISITIONS, LLC FOR A CONDITIONAL USE PERMIT FOR THE PROPOSED PROJECT AT 450 NORTH LINDBERGH BLVD., CREVE COEUR, MISSOURI, FOR THE FOLLOWING REASONS.

(1) The proposed project is that of a Senior Assisted Living Facility housing fifty one residents on a parcel of real estate of less than 1.97 acres. This size parcel of ground was not platted for the proposed use. All other senior care facilities no matter what name is given to them, along with every single room and board or overnight guest type of allowed usage, retreat houses, hotels and motels, require that a developed lot size be a minimum of three acres. There must be a very good reason that a three acre parcel of land is required. Allowing a smaller parcel of land, one lesser than three acres, would result in crowding a large number of people into a smaller area along with additional employees, other support personnel and frequent visitors

(2) A Senior Assisted Living Facility differs from other commercial use of the property since a Senior Assisted Living Facility is a twenty four hour per day, three hundred and sixty five days per year operation. An operation of this magnitude, twenty four hours per day, three hundred and sixty five days per year, will cause an increase in noise and traffic greater than a normal nine to five, five days per week business,.

(3) There will be an increase in noise, due to the fact that Senior Assisted Living Facilities require ambulance service and emergency medical service which respond to any medical emergency using sirens. Most of these calls will be late at night or early morning. This in turn will deny peaceful enjoyment, which at the present time is afforded to the area residences. There will also be the additional heavy trucks servicing this project, including trash and waste removal more than once per week, food service delivery by over the road trucks (thereby causing additional traffic concerns when the trucks try to enter and exit the proposed project) multitude of times during the week, laundry and industrial chemical deliveries, none of which the above would apply to an office building or other type use for this property.

(4) Beaver Drive which is the southern border of this proposed project is an unusually narrow street. Drivers missing the entrance to the proposed Senior Assisted Living Facility will then make a sharp right turn onto Beaver Drive. This will be an extremely dangerous situation, since our children enter and exit the school bus at this location. In addition to the above, there will be additional traffic on Beaver Drive and Haven View since those who have missed the entrance to the Senior Assisted Living Facility and turned onto Beaver Drive will look for a way to turn around and exit back to Lindbergh or just park on Beaver Drive. As mentioned above, Beaver Drive is unusually narrow; if two cars approach each other from opposite directions, one car has to stop to allow the other car to pass. This is extremely dangerous to our children and any pedestrian walking along Beaver Drive. In addition both Beaver Drive and Haven View have only one outlet being Lindberg Boulevard.

(5) The "U Turn" ramp at Tealbrook & Quailways will be used by emergency vehicles coming from the Schuetz Road Station in order to access the proposed Senior Assisted Living Facility. This will cause additional traffic tie ups and problems to the area at the Lindbergh electric signal which is already a dangerous intersection for example, red light violators blocking the intersection during rush hours.

(6) Some of the residents on Beaver Drive and Haven View have experienced sewer back up problems. With the addition of Fifty One living quarters as proposed by the developers, there will be fifty one toilets, tubs/showers, and hand sinks for resident use, in addition to toilets and sinks in the public areas, toilets and sinks for employees use, sinks and plumbing for the kitchen area and laundry area. This increase will lead to an additional load on the already taxed sewer system for the surrounding area and cause additional problems.

(7) In addition to the aforementioned, there will be fifty five thousand eight hundred forty five meals prepared on site for the fifty one residents along with additional meals prepared for the employees. We object strenuously to the cooking odors that will emerge from this proposed project and the potential for the odors and pest which will be attracted by the waste products produced from the above. (We do not need a restaurant in this location)

IF THE REQUEST FOR THE CONDITIONAL USE PERMIT IS APPROVED AND GRANTED, IT WILL NOT ONLY HAVE AN IRREVERSIBLE EFFECT ON THE REAL ESTATE VALUES OF THE RESIDENTIAL PROPERTIES ON HAVEN VIEW DRIVE AND BEAVER DRIVE, BUT WILL ALSO OPEN THE DOOR TO FUTURE REQUEST FOR VARIANCES AND CONDITIONAL USE PERMITS.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Sandra Greenberg	19 Haven View	Sandra Greenberg
MABEL PURKERSON	20 HAVENVIEW DR	Mabel Purkerson
MARVIN GREENBERG	19 HAVENVIEW DR	Marvin Greenberg
BEN SCHILDERS	18 HAVENVIEW DR.	Ben Schilders
JESSIE L. TERNBERG	20 HAVENVIEW DR	Jessie L. Ternberg
Janine Schilders	18 Haven View	Janine Schilders
BENJAMIN HUN	25 Havenview	Ben Hun
GLORIA GELBER	25 HAVENVIEW	Gloria Gelber

NAME	ADDRESS	SIGNATURE
R Wang & Wu Jin	9 Haven View Dr.	R Wang
Wu Jin	9 Haven View Dr.	Wu Jin
DUANNE DECKER	23 HAVENVIEW DR	Decker
PAUL DECKER	23 HAVENVIEW DR	Paul
Brett Abelson	10 Haven View	Brett
Colleen McNally	10 Haven View	Colleen
Caroline Rowel	8 Haven View	Caroline
Yuxing Feng	5 Haven View Dr.	Yuxing Feng
Donna Dierker	17 Haven View Dr	Donna Dierker
O. Ray Rhines	4 Have View	RAY RAINES
Jayne Rhines	4 HAVENVIEW	JAYNE RAINES
Andy Tessler	13 Haven View Dr.	ANDY TESSLER
Debbie Tessler	13 HAVENVIEW DR.	DEBBIE TESSLER
Michael P. Glodek	16 Haven View Dr.	Michael Glodek
Jennifer Glodek	16 Haven View	J Glodek
Ed Bloomquist	12 Haven View	Ed Bloomquist
Ed Bloomquist	12 Haven View	EDNAINE BLOOMQUIST
	15 Haven View	LIRIONG ZHENG
Lihong Wang	15 Haven View	Lihong Wang
Linda Barkus	#6 Haven View	Linda Barkus
Chun Guo	11 Haven View	Chun
Densen Dickler	#7 Haven View	Densen

JANUARY 11, 2014
450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

JEFFREY C DICKER 7 HAVENVIEW DR



From: [Purkerson, Mabel](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Opposition to Assisted Living & Memory Center at 450 N. Lindbergh Blvd.
Date: Saturday, January 18, 2014 1:47:23 PM
Importance: High

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION

I first wrote to you in August, 2013 to register my concerns about the proposed development of 450 North Lindbergh property as an Assisted Living Facility (ALF) and Memory Center. Ms. Whitney Kelly advised that my correspondence would be filed with P&Z concerning this issue. My neighbors and I have spent much time and have expended much effort assessing the developer's various plans for property. The developer has juggled several plans attempting to fit the proposed facility into the area. This facility is not appropriate for the 450 North Lindbergh site. We residents attended the Board of Adjustment meeting where we voiced our concerns, only to have the developer come again with a warmed over version of the previous ALF plan plus added confusion over what they really planned to do. Frankly, we residents think the City of Creve Coeur's Officials at our Government Center should be embarrassed by the continued waste of time and effort required from its citizens to point out the myriad of problems associated with proposed use of this property. We are disturbed and most disappointed that they have allowed this developer to carry his 'Dog and Pony Show' to this extent.

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

Mabel L. Purkerson, M.D.

Resident of #20 Haven View Drive (63141)

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From: [Purkerson, Mabel](#)
To: [Kelly, Whitney](#); [Langdon, Paul](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Cc: [dkd1905@aol.com](#); [sandeeggee19@aol.com](#)
Subject: Petition Opposing Development 450 North Lindbergh Blvd as an Assisted Living & Memory Center
Date: Saturday, January 18, 2014 8:38:06 PM
Importance: High

TO: City of Creve Coeur Officials and Planning & Zoning Commission

Please see attachment containing Petition Opposing Development of 450 North Lindbergh Blvd (63141) as an Assisted Living & Memory Center from the residential neighborhood Haven View Drive. Mrs. Deni Dickler will deliver the original documents to the P&Z Commission.

Please confirm to me (by e-mail) that this Petition from Haven View Drive residents has been received.

Respectively submitted,

Mabel L. Purkerson, M.D.
(Resident) #20 Haven View Drive

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~~RECEIVED~~ JANUARY 11, 2014

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JANUARY 11, 2014

450 N. LINDBERGH PETITION (continued)

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GLORIA GELBER	25 HAVEN VIEW	Gloria Gelber

JANUARY 11, 2014

450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

B. Wang & Wu Jin	9 Haven View Dr.	B. Wang
Wu Jin	9 Haven View Dr.	Wu Jin
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Michael P. Glodek	16 Haven View Dr.	Michael P. Glodek
Jennifer Glodek	16 Haven View	Jennifer Glodek
Ed Bloomquist	12 Haven view	Ed Bloomquist
Ed Bloomquist	12 Haven View	EDNAE BLOOMQUIST
Lihong Wang	15 Haven View	Lihong Wang
Linda Bauhof	#6 Haven View	Linda Bauhof
Chun Guo	11 Haven View	Chun Guo
Dennis Ducker	#7 Haven View	Dennis Ducker

NAME

ADDRESS

SIGNATURE

JEFFREY C DICKER 7 HAVENVIEW DR

Jeffrey C Dicker

Jill Bachman 437 Foxbrook Dr.

Jill Bachman

Mary Outten 1 Tealwood Dr.

Mary Outten

Angela Rose

10335 N. Sunswest Dr.

Angela Rose

Don Barrett

7 South Taalbrook

Don Barrett

JANUARY 11, 2014

THE UNDERSIGNED OWNERS OF PROPERTY ON HAVEN VIEW DR., BEAVER DR., TEALWOOD DR. N., TEALWOOD DR. S., TEALBROOK DR., FOX BROOK DR., SHADYBROOK DR., QUAILWAYS DR., SUNSWEPT DR., CREVE COEUR, MISSOURI DO HEREBY STATE THAT THEY ARE OBJECTING TO THE REQUEST BY TEALWOOD ACQUISITIONS, LLC FOR A CONDITIONAL USE PERMIT FOR THE PROPOSED PROJECT AT 450 NORTH LINDBERGH BLVD., CREVE COEUR, MISSOURI, FOR THE FOLLOWING REASONS.

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(3) There will be an increase in noise, due to the fact that Senior Assisted Living Facilities require ambulance service and emergency medical service which respond to any medical emergency using sirens. Most of these calls will be late at night or early morning. This in turn will deny peaceful enjoyment, which at the present time is afforded to the area residences. There will also be the additional heavy trucks servicing this project, including trash and waste removal more than once per week, food service delivery by over the road trucks (thereby causing additional traffic concerns when the trucks try to enter and exit the proposed project) multitude of times during the week, laundry and industrial chemical deliveries, none of which the above would apply to an office building or other type use for this property.

(4) Beaver Drive which is the ^{northern} ~~southern~~ border of this proposed project is an unusually narrow street. Drivers missing the entrance to the proposed Senior Assisted Living Facility will then make a sharp right turn onto Beaver Drive. This will be an extremely dangerous situation, since our children enter and exit the school bus at this location. In addition to the above, there will be additional traffic on Beaver Drive and Haven View since those who have missed the entrance to the Senior Assisted Living Facility and turned onto Beaver Drive will look for a way to turn around and exit back to Lindbergh or just park on Beaver Drive. As mentioned above, Beaver Drive is unusually narrow; if two cars approach each other from opposite directions, one car has to stop to allow the other car to pass. This is extremely dangerous to our children and any pedestrian walking along Beaver Drive. In addition both Beaver Drive and Haven View have only one outlet being Lindberg Boulevard.

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(7) In addition to the aforementioned, there will be fifty five thousand eight hundred forty five meals prepared on site for the fifty one residents along with additional meals prepared for the employees. We object strenuously to the cooking odors that will emerge from this proposed project and the potential for the odors and pest which will be attracted by the waste products produced from the above. (We do not need a restaurant in this location)

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NAME

ADDRESS

SIGNATURE

Susan Hibbard	16 N. Tealbrook	Susan Hibbard
Lyndon Hibbard	16 N. Tealbrook	Lyndon Hibbard
Michelle Williams	13 N. Tealbrook	Michelle Williams
Geoffrey S. Nash	13 N. Tealbrook Dr.	Geoffrey S. Nash

Tealbrook

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
ANNE PARKER	9 S. TEALBROOK	Anne Parker
TARA HOGAN	14 S. TEALBROOK	Tara Hogan
CARL HOGAN	14 S. TEALBROOK	Carl G. Hogan
LAWRENCE MAYER	20 S. Tealbrook	Lawrence Mayer
C. Mayer	20 S. Tealbrook	C. Mayer
A. Niknejadi	18 S. Tealbrook	A. Niknejadi
JIM MITCHELL	10 S. TEALBROOK	J. Mitchell
DC & Sarada Rao	15 S. Tealbrook Dr.	DC & Sarada Rao

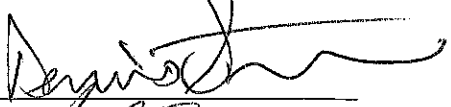
JANUARY 11, 2014

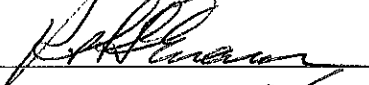
450 N. LINDBERGH PETITION (continued)

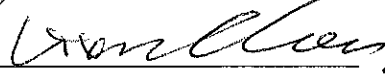
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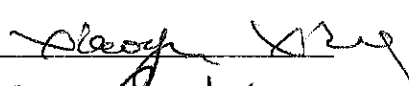
ADDRESS

SIGNATURE

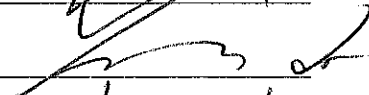
DENNIS STEVISON 9 S TEALBROOK 

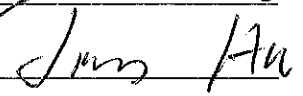
ROBERT D. EVANS 17 S. Tealbrook 

Lixin Chen 3 S Tealbrook 

XIAOYIN XING 3 S Tealbrook 

Randy Knopf 5 N. Tealbrook 

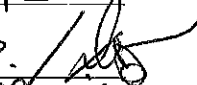
YONGGANG LANG 8 N Tealbrook 

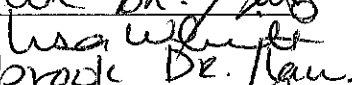
JINJING HU 8 N Tealbrook 

Susan B. Kinney 7 N Tealbrook Susan B. Kinney

Vickie Tsiaklidou 15 N Tealbrook

Mike Tsiaklidou 15 N Tealbrook

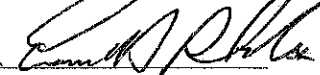
DAVID BRINKMEYER #17 N. TEALBROOK DR. 

LISA WHITE 19 N Tealbrook Dr. 

April Fee 21 N Tealbrook Dr. 

Pippa Barrett 7 S. Tealbrook Dr. 

BRIAN T. McKenna 12 South Tealbrook Dr.

Ernest Rhodes 11 South Tealbrook Dr. 

JANUARY 11, 2014

Foxbrook
Shadybrook
Hasebrook

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JANUARY 11, 2014

450 N. LINDBERGH PETITION (continued)

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Sarah Martin	445 Foxbrook Dr.	S. Martin
J. LEONARD WALTHER	444 FOXBROOK DR.	J. Leonard Walther
Lenna Munnion	432 Fairbrook Dr.	L. Munnion
Virginia M. McFarland	417 Shadybrook	M. McFarland
Laverne Moon	401 Foxbrook	Laverne Moon
Elizabeth Callahan	450 Foxbrook	E. Callahan
James Callahan	450 Foxbrook	James Callahan

NAME

ADDRESS

SIGNATURE

Ed + Jell Bachman 437 Foxbrook Dr Ed + Jell Bachman

Susie Brandt 451 Foxbrook Dr Susie Brandt

Phil + Dianne Berg 425 Shadybrook Dr Phil + Dianne Berg

JOHN + JILL Berg 425 Shadybrook Dr

Marty Satz + Joy 408 Foxbrook

Morton + Loris Krickman 438 Foxbrook Dr.

David + Jennifer Meyer 433 Shadybrook Dr

450 N. LINDBERGH PETITION (continued)

SIGNATURE

Mark Walden 416 Shadybrook W. Walden
Jim Mintz 406 Shadybrook J. Mintz
Brian Watcher 444 Foxbrook V. Watcher 194-
John Waether 444 Foxbrook J. Waether 171

JANUARY 11, 2014
450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

Faith Waxman	424 Shadybrook Dr.	Faith Waxman
Bruce Waxman	424 Shadybrook Dr.	Bruce Waxman
CRIST ZIMMERMAN	2 HAVENVIEW DR	CRIST ZIMMERMAN
JANET ZIMMERMAN	2 HAVENVIEW DR	JANET ZIMMERMAN

JANUARY 11, 2014

450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

OWNERS'
Fong Fd Han Hsu 434 Shadybrook Dr Fong Fd Han Hsu
(Son Daughter Wife Grandson) Residents
OF 434 Shadybrook Dr.
Emailed to Association for
Foxbrook Estates
Friday Jan 10th 2014
Delivered Jan 20th 2014
To ELIZ CALLAHAN 450

JANUARY 11, 2014

Tealwood

THE UNDERSIGNED OWNERS OF PROPERTY ON HAVEN VIEW DR., BEAVER DR., TEALWOOD DR. N., TEALWOOD DR. S., TEALBROOK DR., FOX BROOK DR., SHADYBROOK DR., QUAILWAYS DR., SUNSWEPT DR., CREVE COEUR, MISSOURI DO HEREBY STATE THAT THEY ARE OBJECTING TO THE REQUEST BY TEALWOOD ACQUISITIONS, LLC FOR A CONDITIONAL USE PERMIT FOR THE PROPOSED PROJECT AT 450 NORTH LINDBERGH BLVD., CREVE COEUR, MISSOURI, FOR THE FOLLOWING REASONS.

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Margaret Schellinger	33 Tealwood	Margaret Schellinger
Johanna Schellinger	62 Tealwood	Johanna Schellinger
Erin Brenner	61 Tealwood	Erin Brenner
Stacy Brenner	41 Tealwood	Stacy Brenner
Leslie	53 Tealwood	Leslie
CHARLES FIEDLER	34 TEALWOOD	Charles Fiedler
Eric Fiedler	34 Tealwood	Eric Fiedler
Indy Fiedler	34 Tealwood	Indy Fiedler

JANUARY 11, 2014

450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

Karen Mayberry	#31 Tealwood	Karen Mayberry
Darryl Mayberry	#31 Tealwood	Darryl Mayberry
Elerra Parker	#35 Tealwood	
John Parker	35 Tealwood	John Parker
Debbie McCormick	60 N. Tealwood	Debbie McCormick
Timmy McCormick	60 N. Tealwood	Timmy McCormick
TIMOTHY D. MCCORMICK	60 N. TEALWOOD	Timothy D. McCormick
Angela Salmer	39 TEALWOOD DR 63141	Angela Salmer
JOE FULLER	40 Tealwood DR	Joe Fuller
Lisa Pappalardo	"	Lisa Pappalardo
Whitney Rhoads	55 TEALWOOD DRIVE	Whitney Rhoads
RAMON RHODS	55 TEALWOOD DRIVE	Ramon Rhoads
Tish Singer	41 Tealwood Drive	Tish Singer
ALAN SINGER	41 TEALWOOD DR	Alan Singer
William F. Leslie	53 Tealwood Dr	William F. Leslie
Cheryl Burnham	43 Tealwood Dr	Cheryl Burnham
Tommy Burnham	" " "	Tommy Burnham
Dan Papp	31 Tealwood dr	Dan Papp
Diane Duddy	45 Tealwood	Diane Duddy
Robert Baluddy	45 TEALWOOD	Robert Baluddy
Cindy Nuetzel	49 Tealwood	Cindy Nuetzel
Philip Nuetzel II	49 TEALWOOD	Philip Nuetzel II

JANUARY 11, 2014
450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

Roman Mikaelian	28 Tealwood Dr	R. Mikaelian
Barbara Marbell	28 Tealwood Dr	Barbara Marbell
Liz Murphy	12 Tealwood	Liz Murphy
Julie Massel	13 Tealwood	Julie Massel
Joseph F. Fissel	13 Tealwood	Joseph F. Fissel
Jim Goldmasser	14 Tealwood	Jim Goldmasser
Keith Huckel	19 Tealwood Drive	Keith Huckel
Sharon Rulke	16 Tealwood	Sharon Rulke

(See next page)

JANUARY 11, 2014
450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

Burton Wice

16 Tealwood Dr. 63141



Beaver

JANUARY 11, 2014

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(6) Some of the residents on Beaver Drive and Haven View have experienced sewer back up problems. With the addition of Fifty One living quarters as proposed by the developers, there will be fifty one toilets, tubs/showers, and hand sinks for resident use, in addition to toilets and sinks in the public areas, toilets and sinks for employees use, sinks and plumbing for the kitchen area and laundry area. This increase will lead to an additional load on the already taxed sewer system for the surrounding area and cause additional problems.

(7) In addition to the aforementioned, there will be fifty five thousand eight hundred forty five meals prepared on site for the fifty one residents along with additional meals prepared for the employees. We object strenuously to the cooking odors that will emerge from this proposed project and the potential for the odors and pest which will be attracted by the waste products produced from the above. (We do not need a restaurant in this location)

IF THE REQUEST FOR THE CONDITIONAL USE PERMIT IS APPROVED AND GRANTED, IT WILL NOT ONLY HAVE AN IRREVERSIBLE EFFECT ON THE REAL ESTATE VALUES OF THE RESIDENTIAL PROPERTIES ON HAVEN VIEW DRIVE AND BEAVER DRIVE, BUT WILL ALSO OPEN THE DOOR TO FUTURE REQUEST FOR VARIANCES AND CONDITIONAL USE PERMITS.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Martha Montgomery	9 Beaver Drive	Martha Montgomery
Sheila Geisler	11 Beaver Drive	Sheila Geisler
Greg Geisler	11 Beaver Dr.	Greg Geisler
David Fawcett	12 " " "	David Fawcett
Lucie Peyton	12 Beaver Dr.	Lucie Peyton
Charles E. Peyton	12 Beaver Dr.	CHARLES E. PEYTON
Joyce Leavitt	16 Beaver Dr.	Joyce Leavitt
Arlene Warkke	17 Beaver Dr.	ARLENE WARKKE

JANUARY 11, 2014

450 N. LINDBERGH PETITION (continued)

NAME

ADDRESS

SIGNATURE

DANIEL WARLKE	17 Beaver Dr.	Daniel J. Warlke
Ann Workman	25 Beaver Dr.	Ann Workman
KURA SHORT	24 Beaver Dr.	Kura H. Short
Dan Workman	48 Beaver Dr.	Dan Workman
Erin O'Keefe	45 Beaver Dr.	Erin O'Keefe
Daniel O'Keefe	95 BEAVER DR	DAN O'KEEFE
Brian Tash	13 Beaver Dr.	Brian Tash
Cristina Tash	13 Beaver Dr.	Cristina Tash
Susan Turner	4 Melmore Farm Ext	Susan Turner
Maeg L. Harper	24 Beaver	MAE HARPER
Lillian Knight	20 Beaver Dr.	Lillian Knight
David B. Harper	24 BEAVER	DAVID B. HARPER

From: [Wang, Lihong](#)
To: [Langdon, Paul](#); [Kelly, Whitney](#); [Glantz, Barry](#); [Kramer, Cynthia](#); [Kreuter, Dave](#)
Subject: Proposed Assisted Living Facility at 450 N. Lindbergh (Tealwood Square)
Date: Friday, January 17, 2014 9:25:23 PM

Subject: Proposed Assisted Living Facility at 450 N. Lindbergh (Tealwood Square)

TO: CREVE COEUR OFFICIALS AND P&Z COMMISSION:

This email is to register my personal objection to the proposed Assisted Living Facility for 450 N. Lindbergh. My main concerns include safety, negative impact on residential neighborhoods, and reduced quality of life for both neighborhood and facility residents.

PLEASE DO NOT APPROVE THIS PROPOSAL

As residents on Haven View Drive, we wish to express our concerns on the proposal for the property at 415 N. Lindbergh (Tealwood Square). A single narrow entrance/egress street (Beaver Drive) currently supports the traffic of dozens of households on two streets. For the following reasons, adding any more traffic would create traffic hazards and ruin the beautiful neighborhood.

1. The entrance street (Beaver Dr.) is unusually narrow. When two cars meet, pedestrians cannot walk by safely. In fact, both cars have to slow down to no more than 5 miles/hour. Oftentimes, one car stops completely to let the other one pass first.
2. This entrance is also the only exit from the neighborhood. Unfamiliar drivers may enter the area by mistake and speed due to confusion and frustration.
3. Intersecting a narrow street with a busy 45 miles/hour thoroughfare has already constituted a traffic hazard for strangers. The familiar residents take extra caution when entering and leaving the neighborhood. However, unfamiliar visitors may not exercise the same caution.
4. School buses no longer stop inside the neighborhood. School children are picked up and dropped off on the busy Lindbergh Blvd. near the entrance. Children of various age groups have to walk on the narrow Beaver Drive.
5. Many children in our neighborhood attend school in the Ladue School Districts. Adding more unpredictable traffic would cause these children to be constantly tardy for school.
6. The proposed property will likely overflow vehicles to our neighborhood. Parked cars on our narrow streets would exacerbate the traffic hazards and even block access of ambulances or fire trucks.
7. Concurrent combinations of the aforementioned factors would dramatically amplify the risks. For example, an SUV passes by a delivery truck when school-age children erratically emerge from behind the truck.

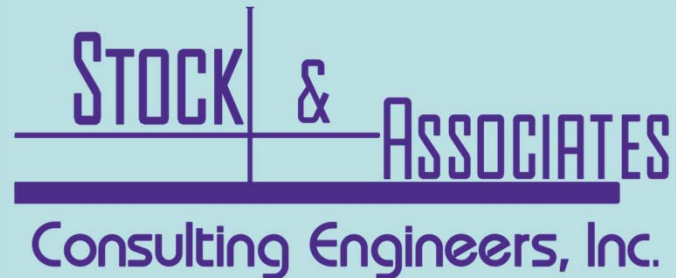
Therefore, it is outright unsafe to add any more traffic to our neighborhood.

Lily and Lihong Wang
15 Haven View Dr.
Creve Coeur, MO

The Grove at Creve Coeur

Planning Commission Meeting,
January 21, 2014,
City of Creve Coeur

Prepared by:



Summary

1.) Existing Site

- 2 Stories
 - +/- 20,000 SF (office/retail)
 - F.A.R.=20,000 SF / 85,764 SF
 - F.A.R. = 0.23
 - 117 Parking Spaces
 - 17.1% Bldg. Coverage
 - 77.45% Site Coverage
 - Access off Lindbergh
 - No access from Beaver Drive
 - Building Setback
 - North = 84.3'
 - East = 88.7'
 - Parking Setback
 - North = 14.0'
 - East = 13.8'
- 2013 Taxes = \$35,171.67

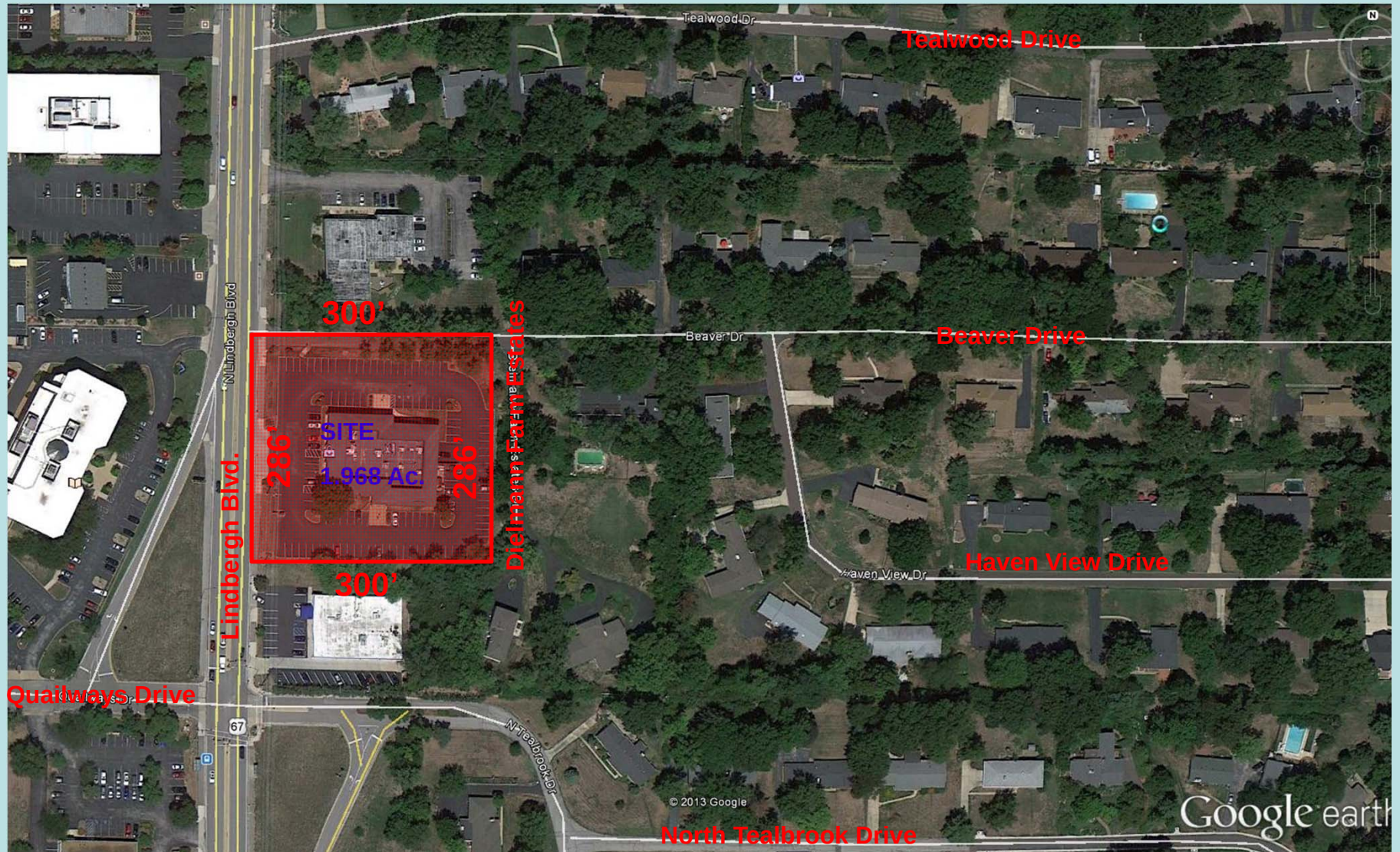
2.) Prior Proposal – Presented to Residents & BOA on 10/17/13

- 3 Story & 1 Story
- 60,937 SF
- F.A.R. =60,035 SF / 85,764 SF
- F.A.R. = 0.70
- 75 Beds
- 40 Parking Spaces
- 33.9% Bldg. Coverage
- 63.00% Site Coverage
- Shift in access off Lindbergh
- Building Setback
 - North = 15.0'
 - East = 23.0'
- Parking Setback
 - North = 10.0'
 - East = 155.0'

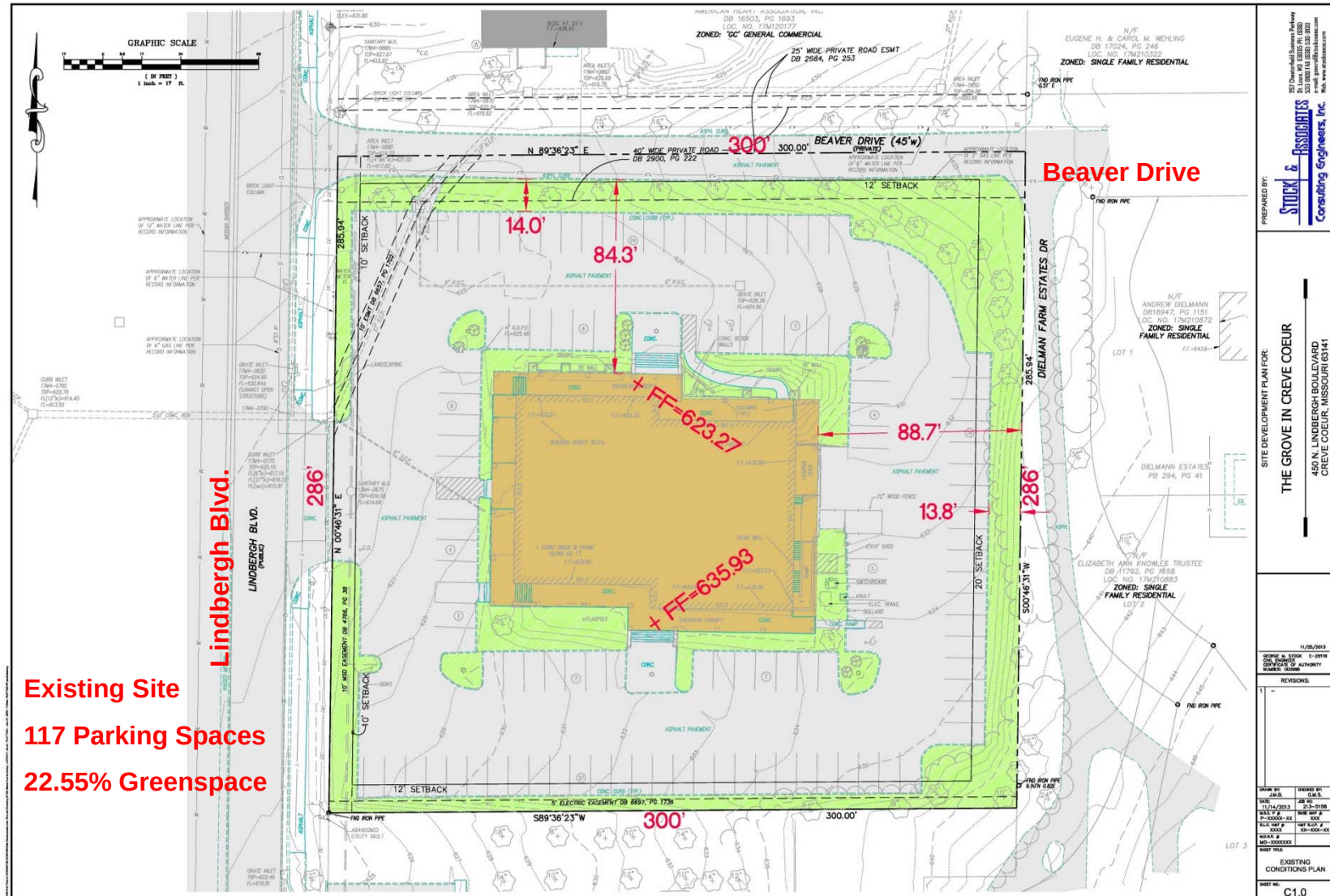
3.) Current Proposal

- 2 Stories
- 41,900 SF Total (outside face of wall)
 - 20,265 SF 1st Floor
 - 20,215 SF 2nd Floor
 - (inside face of wall)
 - See floor plans on slides 9&10
- F.A.R.=31,030 SF / 85,764SF
- F.A.R. = 0.36
- 53 Beds/51 Units
- Required Parking
 - 1 space / 2 beds = 27
- 37 Spaces Provided
- 24.6% Bldg. Coverage
- 53.63% Site Coverage
- Re-use existing access
- Building Setback
 - North = 39.0'
 - East = 28.0'
- Parking Setback
 - North = 15.6'
 - East = 108.0'
- Estimated Taxes = \$125,000

Existing 1.968 acre parcel



Existing Site Conditions



Existing Zoning Permitted Uses

- Retail Bakeries
- Confectionary Manufacturing from purchased chocolate
- Software, CD, Record producing
- Business to Business Electronic Markets
- Wholesale Trade Agents & Brokers
- Furniture Stores
- Floor Covering Stores
- Home Furnishing Stores
- Appliance Stores
- Electronics Stores
- Hardware Stores
- Supermarket & Grocery Stores
- Meat Markets
- Liquor Stores
- Pharmacy & Drug Stores
- Clothing & Apparel Stores
- Sporting Goods Stores
- Pet Stores
- Book Stores
- Florist shops
- Office Supplies
- Art Dealer

- Postal Service
- Software Publishers
- Record Production
- Libraries & Archives
- Credit Card Issuing
- Consumer Lending
- International Trade Financing
- Investment Banking & Securities
- Insurance Carriers
- Pension Funds
- Leasing Agencies
- Office Machinery & Equipment Rental & Leasing
- Lawyers Office
- Professional Services Office
- Veterinary Services
- Travel Agencies
- Locksmiths
- Office of Physicians – Mental Health Specialist
- Doctors Offices
- HMO Medical Center
- Freestanding Ambulatory Surgical & Emergency Center

- Fitness Centers
- Appliance Repair
- Dry Cleaning
- Labor Union Hall
- Political Organizations
- Courts & Police Protection
- Parole & Probation Office
- Fire Protection

Existing Zoning Conditional Uses

- Electric Power Distribution
- Assisted Living & Senior Services
- Surgical Appliance & Supplies Manufacturing
- Dental Laboratories
- Sign Manufacturing
- New Car Dealers
- Boat Dealers
- Automotive Parts & Accessories Store
- Tire Dealers
- All Drive-in & Drive-Through Services (excluding food)
- Home Centers
- Outdoor Power Equipment Stores
- Convenience Stores
- Gas Stations
- Department & Discount Stores
- Warehouse Clubs & Supercenters
- Interurban and Rural Bus Transportation
- Motion Picture & Video Publishing
- Motion Picture Theaters

- Sound Recording Studios
- Radio Stations
- Television Broadcasting
- Satellite TeleCommunications
- Roof-mounted communication equipment
- Commercial Banking & Credit Unions
- Claims Adjusting
- Vehicle Rental & Leasing
- General Rental Centers
- Employment Placement Agencies
- Packaging & Labeling Services
- Educational Institutions
- Sports & Recreational Institutions
- Driving Schools
- Family Planning Centers
- Outpatient Mental Health & Substance Abuse Centers
- Outpatient Care Centers
- Medical Laboratories
- Ambulance Services
- Community Food Services
- Temporary Shelters

- Child Day Care Services
- Performance Art Companies
- Amusement Parks & Arcades
- Gambling Institutions
- Bowling Centers
- Hotels & Motels
- Drinking Places (alcoholic)
- Full Service Restaurants
- Automotive Repair
- Car Wash
- Funeral Homes
- Parking Lots & Garages
- Religious Organizations

Site Plan

Proposed school bus shelter & sidewalk along Beaver Drive

Perimeter Fence

"No Parking" signs along Beaver Drive (3 total)

Existing trees to remain with additional landscape infill above wall

Existing center median on Lindbergh Blvd.

37 Proposed Parking Spaces

Sidewalk & crosswalk

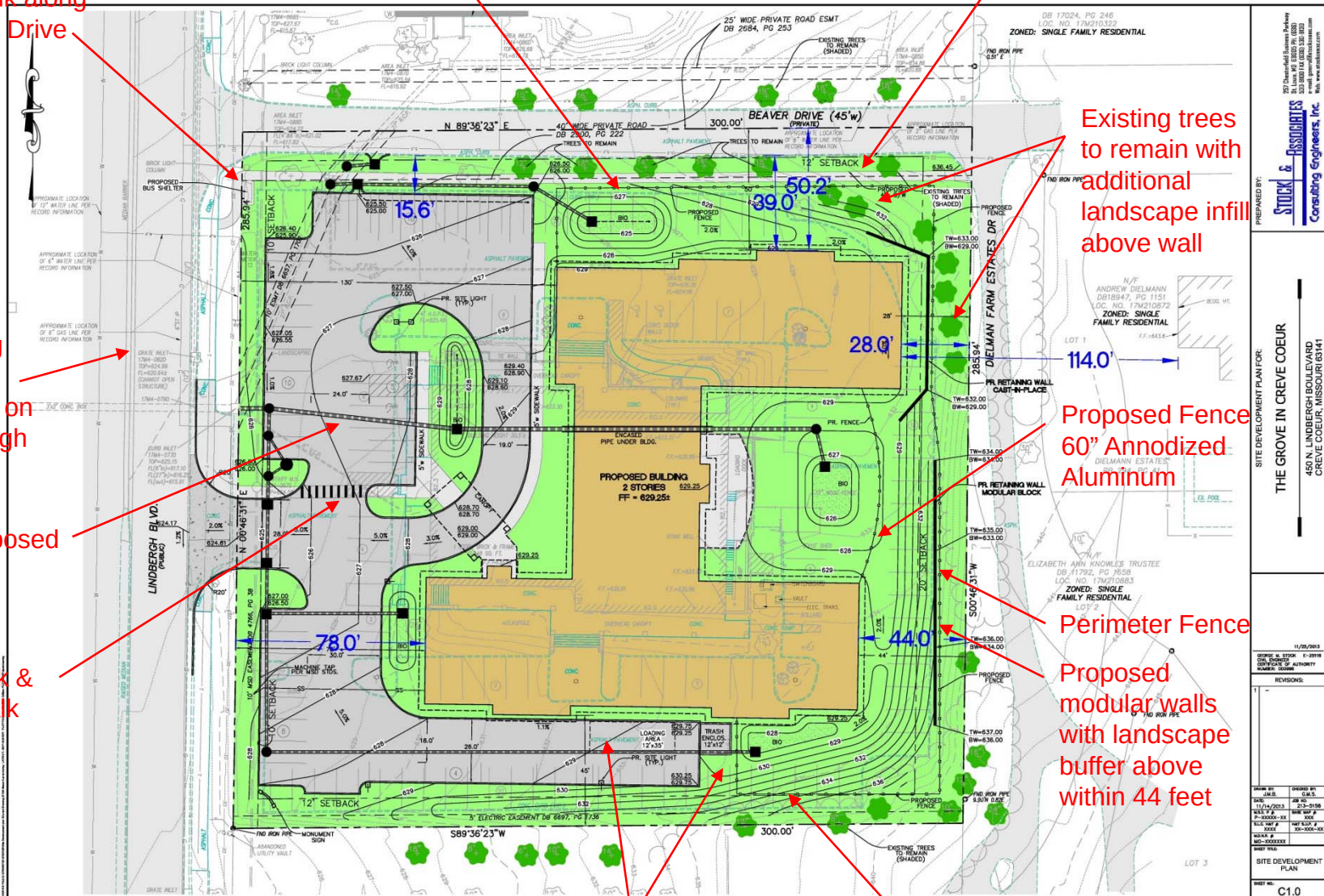
Proposed Fence 60" Anodized Aluminum

Perimeter Fence

Proposed modular walls with landscape buffer above within 44 feet

Loading, Trash Service & Deliveries will occur between 8 am & 5 pm

Perimeter Fence

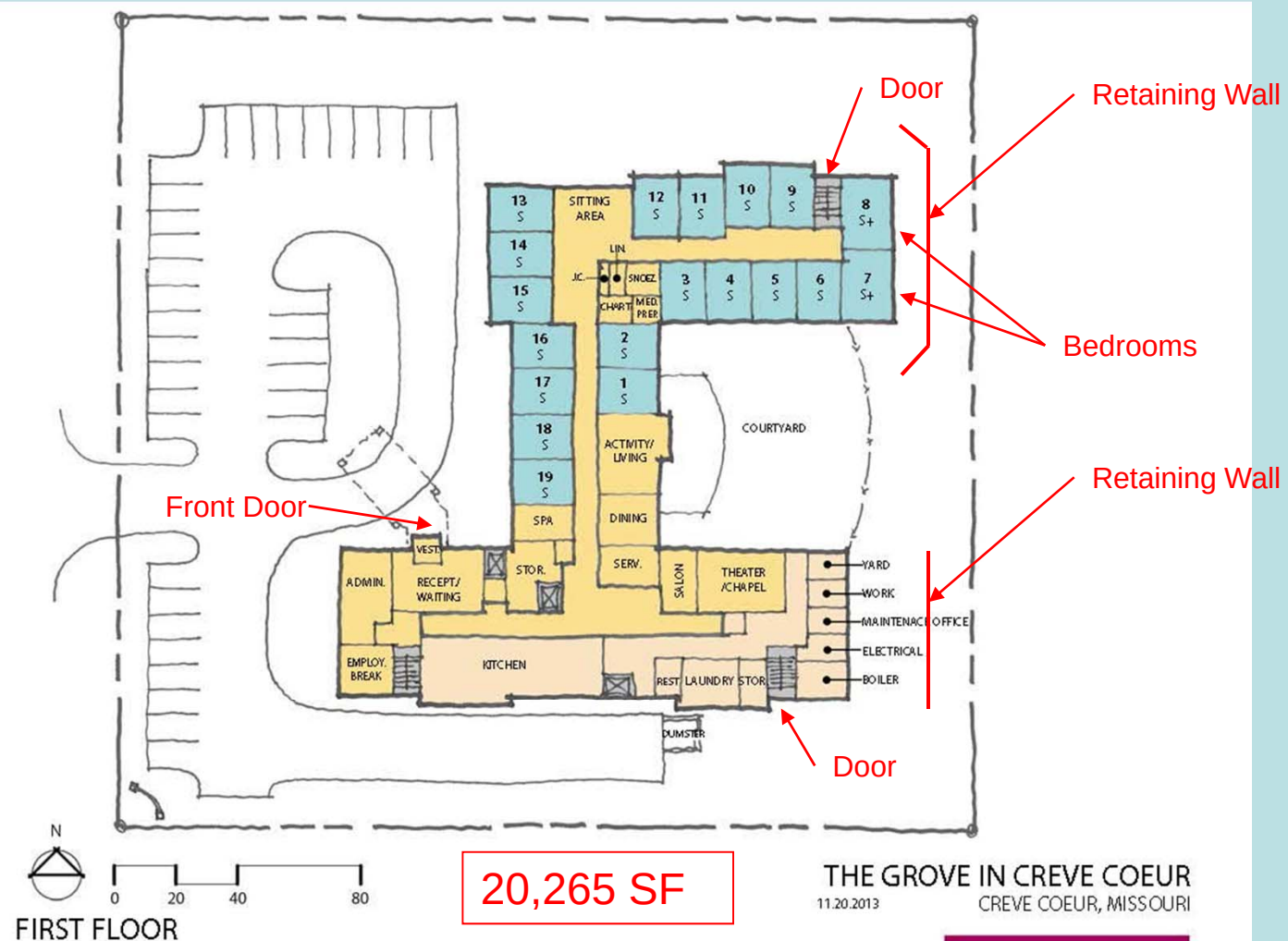


PREPARED BY: STUCK & ASSOCIATES Consulting Engineers, Inc.	
SITE DEVELOPMENT PLAN FOR: THE GROVE IN CREVE COEUR 450 N. LINDBERGH BOULEVARD CREVE COEUR, MISSOURI 63141	
SHEET NO. 1 DATE: 11/14/2013 DRAWN BY: J.M.S. CHECKED BY: J.M.S. SCALE: 1" = 20'-0" (X)	11/08/2013 GEORGE A. STUCK, P.E. PROFESSIONAL ENGINEER NO. 0000000000 MISSOURI
SITE DEVELOPMENT PLAN C1.0	

General Commercial Zoning – Code Comparison Table

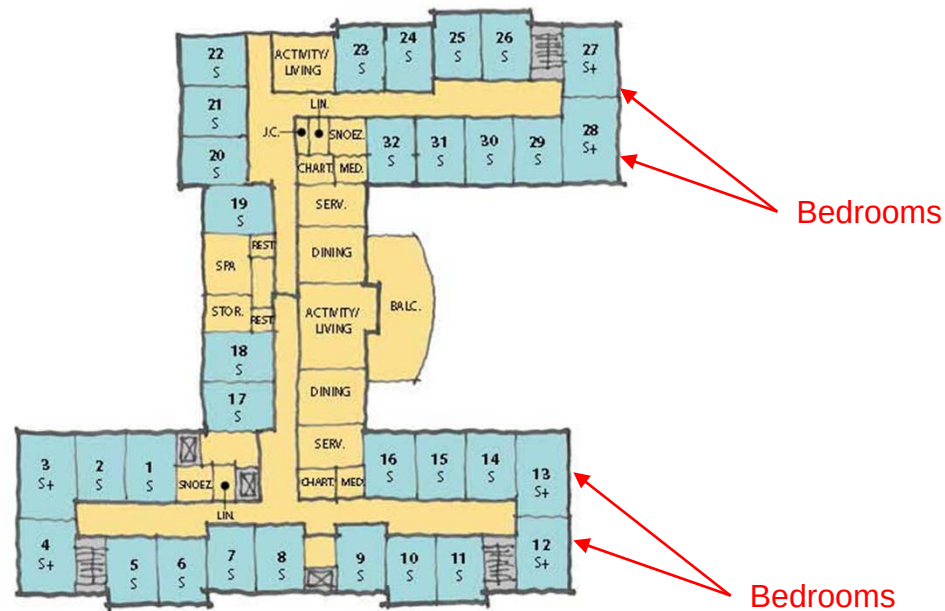
	Code Requirement	Proposed Site
Lot Size	21,780 SF (min.)	85,764 SF
Lot Width	75 Feet (min.)	286 Feet
Lot Depth	150 Feet (min.)	300 Feet
Building Height	3 stories (45') (max.)	2 stories (41')
Site Coverage	63.0 % (max.)	53.63 %
Floor Area Ratio	0.40 (max.)	0.36
Rear Yard Setback	20 Feet	28 Feet
Side Yard Setback	12 Feet	45 Feet
Landscape Buffer	20 Feet	28 Feet
Parking Spaces	1 per every 2 beds. 27 spaces required	37 spaces provided

Proposed Building – 1st Floor Plan



Less Corridors/ Stairs/Elevator/Storage/Boiler/Linen & Janitor Closets (5,465 SF) F.A.R. Basis = 14,800 SF

Proposed Building – 2nd Floor Plan



20,215 SF

THE GROVE IN CREVE COEUR
11.20.2013
CREVE COEUR, MISSOURI

Lantz + Boggio Architects, P.C.

Less Corridors/ Stairs/Elevator/Storage/Boiler/Linen &
Janitor Closets (3,985 SF) F.A.R. Basis = 16,230 SF

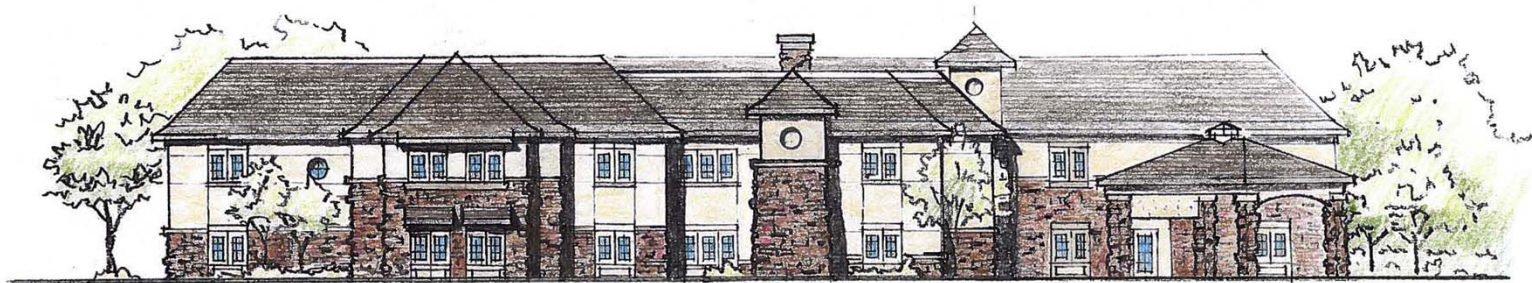
Proposed Building – Lindbergh Elevation



THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI

Lantz • Boggio Architects, P.C.

Proposed Building – North Elevation



NORTH ELEVATION

THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI
01.26.2014
Lantz + Boggio Architects, P.C.

Proposed Building – East Elevation



EAST ELEVATION

THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI
01.20.2014
Lantz + Boggio Architects, P.C.

Proposed Building – South Elevation



SOUTH ELEVATION

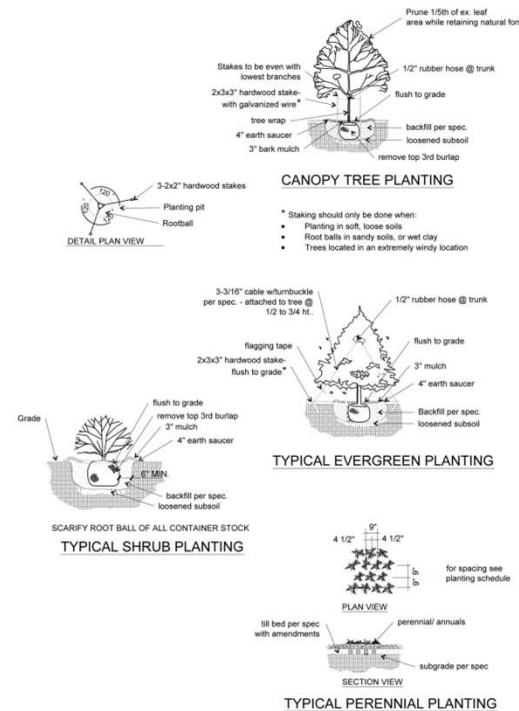
THE GROVE IN CREVE COEUR
CREVE COEUR, MISSOURI
01.30.2014
Lantz Boggio Architects, P.C.

Landscape Plan (fully irrigated)



Total Trees
= 42 Trees

Total Shrubs
= 337 Shrubs



PLANTING SCHEDULE				
PLANT	QUANTITY	RECOMM. NAME	COMMON NAME	SIZE
TREES				
A	11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5' cal.
B	3	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2" cal.
C	6	Cercis canadensis	Eastern Redbud	2" cal.
D	7	Pinus strobus	Eastern White Pine	6"
E	4	Acer x freemanii 'Armstrong'	Armstrong Maple	2" cal.
F	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.
G	3	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6"
H	1	Betula nigra 'Cully'	Heritage River Birch	2" cal.
J	3	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	2" cal.
SHRUBS/PERENNIALS				
a	54	Viburnum dentatum 'Synnvested'	Chicago Lustre Viburnum	24"
b	40	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24"
c	47	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Lilac	24"
d	11	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	5 gal.
e	7	Rosa 'Kardaz'	Knockout Rose	24"
f	27	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	5 gal.
g	24	Itea virginica 'Sprich'	Little Henry Sweetgum	5 gal.
h	15	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	7 gal.
j	14	Rhododendron 'Grand's Fuchsia'	Grand's Fuchsia Azalea	5 gal.
k	31	Buddleja Lo & Behnd 'Blue Chip'	Blue Chip Butterfly Bush	5 gal.
m	72	Buxus 'Green Velvet'	Green Velvet Boxwood	5 gal.
n	15	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	5 gal.
p	9	Miscanthus 'Purpureus'	Flame Maiden Grass	5 gal.
q	9	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	5 gal.
94Cef	-	Annual, Perennial, Groundcovers	-	1 at.
-	-	Bioretention plantings per MSD requirements	-	-

The Grove in Creve Coeur

Creve Coeur, Missouri

Revisions:

Date	Description	No.
1/20/14	Landscape refinements	1

Drawn: LH
Checked: RB

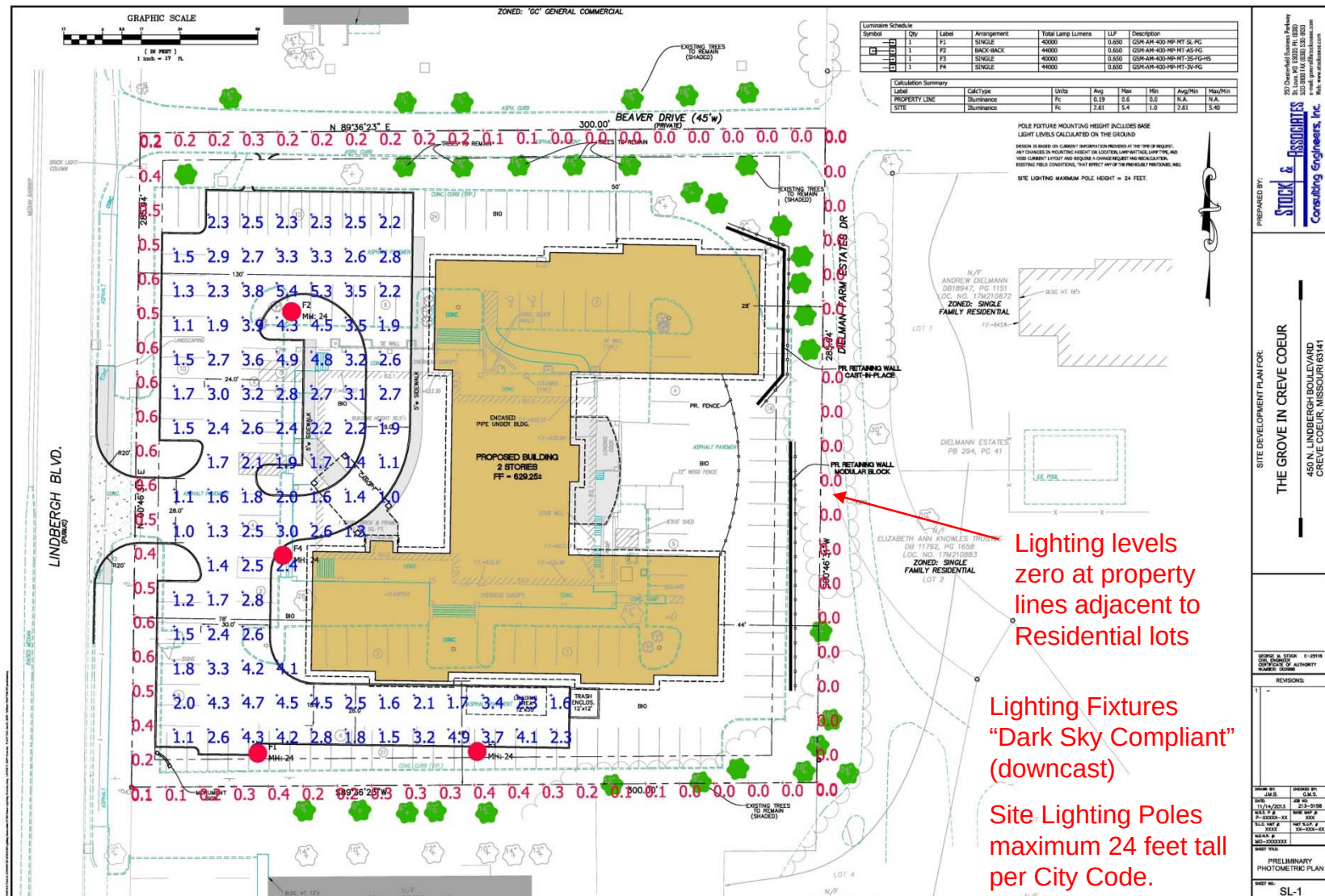
loomisAssociates

landscape architects
1001 West 10th Street, Suite 100
St. Louis, MO 63101
Phone: 314.433.1000
Fax: 314.433.1001
www.loomisassociates.com

Sheet Title: **Landscape Plan**
Sheet No: **L1**

Date: 11/25/13
Job #: 813.034

Photometric Plan



OPERATION

Staffing levels by shift (number of staff and position – e.g. caregivers, kitchen staff) and maximum employees at any one time (e.g. shift overlap).

Day shift staffing PROJECTIONS based on 53 residents:

1 administrator
1 office worker
1 nursing manager/director of nursing
2 medication technicians
5 caregivers
3 dietary staff
2 housekeepers
1 activity person
1 marketing person
1/2 time maintenance person
1/2 time dietary manager

Evening shift PROJECTIONS based on 53 residents:

1 nurse supervisor
1 medication technicians
4 caregivers
2 dietary

Night shift PROJECTIONS based on 53 residents:

2 medication technicians
4 caregivers

Day and evening shifts will overlap for about 30 minutes around 3:00 PM.

Evening and night shifts overlap for about 30 minutes around 11:00 PM.

Night and day shifts overlap for about 30 minutes around 7:00 AM.

Number of residents at 100% occupancy (i.e. if any rooms are double occupancy the total residents could be greater than total rooms).

53 residents.

Between 8 AM and 5 PM

Types of deliveries to the facility, frequency and size/type of truck typically used.

Food delivery two times per week (short trailer semi, not a 53' trailer).

Medical supplies one time per week (large box truck or short trailer semi).

Cleaning and paper supplies one time per week (large box truck or short trailer semi).

Trash pick-up twice a week.

Eight to ten small package deliveries per week (UPS, pharmacy van, etc.).

The facility will have one van.

Safety

Type of security system(s) that will be used to ensure residents do not wander off premises.

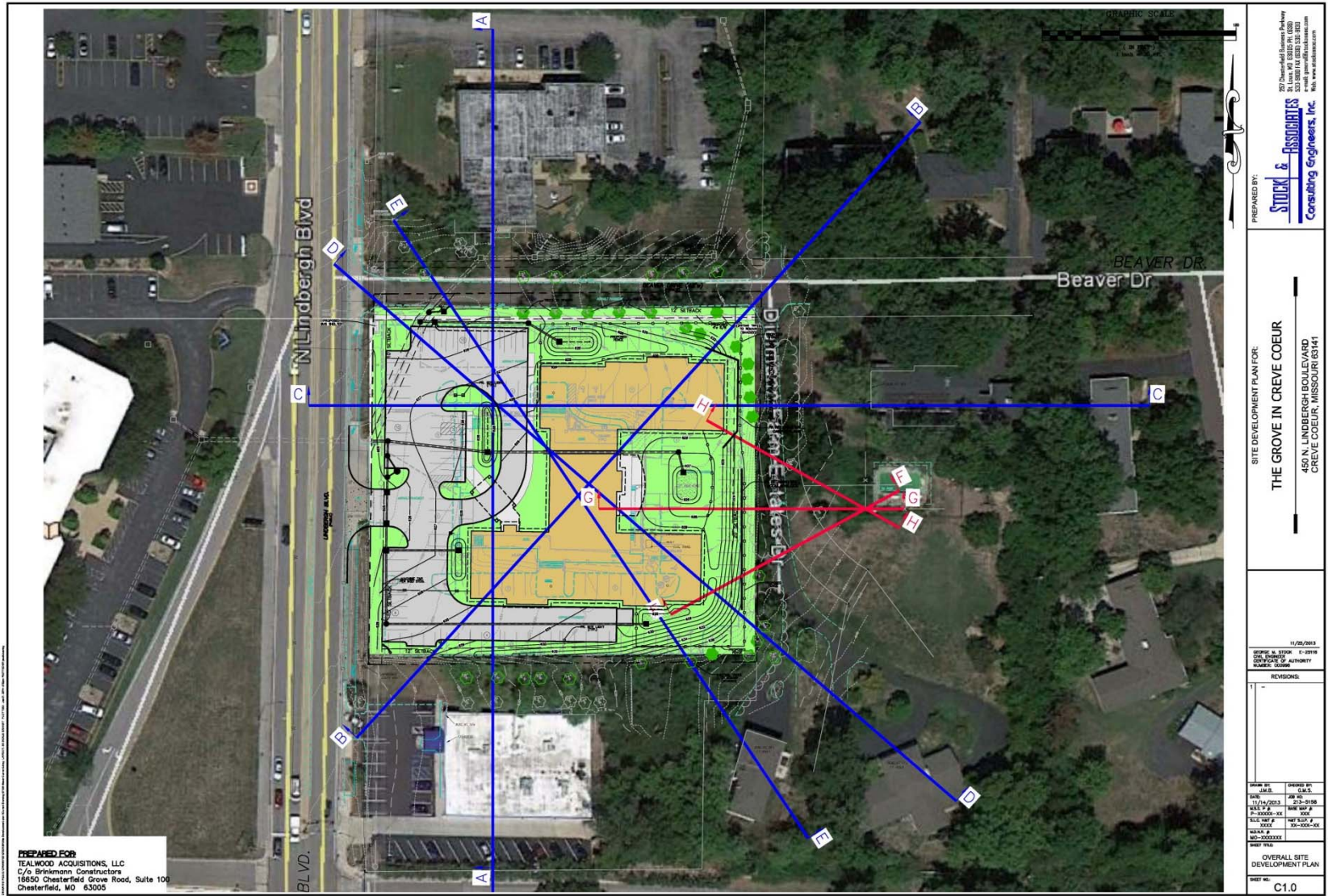
Devices commonly used in memory care facilities to protect against elopements (these devices are allowed by local, state and national fire and building codes):

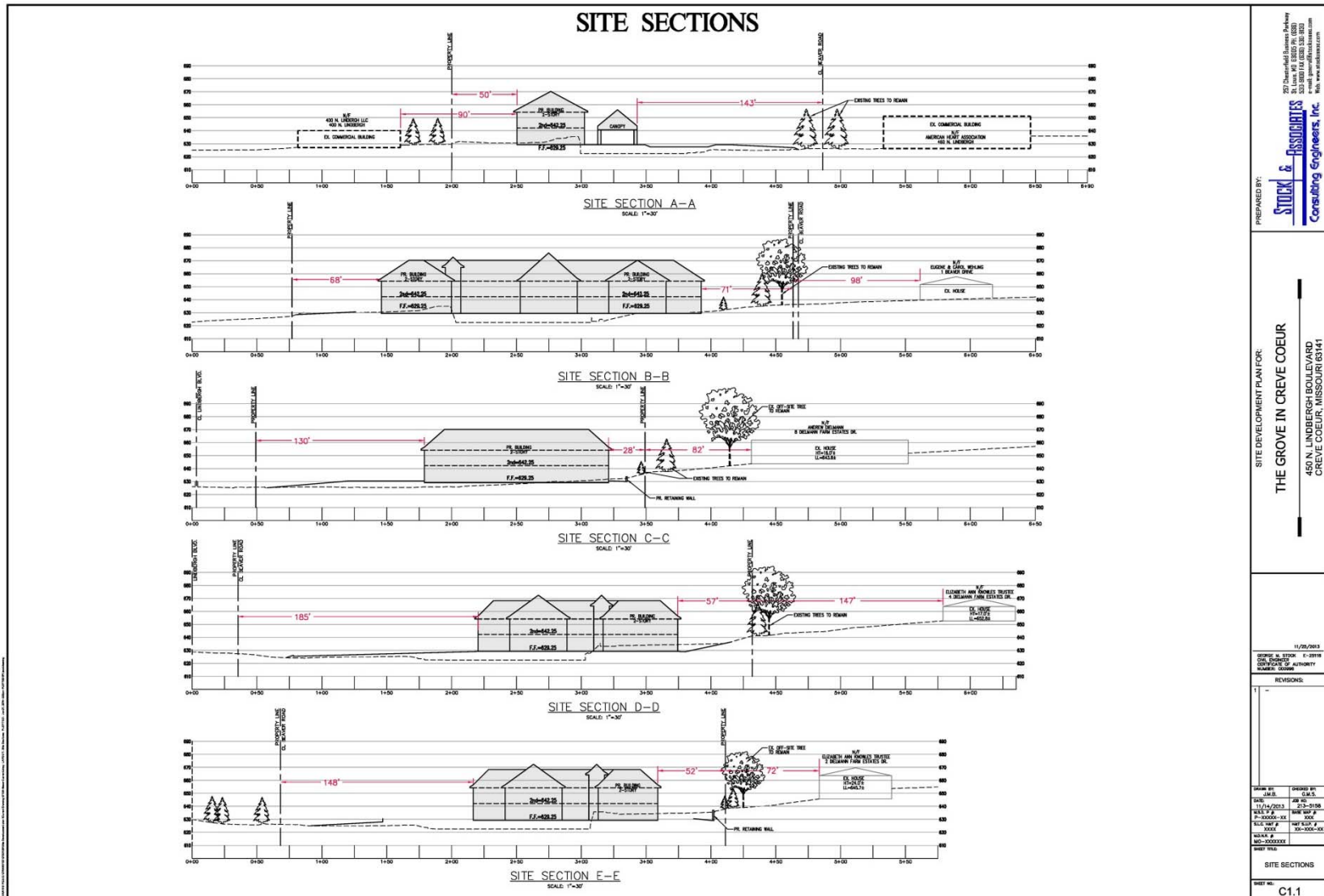
All exit doors are alarmed. When a door is opened an alarm sounds or the alarm is sent to a device (typically a pager) carried by a staff member. By design, the alarm cannot be reset remotely so a staff member must physically go to the door to see why it alarmed. These alarms can be turned off or set up on a timer so that main entry doors that are monitored by staff such as an office worker or receptionist do not alarm every time the door is opened.

SAFETY (CONTINUED)

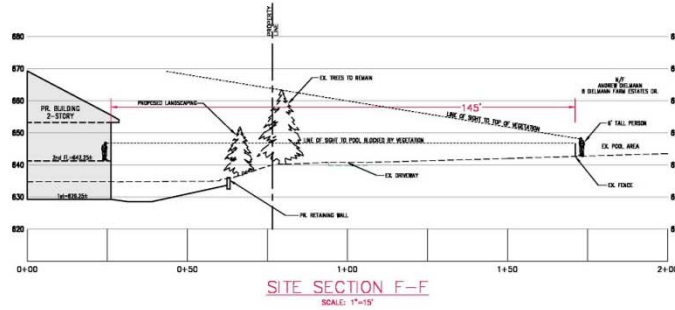
Most memory care units typically have some type of electronic “security” measures in place to help prevent elopements. These measures can include electronically locked doors (electromagnetic lock with delayed egress passage) that prevents individuals from passing through the door. Staff have a code, card or fob that allows them to pass through the door unrestricted but residents cannot freely pass. These systems are tied to the building fire alarm and sprinkler system so that the doors automatically unlock when the fire alarm or sprinkler system is activated so occupants are not “trapped” and so firefighters have free access.

Sometimes, occupants of a memory care unit will wear a bracelet or necklace with a device that locks exiting doors when the individual gets within close proximity to the door. These types of devices allow greater flexibility than the locking devices described above because not all occupants who have a memory impairment would be considered an elopement risk. Again, the doors will automatically unlock if the building fire alarm or sprinkler system is activate similar as described above.

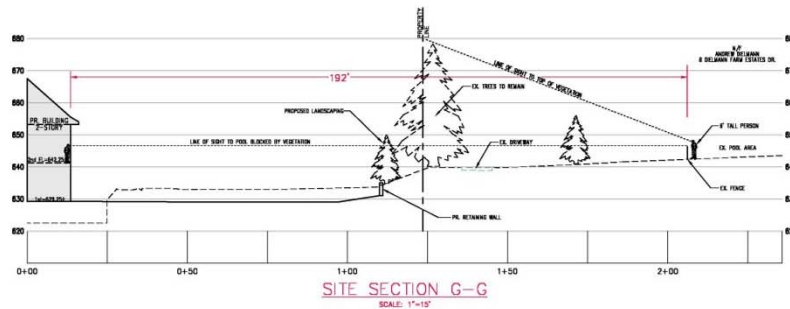




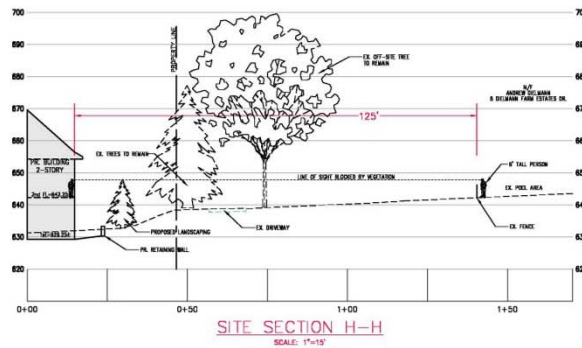
SITE SECTIONS - DIELMANN PROPERTY



VIEW FROM POOL - SECTION F-F



VIEW FROM POOL - SECTION G-G



VIEW FROM POOL - SECTION H-H

227 Chicago Field Avenue, Suite 100
St. Louis, MO 63103
Phone: (314) 433-1100
Fax: (314) 433-1101
E-mail: jordan@stuck.com
Web: www.stuck.com

STUCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:
SITE DEVELOPMENT PLAN FOR
THE GROVE IN CREVE COEUR
450 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141

11/05/2018	
STUCK & ASSOCIATES	11/05/2018
DESIGNED BY	DESIGNED BY
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY
DATE	DATE
SCALE	SCALE
PROJECT NO.	PROJECT NO.
REVISIONS	REVISIONS
NO.	DESCRIPTION
1	
SITE SECTIONS	
C1.2	

Traffic Impact Study



BERNARDIN · LOCHMUELLER & ASSOCIATES, INC.

411 North 10th Street · St. Louis, Missouri 63101-1335
PHONE 314.621.3395

January 20, 2014

Mr. Dan Thies
Brinkmann Constructors
16650 Chesterfield Grove Road, Suite 100
Chesterfield, Missouri 63005

RE: Trip Generation Assessment
The Grove in Creve Coeur Senior Living Community
Creve Coeur, Missouri
514-0004-OTE

Dear Mr. Thies:

In accordance with your request, Bernardin Lochmueller has prepared the following trip generation assessment for a proposed senior living community in Creve Coeur, Missouri. Located in the southeast quadrant of Lindbergh Boulevard and Beaver Drive, this development would consist of 51 residential units and 41,900 square feet of building space and would replace an existing 20,000 square feet commercial building on the site.

Access to the development would be provided via the site's existing driveway on Lindbergh Boulevard, which would be reconstructed and narrowed to satisfy current design requirements. The existing median on Lindbergh prohibits left-turns in and out of the site, thereby limiting the access to right-in right-out only. Also note that direct access would not be provided between the site and Beaver Drive.

The proposed development would facilitate a reduction in the amount of surface parking spaces. The site currently provides 117 parking spaces, and the proposed senior living community would provide only 37 spaces, equivalent to a 69 percent reduction in parking.

The purpose of this trip generation assessment was to forecast the amount of traffic that would be generated by the proposed development on a typical weekday and then to compare that traffic to the amount that could be generated by the existing building on the site, assuming full occupancy with uses permitted under the current zoning.

Trip Generation

The number of trips that would be generated by the proposed senior living community was forecasted using data provided in Trip Generation, 9th Edition, published by the Institute of

Mr. Dan Thies
January 20, 2014
Page 2



Transportation Engineers (ITE). This resource is a universal tool used to quantify the traffic generation characteristics of various land uses.

Data for Land Use Code: 254 Assisted Living indicates these facilities generate 2.66 weekday trips per unit on average. Applying this metric, the proposed senior living community development would generate 136 daily trips, as summarized in **Table 1**. Therefore, the proposed development could be deemed a low-intensity traffic generator.

Table 1: Trip Generation Forecast – Proposed Development

Use	Approximate Size	Daily Trips		
		In	Out	Total
Senior Living Community	51 units	68	68	136

These trips were then compared to the amount of trips that could be generated by the existing commercial building on the site, assuming full occupancy with permitted uses. The site is currently zoned "GC" General Commercial District. A variety of commercial uses are permitted by this zoning, including retail. It is our understanding that the existing building most recently housed several retailers, which have now vacated the site.

The number of trips that would be generated assuming full occupancy of the existing building with retailers was estimated using data provided in Trip Generation, 9th Edition, published by ITE. Data for Land Use Code: 820 Shopping Center indicates that retail space generates 42.7 weekday trips per 1,000 square feet on average. Applying this metric, the existing building occupied with retailers may generate as many as 854 daily trips, as summarized in **Table 2**. The proposed development would generate 85 percent fewer trips.

Table 2: Trip Generation Estimate – Retail Occupancy of Existing Building

Use	Approximate Size	Daily Trips		
		In	Out	Total
Retail	20,000 s.f.	427	427	854

The retailers that formerly occupied the existing building could have include one or more lower intensity uses (i.e., insurance office), which may differ somewhat from the profile of retailers reflected by the data supporting **Table 2**. To present a more conservative approach, the number of trips generated by the existing building was estimated assuming full occupancy with general office space.

Traffic Impact Study

Mr. Dan Thies
January 20, 2014
Page 3



Data for Land Use Code: 710 Office indicates that offices generate 11 weekday trips per 1,000 square feet on average. Applying this metric, the existing building occupied with office space would generate 220 daily trips, as summarized in **Table 3**. The proposed development would still generate fewer trips (40 percent reduction).

Table 3: Trip Generation Estimate – Office Occupancy of Existing Building

Use	Approximate Size	Daily Trips		
		In	Out	Total
Office	20,000 s.f.	110	110	220

Conclusion

It can be concluded that the proposed development would generate 136 trips over the course of a typical weekday. Based on that amount, the development could be characterized as a low-intensity traffic generator.

Furthermore, it is evident that the proposed development would generate significantly fewer trips than the existing building assuming full occupancy with uses permitted under the current zoning. Comparisons to both retail and office uses were presented. Those uses effectively delineate the range of uses permitted by the "GC" General Commercial zoning classification. Since the senior living community would generate substantially fewer trips than either use, it stands to reason that a reduction in trips generated by the site would occur in conjunction with the proposed development.

Lastly, while this assessment does not constitute a traffic impact study, given the anticipated reduction in the number of trips generated by the site, the proposed development should not adversely impact traffic.

Sincerely,
Bernardin, Lochmueller & Associates, Inc.

Christopher W. Beard, PE, PTOE
Traffic Engineer

MODOT Conceptual Approval

Jacob Buening

From: George Stock
Sent: Tuesday, August 13, 2013 11:33 AM
To: 'dan.thies@AskBrinkmann.com'; Tim Stock; Jacob Buening
Subject: Fw: FW: 5158 - 450 N. Lindbergh Proposed Assisted Living and Memory Care facility
Attachments: 5158-Base SDP.pdf



5158-Base SDP.pdf
(650 KB)

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: David.Brunjes@modot.mo.gov [mailto:David.Brunjes@modot.mo.gov]
Sent: Tuesday, August 13, 2013 11:29 AM
To: George Stock
Subject: Re: FW: 5158 - 450 N. Lindbergh Proposed Assisted Living and Memory Care facility

George:

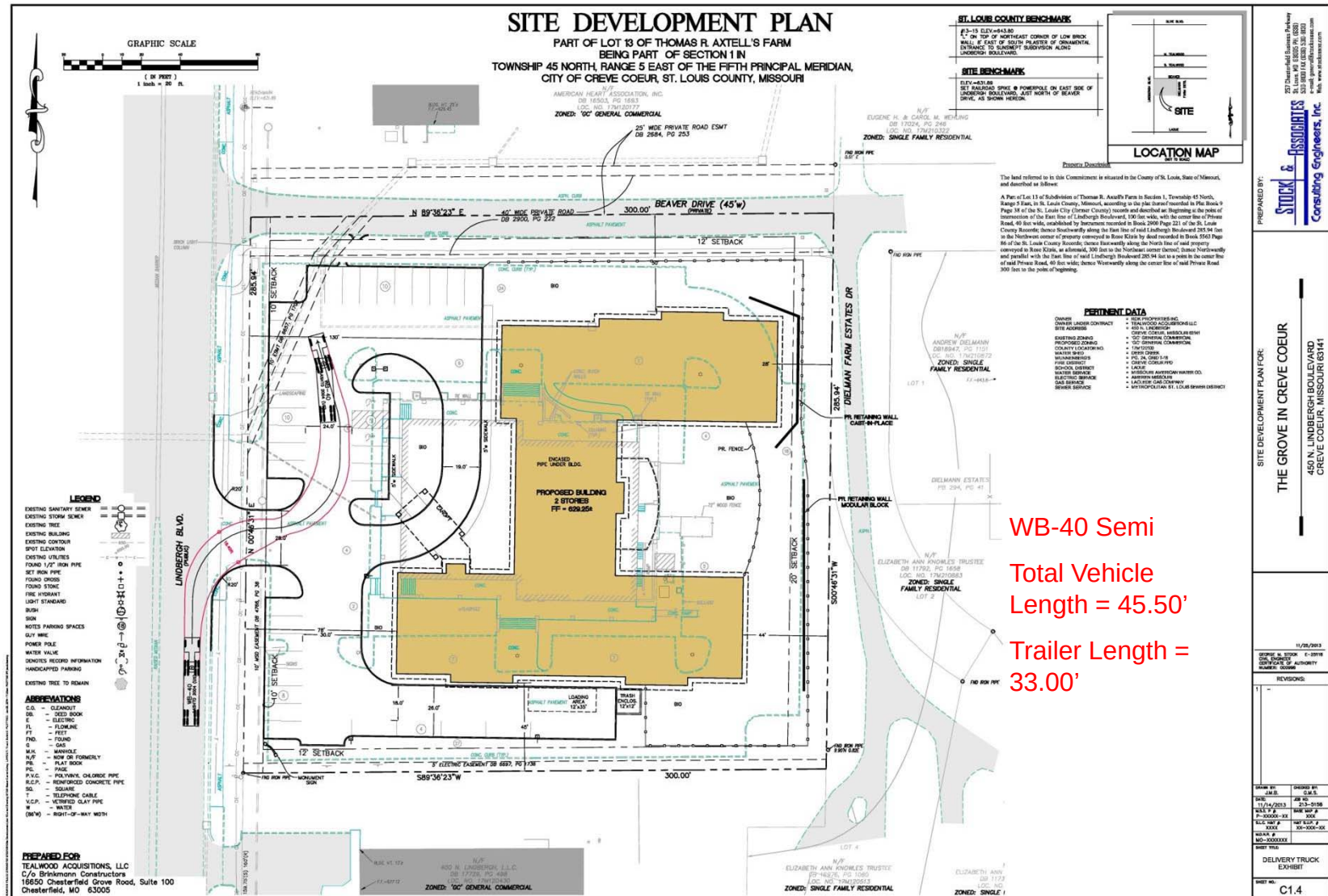
The proposed entrance shift for the subject development is feasible in concept. Please forward the site development plans onto me for permit review and comment.

David M. Brunjes
SL District Southwest STL County- Sr. Traffic Specialist
601 Salt Mill Road
Chesterfield, MO 63017
wk. #314.565.6715
e-mail- david.brunjes@modot.mo.gov

From: George Stock <george.stock@stockassoc.com>
To: "David.Brunjes@modot.mo.gov" <David.Brunjes@modot.mo.gov>,
Date: 07/29/2013 12:16 PM
Subject: FW: 5158 - 450 N. Lindbergh Proposed Assisted Living and Memory Care facility

David, attached is a Preliminary Site Plan for a new project at 450 N. Lindbergh Boulevard. Can you please take a look at the attached and let us know if you see any issues with the Proposed Driveway shift "South" from its current location? Thanks, George (See attached file: 5158-Base SDP.pdf)

AutoTurn Exhibit – Delivery Truck



Thank you.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, JANUARY 21, 2014

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman
Mr. Michael Barton
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
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

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 487-2259

1 CHAIRMAN MADDEN: Like to call to order the
2 Planning Zoning Commission Meeting for the City of Creve
3 Coeur, Missouri for Tuesday, January 21st, 2014.

4 We'll start with roll call.

5 Dr. Michael Barton?

6 MR. BARTON: Present.

7 CHAIRMAN MADDEN: Mr. Tim Carney?

8 MR. CARNEY: Present.

9 CHAIRMAN MADDEN: Mr. James Faron?

10 MR. FARON: Present.

11 CHAIRMAN MADDEN: Mr. Ken Howard?

12 MR. HOWARD: Present.

13 CHAIRMAN MADDEN: Mr. Charles Pullium?

14 MR. PULLIUM: Present.

15 CHAIRMAN MADDEN: Mr. Gene Rovak?

16 MR. ROVAK: Present.

17 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
18 Attorney?

19 MR. LUMLEY: Present.

20 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
21 of Community Development?

22 MR. LANGDON: Present.

23 CHAIRMAN MADDEN: Ms. Whitney Kelly, our City
24 Planner?

25 MS. KELLY: Present.

1 CHAIRMAN MADDEN: And, Ms. Julie Lowery, our
2 Recording Secretary?

3 MS. LOWERY: Present.

4 CHAIRMAN MADDEN: So that'll move us to New
5 Business.

6 It's a public hearing. Application No. 13-047:
7 Conditional use permit for an assisted living facility,
8 The Grove in Creve Coeur, located at 450 North Lindbergh
9 Boulevard.

10 Anybody that may be coming up to talk about this
11 later when I call you, or anybody involved in any way,
12 needs to come up and be sworn in now. Come up to the
13 front.

14 (The speakers were sworn in by the court
15 reporter.)

16 CHAIRMAN MADDEN: All right. Who's going to go
17 first for the applicant?

18 Mr. Stock.

19 Please state your name and address for the
20 record, please.

21 MR. STOCK: Good evening, Mr. Chairman, Members
22 of the Commission.

23 For the record, my name's George Stock. I'm
24 with Stock & Associates Consulting Engineers.

25 I'm here tonight on behalf of William Biermann

1 Company and The Grove in Creve Coeur, LLC, a for-profit
2 organization.

3 Joining me tonight are Mr. John Dalton of Lewis
4 Rice, our attorney; Mr. Bill Biermann, Mr. Dan Thies of
5 The Grove in Creve Coeur, LLC; Mr. Bob Brinkmann with
6 Brinkmann Constructors, our builder; Mr. Chris Wilson with
7 St. Andrew's, our operator, our manager, and Joe Nicolich,
8 assisted living consultant out of Denver, Colorado.

9 This project before you this evening is a
10 project that has been dramatically scaled back in size
11 from the plan presented to the neighbors during the summer
12 of 2013, and presented to the Board of Adjustment on
13 October 17th, 2013.

14 We heard resident comments at the Board of
15 Adjustment meeting and neighborhood meetings that were
16 commenced in the summer of 2013.

17 We have, to the extent feasible, made revisions
18 and additions to the plan to conform to the GC, General
19 Commercial Zoning District, and performance criteria of
20 the Comprehensive Plan.

21 Our project meets and exceeds three key
22 components of the Comprehensive Plan.

23 This project will improve the architectural
24 quality of the building stock along the Lindbergh corridor
25 south of Olive by replacing a 40-year old building.

1 This project protects the existing residential
2 area from encroachment of non-residential use, many
3 already under the current GC Zoning District.

4 This project places the green space adjacent to
5 the east and the north property lines adjacent to the
6 residential property and the residential access road known
7 as Beaver -- Beaver Drive.

8 This table is a summary of the existing
9 conditions on the site. Starting at the left side is
10 occupied by a two-story building, 20,000 square feet. It
11 has a floor area ratio of .23, based on that 20,000 square
12 feet. There's 117 parking spaces. And the building's got
13 a 17.1 building coverage. The total site coverage is
14 77.45 percent, that's parking and building. There's no
15 access from Beaver Drive, and the building setbacks from
16 the north and the east are 84 and 88 feet respectively,
17 and parking setbacks to the north and east are 14 and
18 13.8.

19 Today the property 2013 taxes paid was
20 35,171.67.

21 The second column is the proposal that we
22 started in the summer of 2013, and it went to the Board of
23 Adjustment.

24 It included a three-story building along with a
25 one-story component. The building totaled 60,937 square

1 feet. It had an FAR of .7. There were 75 beds, were 40
2 parking spaces and the building coverage was 33.9 percent,
3 and the site coverage was 63 percent.

4 We propose to shift in the access on Lindbergh,
5 and we had building setbacks from the north of 15 to the
6 east 23, and the parking was 10 and 155.

7 Our current proposal, which I described as
8 dramatically reduced in size, is a two-story building.
9 It's 41,900 square feet, four plates of 20,265 and 20,215.
10 The FAR is .36. There's 53 beds and there's 37 parking
11 spaces. The building coverage is 24.6 and the site
12 coverage is 53.63.

13 We intend to reuse the existing access to
14 Lindbergh Boulevard. And the building setback is from the
15 north 39 feet, east 28, north 15.6 -- or east 108, and the
16 estimated taxes after construction would be approximately
17 \$125,000.

18 The site, everybody knows, 450 Lindbergh
19 Boulevard. It's a 1.96-acre site. Its dimensions are
20 approximately 286 feet in the north south along Lindbergh
21 Boulevard, 300 feet east west along Beaver Drive, 286
22 along the east property line and 300 feet along the south.

23 Immediately to the south is a commercial
24 dialysis business. To the north is an office building.
25 To the west is Lindbergh Boulevard, multi-story office

1 buildings. And then to our east, it's a residential
2 development, Beaver Drive, as well also Dielmann Farm &
3 Estates, and there's three homes to the east and to the
4 southeast of our property.

5 This is the existing condition, which I
6 described a moment ago. The building's two-stories. Has
7 a split finish floor. To the north is elevation 62327 and
8 to the south is 63593, and that actually wraps around the
9 east side as the finished floor of the building. The
10 building's located 84.3 feet from the north property line
11 or the south edge of Beaver Drive. It's 88.7 from the
12 east. The parking, as I previously described, is
13 13.8 feet from the east, 14 from the north. There's 117
14 parking spaces and the site green space is 22.55 percent.

15 So the property is zoned GC, General
16 Commercial, and we're asking for a conditional use permit
17 in the assisted living.

18 Currently these permitted uses are taken
19 directly out of the City's Zoning Code. The Zoning Code
20 identifies multiple permitted uses not requiring
21 conditional use permit that, in our opinion, will be much
22 more intense. They don't live up to the spirit of the
23 Comprehensive Plan relative to a transition between
24 highway, commercial and residential.

25 There's things in here, such as pharmacy and

1 drugstores, pet stores, office machinery and equipment
2 rental and leasing, there's also professional office
3 buildings, there's appliance repair, there's dry-cleaning,
4 political organizations, parole and probation office,
5 credit card issuing, record production. There's numerous
6 that fit under the permitted use that could go on this
7 property and operate as a seven-day 24-hour operation.

8 Then there's the conditional use permits. This
9 is a list of the conditional use permits of which assisted
10 living falls under, which we're asking your consideration
11 tonight.

12 There's gas stations, convenience stores,
13 warehouses, supercenters, transportation, automobile
14 dealerships. There's a large array of what can go on this
15 particular piece of property, just move in today into the
16 existing building and/or raze and rebuild.

17 So I wanted to make sure that this was very
18 clear that our project tonight falls under the conditional
19 use permit, and we believe is the transitional, and is
20 compliant with the goals of the Comprehensive Plan.

21 Our proposed site plan locates the building
22 approximately 78 feet east of Lindbergh Boulevard and
23 39 feet south of Beaver Drive's edge of pavement or 50
24 feet south of our north property line, which is actually
25 the centerline of Beaver Drive.

1 The building is two stories. It's main entrance
2 is located at a porte-cochere on the southwest wing of the
3 building. Access to the site is from a reduced in width
4 driveway from Lindbergh. The driveway will provide
5 on-site circulation for drop-off and car parking of 37
6 spaces. Now these 37 spaces are 10 in addition to what's
7 required for this size facility; 25 of those spaces are
8 located to the north of the access drive and 12 spaces are
9 located south of the access drive.

10 The loading and service area, as well as trash,
11 are located along the south side of the building adjacent
12 to the existing commercial building.

13 All deliveries and pick-ups will occur between
14 8 a.m. and 5 p.m. Monday through Friday.

15 This location of services, along with the
16 mechanical equipment located on the roof behind the
17 mansard portion of the roof, achieve a principle design
18 guideline of screening items from public view.

19 The landscape plan, which will presently --
20 we'll present shortly here -- adds landscape buffering to
21 enhance those visual barriers.

22 As part of this project, we'll construct a
23 sidewalk and a school bus shelter along Beaver Drive.
24 This sidewalk will be separated from our project by a
25 fence. Also along Beaver Drive we will post no parking

1 signs.

2 A sidewalk has been added from Lindbergh to the
3 front door at the Lindbergh entrance. A second fence will
4 be located at the east end of the building to encompass
5 the courtyard.

6 In order to set the building finish floor six
7 and a half feet lower than the building's finished floor
8 that's there today, we'll be introducing two small
9 retaining walls ranging in height from 2 to 6 feet.

10 We believe the addition of a sidewalk along
11 Beaver Drive connecting with Lindbergh walk, in addition
12 to the school bus shelter, meet the pedestrian circulation
13 guidelines.

14 Overall storm water management includes
15 bio-retention, increased green space, preservation of
16 green space, meeting and exceeding the requirements of the
17 Metropolitan St. Louis Sewer District.

18 In addition, there's adequate utilities, water
19 and sewer, serving this site.

20 From what's there today, as far as the
21 impervious coverage is concerned, we have no overall
22 reduction in the storm runoff.

23 Just kind of some of those things I just read,
24 I'll try to blow them up. So at the corner, this is the
25 school bus shelter that we're proposing, it would be

1 outside the right-of-way, would be located right here.
2 Sidewalk, which runs along Lindbergh north south, we would
3 run that sidewalk, basically, along the south side of
4 Beaver Drive. We would retain the existing trees, which
5 are located just adjacent to Beaver Drive.

6 We would be installing a perimeter anodized
7 black aluminum fence from the front corner of the building
8 running behind the sidewalk. It would then run along the
9 east property line south, and it would encompass the
10 property, come around the south side, tie into the
11 building in this location.

12 This is the area of the service dropoff and the
13 loading. And you'll see in future slides, when we do the
14 footprint of the building, that this is really the kitchen
15 and the service area, so loading, trash enclosure.

16 This is a non-smoking facility. Smoking
17 designation would be located along the south here, and not
18 be located along Lindbergh Boulevard.

19 The two retaining walls that I described are
20 located right here. These would be modular block walls
21 ranging from 2 feet in height, both at the north and the
22 south to 6 feet. Same is true here.

23 This is the open courtyard, and this would have
24 a secondary, another anodized aluminum black fence that
25 would enclose this area of the -- of the courtyard.

1 The building, and you'll see this momentarily,
2 the building is 28 feet from the property line located
3 here, 44 feet, but the positioning is there's just one
4 bedroom, one bedroom, so there's a total of two bedrooms
5 on each side, four bedrooms are closest to the residential
6 and the rest of the bedrooms are located internal. So
7 we've been very sensitive about how we place the building,
8 the spacing.

9 The other component, which we'll see a little
10 bit later, is the elevation and finish floor and how that
11 elevation of the building is compatible with the adjacent
12 property.

13 The parking spaces, as I described, 25 of those
14 spaces are located here to the north side. This is the
15 existing commercial entrance that's there, just half the
16 width of what's there today, we're reducing in size. The
17 balance of that parking is located along the south, and
18 there's some parallel spaces located there.

19 So, reviewing our project relative to the GC
20 Zoning Code, this is just really a comparison table to
21 demonstrate compliance.

22 So lot size minimum is 21,780 square feet. Our
23 lot's 85,764. A minimum lot width is 75 feet required,
24 we're 286. Locked up 150, we're 300. Building height
25 allowed is three stories 45 feet. We're two stories

1 41 feet. Site coverage is 63 percent, we're at 53.63.
2 Floor area is .4, we're .36. Rear yard setback's 20,
3 we're 28. Side yard is 12, we're 45. Landscape buffer is
4 20, 28. Parking is one space for every two beds, 37
5 spaces provided, so we exceed the required amount by ten.

6 So this is the building's first floor plan.

7 The building footprint is 20,265, identified
8 down at the bottom. The main front door at the
9 porte-cochere is located here on the southwest leg of the
10 building.

11 There is a access, emergency access door, here
12 along the north wing; there's one along the south wing,
13 and, again, those are within the areas of the encompassed
14 with fence.

15 Those are the two retaining walls. That area
16 which I was describing as the service. There's the
17 kitchen, laundry, storage, and then there's the outside
18 yard storage, work, maintenance, electrical, boiler, all
19 those are internal through the building.

20 So there's no bedrooms on the first floor
21 located on the east. There are two bedrooms located here
22 on the north wing to the east that, as you'll see, when
23 some sections, those are actually down below grade.
24 They're actually lower than the elevation of the property
25 line. To east. You have the corridor. You have the

1 bedrooms and you have the reception, waiting,
2 administration here in the front, salon, theater, chapel.

3 Second floor. Duplication stacked on top a
4 little bit different square footage, 20,215. These are
5 the four bedrooms that I think would be of some concern to
6 the residents. They're the ones that are on the second
7 story. Then, again, they turn the corner and these
8 bedrooms are all looking internal to the courtyard. There
9 are no bedrooms on the second floor. There's dining,
10 there's service, dining, service. So these are not
11 bedrooms that are looking east, and, quite frankly,
12 they're tucked away from the east property within the
13 courtyard.

14 This is the building from Lindbergh Boulevard,
15 and the building is primarily designed as stone, brick and
16 stucco.

17 There's been some comments from staff relative
18 to the amount of stucco -- stucco in proportion to the
19 stone and brick. The mansard roof of which the mechanical
20 equipment's behind, the building from the -- the crest to
21 the base is 41 feet.

22 This is the Lindbergh elevation. This is the
23 north. This is what it looks like from Beaver Drive.
24 This is the east elevation.

25 So, again, these are the wings that are located

1 on the north; wing located on the south. This is the area
2 within the courtyard that's actually recessed. This is
3 the south elevation. And in your staff report there was
4 identified some inconsistencies with the south elevation
5 relative to the site plan. There was a bump-out on the
6 building, which was located here, and that's what was
7 being referenced. That's been removed, so the elevations
8 do match the site plan.

9 And the comment that I was making, you know, a
10 moment ago relative to the materials, we're open to what
11 is the appropriate mix of materials on this building, so
12 it's more stone, more brick, less stucco, we are open to
13 that, and the Board being able to work through that with
14 this Commission and staff on the appropriate mixture, but
15 these are all very good sustainable building materials
16 consistent with the brick homes that are in the
17 neighborhood, consistent with what's identified in the
18 Comprehensive Plan to improve the overall quality of the
19 buildings along the Lindbergh Corridor.

20 Our landscape plan. So this -- this plan has
21 been prepared by Loomis & Associates, professional
22 landscape architects, and the intent is to maintain the
23 existing trees along Beaver Drive, and any trees and
24 vegetation along the east property line.

25 In addition, it's to increase the buffering of

1 the trees located along the east property line, along the
2 north property line, and then any of the open green areas,
3 as well as this service area.

4 So the total on this plan is intended on this
5 1.96 acres is to plant 42 new trees and 337 shrubs. So --
6 and these are not small trees. Obviously, this is the
7 legend and the schedule of all the materials, but the --
8 the different pine trees are 8 feet. The deciduous trees
9 are anywhere from two and a half to 2 inch caliper trees.
10 Pines anywhere from 6 to 8 feet. And 5 to 7 gallon on --
11 on the shrubs.

12 So this plan, I don't believe, has been reviewed
13 by staff. Staff had reviewed an earlier version of this
14 plan, and they had commented that the plan needed to be
15 enhanced.

16 And I stand here before you, our objective is to
17 have this facility blend with the neighborhood, meet the
18 objectives of the Comprehensive Plan, meet the objectives
19 of the staff, and so this -- this plan has been approved.

20 Another feature is the -- is the actual
21 sustainability of the storm water. So all of our storm
22 water will be treated in bio-retention, rain gardens, so
23 we'll have a rain garden within the courtyard, we'll have
24 a rain garden at the southeast corner of the building, and
25 a rain garden at the northeast corner of the building,

1 we'll have rain gardens out in the parking lot.

2 And, again, we're taking a site that's
3 77 percent impervious, we're reducing it to 53 percent,
4 and we're furthermore implementing these best management
5 practices in order to improve the overall storm water
6 quality and improve the rate of runoff as it ties in the
7 system on Lindbergh Boulevard.

8 Lighting. So our lighting plan or photometric
9 plan, we propose four 24-foot high light standards in the
10 parking lot. So three of them are the east side of the
11 building and then one within the service court. The
12 illumination levels are anywhere from 3.5 foot can -- or
13 as high as 4.5 foot candles located here, 3.5 foot
14 candles, 2 foot candles, and there is no illumination, all
15 zero foot candles around the perimeter of the site.

16 So, really, what are we lighting up? We're
17 lighting up the parking lot along the commercial building
18 to the south, and we're not really extending back to the
19 east where the residential properties are. And it's
20 really just the front along Lindbergh, and the rest would
21 maintain that residential character as you transition from
22 Lindbergh Boulevard back to the east.

23 So the operation, just try to kind of go through
24 this with you, but it's a lot of information. This is
25 really the operation of the facility and the safety

1 features that are incorporated in this project.

2 The day shift staffing projections are based on
3 53 residents, so I mentioned there's 51 units, but there
4 could be 53 beds, two of those units could have two beds.
5 So it's based on 53 residents, and there's 18 workers
6 during the day, and that's listed here; one administrator,
7 one office worker, nursing manager, two medication
8 technicians, five caregivers, three dietary staff, two
9 housekeepers, one activity person, one marketing person,
10 and then half the times a maintenance person, the other
11 half the times a dietary manager.

12 That staff scales back in the evening. The
13 evening shift is really eight providers. The night shift
14 also includes two medication technicians and four
15 caregivers.

16 This is a little bit about the shifts. The day
17 and evening shifts will overlap for about 30 minutes
18 around 3 p.m. Evening and night shifts overlap for about
19 30 minutes around 11 p.m. And the night and day shifts
20 overlap 30 minutes around 7 a.m.

21 100 percent occupancy is the 53 residents I
22 mentioned.

23 The deliveries. So, we're in control of the
24 deliveries. We don't want any early morning deliveries,
25 so it's between 8 a.m. and 5 p.m. And the types of

1 deliveries to the facilities and the frequency and size
2 and type of truck.

3 Little bit later I'll show you the turning
4 movements so that you understand how these turning
5 movements occur with the deliveries coming off Lindbergh
6 Boulevard.

7 But the food delivery is two times per week.
8 Short trailer. Sysco Food trailer would be a good
9 example. Medical supplies one time per week. Cleaning
10 and paper supplies one time per week. Trash pick-up twice
11 a week. And eight to ten small package deliveries,
12 example is UPS, pharmacy van. The facility will have one
13 van.

14 Safety. So the type of security system that
15 we'll use to ensure residents do not wander off premises.

16 Devices commonly used in memory care facilities
17 protect against, these devices are allowed by local, state
18 and national fire and building codes.

19 All exit doors are alarmed. When a door is
20 opened an alarm sounds or the alarm is sent to a device,
21 typically a pager carried by a staff member.

22 And, remember, there's a door on the north wing,
23 south wing and, again, it's within a fenced-in area, and
24 then there's the main door at the porte-cochere.

25 By design, the alarm cannot be reset remotely,

1 so a staff member must physically go to the door to see
2 why it was alarmed. These alarms can be turned off or set
3 up on a timer so that the main entry doors that are
4 monitored by staff, such as an office worker,
5 receptionist, do not alarm every time the door is opened.

6 Most memory care units typically have some type
7 of electronic security measures in place to help prevent
8 elopements.

9 These measures can include electronically locked
10 doors, electromagnetic lock with delayed egress passage,
11 that prevents individuals from passing through the door.
12 Staff have a code card or a fob that allows them to pass
13 through the door unrestricted, but residents cannot freely
14 pass.

15 These systems are tied to the building fire
16 alarm and sprinkler system so that doors automatically
17 unlock when the fire alarm or sprinkler system is
18 activated so occupants are not trapped and so firefighters
19 have free access.

20 Sometimes, occupants of a memory care unit will
21 wear a bracelet or a necklace with a device that locks
22 exiting doors when an individual gets within close
23 proximity to the door.

24 These types of devices allow greater flexibility
25 than the locking devices described above because not all

1 occupants who have a memory impairment would be considered
2 an elopement risk.

3 Again, doors will automatically unlock if the
4 fire alarm or sprinkler system is activated similar to
5 what's described above.

6 So there's been a lot of fear and discussion
7 about residents wandering and wandering the neighborhoods.

8 Representatives of our team spoke with Creve
9 Coeur Officer Grace Fico -- Fico on Wednesday, 1/15/14.

10 Officer Fico is the Crime Prevention and DARE
11 Officer for the city. She advised that she was aware of
12 only one incident involving an elderly individual
13 wandering.

14 In addition we spoke to Mr. Jerry McQueen,
15 Public Information Officer for the Creve Coeur Fire
16 Protection District. He is not aware of any instances of
17 residents wandering away from assisted living facilities
18 in the City of Creve Coeur.

19 So this diagram is what we have spent several
20 months in site planning, and really it's a site plan
21 superimposed over the aerial. But as you start with the
22 north, south, there's a section that's our Section AA, and
23 the purpose is really to look at the proportion of the
24 building and the placement of the building relative to a
25 lesser degree of the commercial buildings along the north

1 and the south.

2 And that Commercial District really today comes
3 all the way back, sits back and then you have the
4 residential transition. But all these sections go through
5 our site, our building, and then they go through the
6 commercial buildings, they go through a residential
7 building here -- or a residential home, residential home,
8 residential home, residential home.

9 And so as we just look down on that -- go to the
10 next slide -- what we've done, Section AA is that north,
11 south, and, basically, what we look at is the commercial
12 building, which is to the south of us, it's a single-story
13 building. It's located 90 feet to the south. Our
14 building is 50 feet, and I apologize that you can't see
15 those numbers, but that's 50 feet. Our two-story
16 building. And then you're cutting through the
17 porte-cochere. Part of our building in that location, the
18 existing grades how we're cutting, and then we have some
19 fill as we go to the north. This is Beaver Drive, and
20 then this is the office building that's to the north.
21 And, again, relative to the office building, we're of
22 comparable finished floors and height with the difference
23 that they don't have the -- the mansard roof on there.

24 More important than that section is really the
25 BB. The BB section's the one that goes through the first

1 resident, the Wheeling resident, which is located about
2 98 feet north, so 98 feet north of Beaver Drive, and then
3 our building's 71 feet. And this is where you start to
4 see where the building is recessed lower than Beaver Drive
5 and lower than this -- this home. This home is --
6 elevation is 639 for the finished floor. That's actually
7 10 feet above our first floor. Our second floor is 642.
8 So our second floor is approximately 3 feet taller than
9 that home.

10 As we continue, we go to Section CC. This --
11 this section is really cut directly east, from west to
12 east, and it's picking up the -- Mr. Andrew Dielmann's
13 home, which is located here, so this, what you really
14 start to see is, again, there is the existing grade. Our
15 building is down at elevation 629.25. Our second floor is
16 642.25. And when I project that across, the building's 71
17 feet in that location, the 98 feet to the house, and the
18 house's finished floor is 643.8. So this house is a
19 little more than a foot above our second floor.

20 So I think when we had a three-story building on
21 this site, there was the concerns of the third floor
22 looking down on to the residential property. By making
23 this a two-story building, we start to address that
24 concern.

25 As I go to the next section, CC -- I'm sorry --

1 DD, which is going through Ms. Elizabeth Knowles'
2 resident, which is located at No. 4, and, again, as you
3 come south on the site, you start to really see where
4 we're lowering the building 6 feet into the existing
5 grade. That's what's being cut there and we have the
6 slope --

7 VOICE: Go down a little more.

8 VOICE: Go down a little more. There you go.

9 MR. STOCK: So this -- this residential home is
10 approximately 147 feet from the property line, and this is
11 existing vegetation that's along the property line, and,
12 again, we would be planting new vegetation with the
13 landscape plan on our side of the property, and then 57
14 feet to the building.

15 But, again, on this particular home, the lowest
16 level here is 652.8, so this lowest level is actually
17 10 feet above our second floor occupied.

18 And then Section EE is No. 2, and that's also
19 Ms. Elizabeth Knowles', and I don't know if this is
20 correct, but this is all St. Louis County Assessor's, as
21 far as the ownership, so, hopefully, I'm correct, this
22 home, the finished floor is 645.76, so, again, it's 3 feet
23 above the second story. In this case, you're seeing that
24 retaining wall, you're seeing the building cut into the
25 existing grade, and you're seeing the landscaping there.

1 So, again, the goal and objective of this is to
2 look at those residential properties and how to protect
3 these homes -- this -- this facility from the homes and
4 the privacy that they have.

5 We also did three sections, I, personally, was,
6 with permission, was on Mr. Dielmann's property, and I
7 took some photographs, basically, from the fence in the
8 corner of his property, so in all these photographs I'm
9 really standing at the fence. It's right behind me here.

10 And I'm looking due west, and I -- this -- this
11 is I'm looking somewhat southwest, this is looking due
12 west, and this is looking northwest. And so this is the
13 existing vegetation, which is partially on his property,
14 partially on our property. It's what we would retain.
15 It's what we would enhance. And, really, what the
16 sections are showing is no different than what I, more or
17 less, described, which is standing at his pool, again,
18 your line of sight, there's not somebody looking down on
19 the pool. You're basically at the same elevation. The
20 second floor is at the same elevation grade of the pool.
21 Again, the third -- when it was a three-story building,
22 it, obviously, wasn't the case.

23 But, again, what we're proposing on all these is
24 to increase that landscape and increase that buffer along
25 the property line.

1 The other item that we've done is we've done a
2 traffic impact study, so we've engaged
3 Bernardin-Lochmueller & Associates, and really tasked them
4 with measuring the amount of traffic that would be
5 projected from this 51-unit, 53 person facility, and
6 compare it to what's there today, if it were occupied, if
7 it's half occupied, and then all those uses I showed you
8 under the permitted use, which are more intense, what
9 could happen.

10 And so, really, what's summarized here is
11 Bernardin-Lochmueller has prepared this traffic study, and
12 it's based on the 51 residential units, it's based on a
13 building of 41,900 square feet, and it would be replacing
14 the existing 20,000 square feet.

15 I'll read it. Access to the development would
16 be provided via the site's existing driveway on Lindbergh
17 Boulevard, which would be reconstructed and narrowed to
18 satisfy current design requirements. The existing median
19 on Lindbergh prohibits left turns in and out of the site,
20 thereby limiting the access to right-in right-out only.

21 The proposed development would facilitate a
22 reduction in the amount of surface parking spaces. The
23 site currently provides 117 parking spaces, and the
24 proposed senior living community would provide only 37,
25 which is a 69 percent reduction in parking.

1 The purpose of this trip generation assessment
2 was to forecast the amount of traffic that would be
3 generated by the proposed development on a typical
4 weekday, and then compare that to the traffic to the
5 amount that would be generated by the existing building on
6 the site, assuming full occupancy, with uses permitted
7 under the current zoning.

8 The number of trips that would be generated by
9 the proposed senior living community was forecasted using
10 the ITE Manual, Trip Generation, Edition 9. And this is
11 the resource which is the universal tool used to quantify
12 the traffic generation characteristics of various land
13 uses.

14 The Land Use Code is 254. It's assisted living.
15 And it indicates that these facilities generate 2.66
16 weekday trips per unit on average.

17 So when applying this metric, the proposed
18 senior living community development would generate 136
19 daily trips. This is summarized in Table 1, so 68 in and
20 68 out.

21 These trips were then compared to the amount of
22 trips that would -- could be generated by the existing
23 commercial building on the site, assuming full occupancy
24 with permitted uses. The site is currently zoned CG,
25 General Commercial, and a variety of commercial uses are

1 permitted by the zoning, including retail.

2 It is our understanding that the existing
3 building most likely -- most recently housed several
4 retailers, which have now vacated the site.

5 The number of trips that would be generated
6 assuming full occupancy of the existing building with
7 retailers was estimated using data provided in the same
8 ITE Ninth Generation Trip Manual.

9 And it was using a Land Use Code 820, Shopping
10 Center, and it indicates that retail space generates 42.7
11 weekday trips per thousand square feet.

12 When you apply this metric, the existing
13 building table, occupied with retailers may generate as
14 many as 854 daily trips, so when you compare that to the
15 assisted living, it's really 85 percent fewer trips, based
16 on our building.

17 Now, the retailers that formerly occupied the
18 existing building could have included one or more lower
19 intensity uses, for example, an insurance office, which
20 may differ somewhat from the profile of retailers
21 reflected by the data in Table 2.

22 So it present a more conservative approach the
23 number of trips generated by the existing building was
24 estimated assuming full occupancy with general office,
25 which is consistent with the building to the north and

1 consistent with the building on the west side of Lindbergh
2 Boulevard.

3 So when you use same manual, Ninth Edition ITE
4 Code 710, which is office, it indicates that office
5 generate eleven weekday trips per thousand square feet, so
6 when you apply this metric, it's 220. So 136 for assisted
7 living, 220 for all office, as many as 840 if it's all
8 retail.

9 So in conclusion, the proposed development would
10 generate 136 trips over the course of a typical weekday,
11 and based on that amount, the development would be
12 characterized as low intensity traffic generated.

13 I think that pretty much summarizes it.

14 The other step that we've taken is we've -- I've
15 had discussions with MoDOT, actually, the original plan is
16 we were moving forward with we had talked to MoDOT and we
17 ended up tying their conceptual approval.

18 Most recently on August -- or, well, within the
19 last couple weeks, I met with MoDOT again, and MoDOT has
20 signed off on our actual -- we have conceptual approval
21 for this plan and this driveway modification.

22 So on the turn exhibit, I'm going to try to move
23 this along, so lot of question about staging of trucks
24 potentially being on Lindbergh inhibiting the flow. We
25 envision, again, these are not tractor trailers, they're

1 not WB 63s or 72s. We're small panel delivery trucks.
2 And this is really just an auto turn showing how the truck
3 can pull in, move into the front parking lot. They can
4 move around, get to the loading area, how they can move
5 out of the loading area, be serviced on the loading area,
6 be able to come out, maneuver through the parking lot and
7 be able to go north on Lindbergh.

8 With that said, concludes our presentation.

9 I'm here to answer any questions, and we have
10 our entire team here to answer any questions the
11 Commission may have.

12 CHAIRMAN MADDEN: Questions?

13 MR. ROVAK: Pretty -- pretty complete
14 presentation.

15 MR. HOWARD: I have a question.

16 MR. STOCK: Yes.

17 MR. HOWARD: You said that there's no -- there's
18 no light spillage on the northwest and the south side.

19 MR. STOCK: Yes.

20 MR. HOWARD: Is the back court not going to be
21 lit at night? I didn't see that on the light survey.

22 MR. STOCK: Yeah, there would be lights on the
23 door, you know over the doors, there would be a light that
24 casts straight down, but there would be no freestanding
25 pole lights.

1 MR. HOWARD: Not going to light up the yard?

2 MR. STOCK: No.

3 MR. HOWARD: The courtyard?

4 MR. STOCK: No.

5 Again, those doors, again, just reference that
6 stairwell exit here is located on the south and located on
7 the north.

8 MR. LUMLEY: Are there emergency gates in the
9 fence? If somebody goes out those doors, so they're not
10 trapped in -- if the building's on fire, for example, they
11 can get away?

12 MR. STOCK: There would be a gate on the north
13 side and there would be a gate on -- so on the northwest
14 and the southwest there would be a gate.

15 MR. LUMLEY: And are those secured or not
16 secured?

17 MR. STOCK: I don't know that -- assume almost
18 the same as the doorways themselves, they'll have alarm
19 hardware on them.

20 CHAIRMAN MADDEN: Anybody else?

21 Mr. Faron.

22 MR. FARON: Yeah, I have a number of questions
23 if you want to address them right now before staff and
24 public comment.

25 But so in talking to MoDOT, the bus stop was

1 brought up and they were in agreement with that up at --

2 MR. STOCK: Well, this isn't a Metro bus stop.

3 MR. FARON: Right.

4 MR. STOCK: And I think what we're -- I don't
5 know that MoDOT has anything to say about what we're
6 doing. Now, I'm not trying to hide it from them, I
7 haven't talked to them.

8 This is really just refuge for the neighborhood.
9 It's for the children. It's really for the Ladue School
10 bus --

11 MR. FARON: Right.

12 MR. STOCK: -- so we're not promoting a bus stop
13 for Metro, it would be on private property. And my
14 understanding is that the bus stops are at the end of the
15 street today, and that's really information that I've
16 ascertained from --

17 MR. FARON: Right.

18 MR. STOCK: -- the residents.

19 MR. FARON: Yeah, I shouldn't have mentioned or
20 stated or implied it was Metro.

21 But if you're going to provide that, if there's
22 an issue with the right-of-way, is that able to be pulled
23 back off that right-of-way, and --

24 MR. STOCK: Yeah.

25 MR. FARON: -- still be provided for the

1 residents?

2 MR. STOCK: So this is the right-of-way line.
3 And the sidewalk's really, you know, an expanded shoulder
4 off the back of Lindbergh Boulevard, so we would tie that
5 sidewalk, and we would run that sidewalk, basically, on
6 private property, we put in a sidewalk easement.

7 But that shelter, we're showing it on private
8 property, so there's some easement or agreement, and for
9 that reason, we're not intending to go to MoDOT, but we're
10 not going to hide it from them, I mean.

11 MR. FARON: Well, now seeing that it's, yeah,
12 blowing that up, it's not in the right-of-way.

13 Continuing on that theme. So the -- the -- the
14 pedestrian issues that were raised in the staff report,
15 you've kind of addressed those from Lindbergh back to the
16 entrance to the building it seems like with the crosswalk
17 there and --

18 MR. STOCK: We have. So we've added a piece of
19 sidewalk along the north side of our drive, strike a
20 crosswalk that would be integrated with the ADA accessible
21 striping here up and then coming across under the
22 porte-cochere to the front door.

23 So that has been added since staff commenting.

24 MR. FARON: Continuing on, I've seen here and
25 it's been brought up at times because of the median and

1 the way Lindbergh Avenue is set up, once you miss that --
2 that entrance, you're kind of tempted to pull on to Beaver
3 Drive there.

4 MR. STOCK: Uh-huh.

5 MR. FARON: I know you have the parking signs
6 there. Is there anyone -- or how would you address that
7 if someone does miss that entrance?

8 I guess the expected response would be to go up
9 to Olive, turn completely around, go through the
10 cloverleaf, come back to the --

11 So if somebody is on that street, is there
12 anyone, and you gave us a lot of information, the -- the
13 staff or someone -- will there be someone to go out there
14 and police that situation if it would become a problem,
15 you know, consistently? I mean I don't know if the signs
16 would be enough, I'm saying, you know.

17 MR. STOCK: I think the signs -- I don't know
18 about staff going out there and -- and policing that. I
19 think, you know, any of the staff that are coming there
20 will be familiar with it. There would be some visitors.

21 We would have signage identifying the driveway,
22 you know, located here.

23 We would have no access. We can put a sign no
24 access from Beaver Drive to the site, so people aren't
25 tempted to drive down there --

1 MR. FARON: Right.

2 MR. STOCK: -- because, you know, obviously
3 there's no where for them to go --

4 MR. FARON: No.

5 MR. STOCK: -- should they make that turn.

6 Lot of concern is overflow parking. This --
7 there are, you know, again, we are very comfortable with
8 the amount of parking.

9 There are those special events, whether it's
10 Thanksgiving or it's the holidays, and under those
11 circumstances there will be a shuttle service to shuttle
12 people there, so that nobody's parking on there.

13 MR. FARON: Well, some people had brought up,
14 you know, in an emergency situation, looking at the, you
15 know, demographics of the building, who might be, you
16 know, staying there, and possibly there would be some kind
17 of front guard or attendant inside that could address
18 those issues if there was an emergency and a number of
19 family members had to just park on Beaver and they had to
20 get into the building, or something like that.

21 Just -- just a question of whether it could be
22 addressed by someone coming out there and saying, you
23 know, this is not acceptable.

24 MR. STOCK: Well, I think, absolutely, I mean if
25 it's a problem, then we would staff it and manage it, or

1 if it's on those holidays, we would certainly have
2 somebody there making sure that people are not turning
3 onto Beaver Drive or parking on Beaver Drive.

4 MR. FARON: The rain gardens that you mentioned,
5 those are going to be bio-retention right there, correct?

6 MR. STOCK: That is correct.

7 MR. FARON: And those are accessible in terms of
8 pedestrian, you know, use or traffic? I mean in terms of
9 a rain garden, I mean it's something you can look at and
10 it's pleasant to view, but in terms of using that land,
11 that would not be an option?

12 MR. STOCK: Well, other than educational, you
13 know, and, again, I'm not sure who we're trying to
14 educate.

15 I think when you look at the one in the
16 courtyard, you know, that's really -- that's going to be
17 amenity. That's going to be landscaped. You know, there
18 can be some educational component or sign posted for the
19 users.

20 The one at the north, you know, again, at the
21 north it's inside the fence, so it's not accessible by the
22 public, I don't think we're trying to encourage anybody to
23 come look at this one.

24 MR. FARON: My direction in that question would
25 be related to the residents. If they are going to go

1 outside on occasion, there has been some concern about
2 just limited access to the outside, and kind of corralling
3 these people inside more than they might want to be, you
4 know, some kind of --

5 MR. STOCK: That's this area, basically, right
6 in the courtyard.

7 MR. FARON: But not that -- not where the -- the
8 rain garden is, just around that rain garden and in the
9 courtyard.

10 MR. STOCK: I -- I never thought, you know, I
11 don't know that I perceive the rain garden to be a hazard,
12 you know, they're generally pretty shallow and they're
13 heavily landscaped and vegetated, so I don't know that
14 we're trying to keep them out of that area.

15 MR. FARON: Right.

16 MR. STOCK: Really, the hard scape and the patio
17 where there will be some chairs, tables.

18 MR. FARON: So there's enough room outside for
19 the residents that you're saying?

20 MR. STOCK: It's a large area.

21 MR. FARON: Okay. Um, in looking at the
22 section, the site lines, and just with my background, I
23 will ask you about the materials and the elevations, the
24 facades and stuff like that.

25 You said you're willing to work with -- work

1 with us on increasing some of the stone and maybe brick --

2 MR. STOCK: Yes.

3 MR. FARON: -- elements of the building.

4 MR. STOCK: Yes.

5 MR. FARON: You know, the E-system there that
6 I'm looking at, you say stucco, it will be an E-system
7 probably, correct?

8 MR. STOCK: My understanding is it's stucco.

9 MR. FARON: It is going to be --

10 MR. STOCK: There's a difference between the
11 two.

12 MR. FARON: So it's going to be not a panelized,
13 it's going to be a bit rusticated and you're going to see
14 some --

15 MR. STOCK: Yes.

16 MR. FARON: So in that case, I know sometimes
17 that can be problematic, but it's too low and get struck
18 and be damage done.

19 It would, to me, it would be nice to kind of
20 bring that above the first floor, so at least half of the
21 building is stone or brick, and that system is just above
22 that first level. You know, there with the trees and
23 stuff, and I think you've got some, you know, some lines
24 in there to add some shadowing and stuff like that, but is
25 there an option to increase that stone --

1 MR. STOCK: Yes.

2 MR. FARON: -- to some burnished and some
3 rusticated --

4 MR. STOCK: Yes.

5 MR. FARON: -- elements around the building, on
6 all sides I would say. I think the residents are, you
7 know, would be interested in increasing, you know, that
8 kind of look.

9 MR. STOCK: Yes.

10 MR. FARON: Okay. And -- and on the south
11 elevation, you removed that tower there.

12 MR. STOCK: Right.

13 MR. FARON: I know you're kind of probably
14 making that cut inside of the -- the drop-off there or the
15 service core and the enclosure. Would those enclosures --
16 or that enclosure be of the same material as what's -- I
17 don't see any cuts on that or, you know, visuals on that,
18 and I think that was brought up to us a concern and it
19 might need to be changed.

20 MR. STOCK: Yeah. And, you know, to be honest
21 with you, I can't answer that question.

22 I -- I know what staff had brought up, there was
23 a bump-out on that side of the building, which has been
24 moved to the north. But where that service door is, you
25 know, where this -- how you would get into the building --

1 MR. FARON: Right.

2 MR. STOCK: Obviously, I don't see detailed on
3 the south elevation either.

4 MR. FARON: Right -- I mean I know you're not
5 going to -- sometimes when those elevations are made,
6 they're like you're standing right against the building.

7 At times it would be nice if you were back
8 across the street, so where you're going to realistically
9 see that elevation, say from Lindbergh too, and noticing
10 that service drop and that enclosure.

11 I mean it becomes kind of a key part of the
12 visual --

13 MR. STOCK: Yeah --

14 MR. FARON: -- aspect of the south elevation.

15 MR. STOCK: Right. And this whole trash
16 enclosure, I mean that's going to be of a similar building
17 materials, and that's not going to be a wood stockade. I
18 mean that is going to be some stone, it's going to match
19 the building.

20 MR. HOWARD: That'll be the stone and brick, not
21 the stucco portion?

22 MR. STOCK: That's correct.

23 MR. FARON: I was -- as I was taking some notes
24 here, you seemed to address the issue with the pool of the
25 residence directly behind the building, so you're

1 confident that your site lines and those section cuts, and
2 with the additional coverage that you're going to put at
3 the back of the project on, I guess the east elevation
4 there, is not going to impede on that residential use of
5 the pool?

6 MR. STOCK: Right. I'm very confident of the
7 vertical elevation that's shown in the section with
8 topography. I'm not sure that this landscape plan right
9 here is the exact right solution, you know, you know,
10 there may need to be a more concentration of the different
11 trees or species. That has to be worked out.

12 But I am confident with what I personally saw
13 standing in the yard, our surveyor shooting the elevations
14 of the finished floor of their home, shooting the
15 topography in the backyard, shooting this grade, that
16 vertically we have the second floor at or below their
17 finished floors.

18 MR. FARON: And that plan is the updated
19 landscape plan? I know there was an original one that was
20 kind of weak.

21 MR. STOCK: This is further advanced.

22 MR. FARON: This is further advanced?

23 MR. STOCK: Uh-huh. And staff has not had the
24 opportunity to see this.

25 MR. FARON: I mean I say a lot of this, we are

1 just seeing for the first time. A lot of the details you
2 put at the beginning, I would love to be looking at those
3 as you're talking anyhow --

4 MR. STOCK: Yeah.

5 MR. FARON: -- but -- but I don't -- you know.

6 MR. STOCK: Well, I just -- I have an actual --

7 MR. FARON: Sure.

8 MR. STOCK: -- printout PowerPoint for each one.

9 MR. FARON: Okay. And maybe the last thing, I
10 might have further questions, I'm sorry to ramble on, but
11 on the FAR, the foreseeable use of the building is not --
12 you're not looking to change the use of that space inside
13 in terms of going to some leasable space if --

14 MR. STOCK: No.

15 MR. FARON: -- the chance arises?

16 MR. STOCK: No, this is our program. This is
17 the project. What you see is the project. You know,
18 there were some questions asked, maybe at one of the
19 neighborhood meetings, well, how do we know if this is
20 really what the building's going to look like. And I
21 said, well, we don't present something and then build
22 something else. I mean there's building inspectors, you
23 know, so the program's the same. The program inside the
24 finished work was permitted where we go, there's no change
25 or moving different spaces.

1 MR. FARON: Seems like, yeah, in the email that
2 I read that there was concerns about where you take from
3 common space --

4 MR. STOCK: Uh-huh.

5 MR. FARON: -- spaces that could be used for
6 medical services or kitchen support or whatnot.

7 You are just looking at corridors, elevators,
8 stairwells, storage --

9 MR. STOCK: Yes.

10 MR. FARON: -- electrical boilers, stuff like
11 that --

12 MR. STOCK: That's right.

13 MR. FARON: I may be missing one. Storage
14 linen. But that's all you're looking at right now --

15 MR. STOCK: Yes, sir.

16 MR. FARON: -- and none of those questionable or
17 gray areas are included in the FAR takeoff at all?

18 MR. STOCK: Correct.

19 MR. FARON: I'll stop at that point. Thank you
20 for your time.

21 CHAIRMAN MADDEN: Dr. Barton.

22 MR. BARTON: I was wondering, in looking at some
23 of the letters, St. Andrew's is described as a
24 not-for-profit organization.

25 Would you or one of your staff be able to

1 describe more the corporate structure of St. Andrew's as
2 opposed to, say, other assisted living homes that are
3 owned by a nursing -- owned by corporations, obviously,
4 and looking for a profit, as opposed to putting the
5 profits back into the system.

6 Also, and I'm not sure if I'm interpreting that
7 correctly, but you can expand on it.

8 MR. STOCK: Right.

9 MR. BARTON: And the other -- a lot of concern
10 of is brought up about the welfare of the residents there.
11 So maybe you can expand on how that interplays there; what
12 choices they have or what choices their family has, as
13 opposed to whether they live there or not, obviously, and
14 their decisions and how those decisions are made with
15 respect to --

16 MR. WILSON: Good evening. My name's Chris
17 Wilson. I work for St. Andrew's Management Services.

18 We would be that management company that would
19 be responsible for the day-to-day operations of The Grove
20 at Creve Coeur.

21 St. Andrew's Resources for Seniors, which is our
22 company, the parent company, or the organization that I
23 work for is a not-for-profit company. It's been in
24 business in the St. Louis area for over 50 years.

25 St. Andrew's Resources for Seniors was

1 originally formed as St. Andrew's Episcopal and
2 Presbyterian Services.

3 We have kept it nondenominational -- or excuse
4 me -- we have kept the non-for-profit status, and we
5 certainly have not lost the roots that the organization
6 was found.

7 St. Andrew's Manager Services is under the
8 umbrella of St. Andrew's Resources for Seniors, and it is
9 a for-profit management company.

10 St. Andrew's Management manages about twenty
11 senior properties in and around the St. Louis metropolitan
12 area.

13 And, again, we've been in business for 50 years.

14 Some of the communities that we manage or own
15 have been recognized by U.S. News & World Report as some
16 of the best senior properties in the State of Missouri.

17 We've also had several properties listed as some
18 of the best in the United States as well.

19 MR. BARTON: So you seek to maintain a certain
20 rate of return where those funds go to or go back to the
21 nonprofit or go to -- if you say you're a manager of --
22 you're for-profit subsidy, right?

23 MR. WILSON: Right. We would be the management
24 entity, um, for the group of investors, um, for Grove of
25 Creve Coeur.

1 And I think you had -- I'm sorry, you had some
2 other questions.

3 MR. BARTON: And then a follow-up question in
4 terms of -- I mean clearly the -- in terms of placement of
5 the -- of your occupants, those decisions are made by the
6 family and the occupant, right? I mean --

7 MR. WILSON: Yeah, that -- that's correct.

8 MR. BARTON: You try to market to that family,
9 they make the choice on.

10 MR. WILSON: I mean the assisted living
11 facilities in the State of Missouri are highly regulated
12 facilities.

13 The Missouri Department of Health and Senior
14 Services regulates these facilities. There are lots and
15 lots of regulations that have to be followed. There are
16 assessments that need to be done on individuals before
17 they can ever move into the facility to make sure that
18 they're appropriate; that their level of care, that their
19 needs can be met by those that are being provided in the
20 facility.

21 Again, it's generally a joint effort between the
22 family and then the individual themselves. That decision
23 is made jointly in order for the move to the assisted
24 living facility.

25 Sometime in the memory care facility the

1 individual may be beyond that state where they're able to
2 provide a lot of meaningful input and that is for the
3 family's decision.

4 But the last thing, as a manager, that we want
5 is someone moving into that facility that does not want to
6 be there. We want that to be a joint decision, a willing
7 decision that they make.

8 MR. BARTON: Does it tend to be all or nothing?
9 I mean all -- doesn't -- would it tend to be one group of
10 patient versus another. It seems like a fairly close
11 community and very small --

12 MR. WILSON: Uh-huh.

13 MR. BARTON: -- structure there.

14 Is there -- is there a propensity for patients
15 with not memory loss or not memory issues to want to be in
16 a facility where there are a lot of other patients that
17 don't have memory -- you know, so they can socialize,
18 gather, I mean --

19 MR. WILSON: Yeah, I think a lot of that is
20 design function of the building. And while I don't know
21 that we 100 percent have our operational plan developed
22 yet, because we're still going through zoning and state
23 approval, but we're looking at the second floor of the
24 facility to be a memory care unit.

25 That section of the building would be designed

1 for those folks that have more cognitive types of issues.

2 The first floor would be for the higher
3 functioning individuals. So there are lots of
4 opportunities for the population to mingle, and it's very
5 beneficial for that mingling to occur.

6 But there's also some segregation, because to be
7 perfectly honest with you, many of the higher functioning
8 seniors don't always like to be with that lower
9 functioning senior because sometimes it hits a little too
10 close to home.

11 MR. BARTON: Right. Okay. Thank you.

12 MR. WILSON: Thank you.

13 CHAIRMAN MADDEN: Any other questions?

14 Mr. Carney.

15 MR. CARNEY: I have a couple questions.

16 Mainly about the landscaping at southeast
17 corner. I'm pretty familiar with this. My dentist was in
18 this building for 25 years. That -- that's just like
19 honeysuckle and kind of a conglomeration of things now, is
20 that correct?

21 MR. STOCK: There's a lot of honeysuckle.

22 Absolutely. Very thick.

23 MR. CARNEY: Is your thought to replace that
24 with something else or --

25 MR. STOCK: Well, again, we'll work with staff.

1 If the desire of the residents is to replace it
2 or staff, I mean, you know, it provides tremendous
3 buffering. It's also an invasive species and people like
4 to have it eradicated.

5 In that southeast corner, you know, what's
6 happening there too, is that's residential property, it's
7 south and east, it's several -- much higher, about 15 feet
8 higher than our site. So what you're seeing in this
9 drawing is about 12 feet of vertical relief. So this is
10 all high, and then we're sloping down to the corner of the
11 building. That is a combination. There are some large
12 trees. When I say large trees, those are large pine
13 trees, which are located there, and then all of the
14 underbrush, so there's -- there's 12-inch cherry tree, um,
15 10-inch white pine, 12-inch white pine, and then there's
16 an 18-inch white pine.

17 I think we're open to do whatever creates the
18 best buffering screen, most sustainable.

19 MR. CARNEY: And you said you had some meetings
20 with the residents. Have you met with them this latest
21 plan or that previous plan?

22 MR. STOCK: We had a meeting just a few nights
23 ago, but there was a low attendance. It was -- it was a
24 very quick meeting. We had two much more well attended
25 meetings several months ago, it's the different plan the

1 residents saw. Only a few have seen this plan. And,
2 quite frankly, they haven't seen the detail that I'm
3 presenting tonight. They've seen the building elevations.
4 They've seen a site plan. I may have had the landscape
5 plan with me that night, I -- I honestly don't remember.

6 I didn't have any PowerPoint. I had it on
7 boards. But we're happy to meet with the residents to
8 continue the dialogue.

9 MR. CARNEY: Okay. I mean I think -- I think
10 the landscaping there is going to be a big key to the
11 impact on the residents, so I was just curious about that.

12 The other thing is it looks like the fence would
13 actually go through part of that, so there might need to
14 be some --

15 MR. STOCK: Well, the fence --

16 MR. CARNEY: -- security.

17 MR. STOCK: Yeah, and we're undecided. What we
18 know is we want a perimeter fence. Is it on the property
19 line going through it; is it on our property 20 feet, is
20 the landscaping on the outside. Those are all the details
21 that we're open. I mean the point is from a sense of
22 security, which I know the residents want, we want, we
23 want to have those two sets of fences, and we can place
24 those wherever it's most appropriate.

25 MR. CARNEY: Okay. Thank you.

1 CHAIRMAN MADDEN: Okay. Let's go to the people,
2 the neighbors. And the first eighteen of them gave me a
3 list, so they wouldn't repeat themselves so, and you each
4 have three minutes. And, hopefully, if somebody does
5 state something, when the other people come up that's
6 already been said, just say I pass, it's been said.

7 There's no cheering; there's no booing, so.
8 Well, we've had that happen many times, so.

9 And they had a lineup change here, and I can
10 read the first name is Judy, and the last name begins with
11 an F. Okay. Must be you.

12 When you come up, please state your name and
13 address for the record, each one of you, please.

14 Thank you.

15 JUDY FIEDLER: I'm Judy Fiedler, and my address
16 is 34 Tealwood Drive.

17 And I just want to officially present a petition
18 that is signed by the residents and the property owners on
19 Haven View, Beaver Drive, Tealwood Drive North and South,
20 Tealbrook Drive, Foxbrook Drive, Shadybrook Drive,
21 Quailways Drive, Sunswept Drive in Creve Coeur, Missouri.
22 It's signed by 145 residents and property owners, who are
23 objecting to the approval of conditional use permit
24 requested by Tealwood Acquisitions, LLC for the proposed
25 project at 450 North Lindbergh Boulevard in Creve Coeur.

1 So I just want to --

2 CHAIRMAN MADDEN: You can give it to them over
3 there.

4 Thank you very much.

5 And the next one is Sheila Geisler.

6 SHEILA GEISLER: Good evening. I'm Shelia
7 Geisler. I live at 11 Beaver Drive.

8 I'd like to save my time to Deni Dickler,
9 please.

10 CHAIRMAN MADDEN: Okay. That's fine.

11 Mrs. Dickler.

12 DENI DICKLER: I have to wait for Vanna -- Vanna
13 White to show up.

14 Hi, my name is Deni Dickler. I live at 7 Haven
15 View Drive in Creve Coeur.

16 I am here to ask you to say no to this
17 application for 51-bed assisted living facility.

18 Many of my neighbors will speak to other
19 objections, which I share.

20 I want to address two points.

21 Misleading information and unsubstantiated FAR.

22 The initial application provided a FAR
23 calculation based on 10,400 square feet unusable space, or
24 almost 25 percent of the total square feet.

25 No substantiation of the unusable square feet

1 was provided as of last night.

2 With the initial application, the developers
3 provided the interior space layout with 51 rooms, all
4 memory care. The layout has a scale, but it's informal
5 nature renders it impossible to calculate an accurate
6 square footage. I tried. I got out my architectural
7 ruler. I could not validate their stated unusable space.

8 Now, I'll share with you my discussions with the
9 developers.

10 On January 6th, after the last P&Z meeting, I
11 talked informally to Bill Biermann and Dan Thies.

12 I asked them several questions. In the course
13 of this conversation, they stated that they were still
14 working on the interior layout and had no final number for
15 memory care rooms. But Dan assured me it was going to be
16 a minimum of 25.

17 Eight days later, on January 14th, they provided
18 Creve Coeur Planning with a new interior layout, but it
19 was built based on building with a different floor --
20 footprint than the application.

21 Two -- two nights later they held a resident
22 open house, and provided me with a copy of the interior
23 layout. The original one, not the revised one, but the
24 one that was with the application.

25 Furthermore, they discussed at length that the

1 interior floor plans were still being worked on. There
2 was still no finalization of the number of memory care
3 rooms.

4 Given the sequence of events, I can only feel
5 that they provided misleading information to the
6 residents.

7 You can see here the revised building plans
8 submitted on January 14th with the FAR calculations. It
9 has a different setback from the east property line. Four
10 rooms are removed. There is no scale provided and no site
11 plan to match the new building design, which removed 1,420
12 square feet from the building.

13 That did not stop me. I scaled it down to match
14 the original floor plan in size and tried to take the
15 measurements using that scale. I could not duplicate
16 their calculations.

17 I don't see how Creve Coeur can accept a
18 handwritten page with no scale or no backup to
19 substantiate the FAR.

20 The residents of our neighborhoods challenged
21 the validity of these calculations, and expect more of our
22 city government than to accept a scribble plan like this.

23 Let's look at a more realistic calculation.

24 Usable on the north edge of the lot is a strip
25 of asphalt also known as Beaver Drive.

1 In addition to this, 10 feet -- in addition to
2 the 10 feet paved strip is the remainder of the twenty-two
3 and a half foot right-of-way that is within the lot's
4 1.96 acres. The property owner has no rights to build or
5 to modify this right-of-way. The same piece of land
6 cannot be used twice.

7 This actually results in a modified usable lot
8 of 79,125 square feet. This definition is supported by
9 our zoning ordinance in Section 410.220, Lots.

10 Next, what is usable space in assisted living.

11 Gross leasable space is simply not applicable
12 when you're talking about assisted living. These are not
13 independent apartments. The monthly fee is not rent.
14 Unlike an apartment building, corridors of assisted living
15 are integral to the overall design and function of the
16 ALF.

17 You can see on this slide many of the uses at an
18 assisted living facility. When you bring this altogether,
19 I'll show you what I'm call my corrected FAR, you have a
20 much more realistic picture of this facility on 450 North
21 Lindbergh.

22 The FAR, regardless of this building design, is
23 over the maximum .4. This requires a variance that was
24 already denied by the Board of Adjustment last year.

25 So let me summarize why I disapprove the

1 development. They don't meet the FAR. The developer's
2 provided two unsubstantiated FAR calculations.

3 Thank you so much for your time.

4 CHAIRMAN MADDEN: Thank you.

5 Susan Hibbard.

6 SUSAN HIBBARD: Hello. I'm Susan Hibbard. I
7 live at 16 North Tealbrook Drive.

8 I'm a resident and trustee of Tealbrook Estates.

9 I wanted to talk to you about one of my favorite
10 topics, plumbing and sewage.

11 From -- from a homeowner perspective, the
12 developers are proposing to put an entire neighborhood on
13 this one small lot. Think of it, 51 units, each with a
14 full bathroom, plus additional bathrooms on each floor for
15 male and female staff and visitors. Then there are the
16 laundry facilities and the cooking facilities and a
17 janitorial facility.

18 An entire neighborhood of plumbing where no
19 neighborhood has existed before. Where there has only
20 been offices and retail shops. An entire neighborhood
21 squeezed between peaceful neighborhoods that were
22 developed 60 years ago. A new neighborhood that has to
23 tie into 60-year old sewer lines and 60-year old water
24 mains.

25 Since our neighborhood had a project with MSD

1 two years ago, I called our liaison for that project to
2 get his opinion about the proposal. They better make sure
3 the sewer can handle all that flow, he said. Have they
4 called MSD and gotten a feasibility study. I couldn't
5 answer that.

6 But when a 20-year veteran of MSD thinks there
7 might be a problem, I listen, especially since several of
8 the houses in our neighborhood had sewer backups last
9 summer.

10 So what kind of flow are we talking about? The
11 U.S. Geological Survey says the typical American uses 80
12 to 100 gallons of water a day. Most of that eventually
13 finds its way down a drain and into a sewer line.

14 If we assume the low end of that use, 80-gallons
15 and 53 residents, we're talking about 4,240 gallons a day.
16 131,44 -- 440 gallons a month, almost 1.5 million gallons
17 of water a year.

18 Even if the seniors use less water than is
19 typical, we haven't taken into consideration the water use
20 of the staff, the visitors and the general needs of the
21 facility.

22 Massachusetts did a water study that showed
23 hospitals are in the top 10 percent of water users in
24 their state. Now, this isn't a hospital, but it has some
25 functions in common with a hospital, including the kind of

1 cleanliness that's required. So we might assume greater
2 use of water than normal, and, therefore, a lot more water
3 heading down the drain and into the 60-year-old sewer.

4 And all of this water has to get to the facility
5 through a 60-year-old water main. We've had several water
6 main breaks along Lindbergh, and just nine days ago
7 Missouri American Water was working on main under the
8 southbound lane of Lindbergh just a block from the
9 proposed site.

10 Because this facility will tax an already aging
11 water and sewer system, and could, therefore, cause
12 problems and headaches for the residents of the
13 surrounding neighborhood, I'm opposed to this facility.

14 And I want to put out that 80 gallons of water
15 sounds like a lot, but in the city -- in 2006 the City of
16 Phoenix did a water study in 15,000 apartment dealers,
17 which means they were not out watering the lawn, those
18 people use 114 gallons of water a day.

19 Also 20 seconds of hand washing, which Mayo
20 Clinic absolutely endorses as the best way to sanitize
21 your hands when you're coming in contact with residents or
22 anyone else, it takes a gallon of water.

23 Thank you.

24 CHAIRMAN MADDEN: Thank you.

25 Janine Schilders.

1 JANINE SCHILDERS: My name is Janine Schilders,
2 and I live at 18 Haven View.

3 I want to voice my family's opposition to the
4 conditional use permit and proposed construction of the
5 assisted living senior residents facility. An opposition
6 which is shared by the vast majority of neighbors on Haven
7 View, Beaver Drive, Tealwood and Tealbrook.

8 Over the past few months I have watched my
9 neighbors voice opposition and rally to defeat this
10 proposed for-profit development. My neighbors and I are
11 terrified of the real threat this facility poses to our
12 established way of living, our security and that of our
13 families.

14 We fear we'll be forced to endure hardships for
15 the rest of the time we live here, long after the
16 developer leaves our community.

17 I wanted to discuss specifically the traffic
18 safety hazard at the intersection of Route 67, Lindbergh,
19 and Beaver Drive, and in addition the traffic hazard which
20 would result at this section of Lindbergh in front of and
21 around the proposed new facility.

22 Constructed over 50 years ago, this roadway is
23 already at capacity and beyond. The area of roadway is
24 dangerously congested and is the major thoroughfare
25 carrying construction vehicle traffic, Metro and school

1 bus traffic, semitrailer trailer truck traffic. There's
2 no way to amend the problem or widen the roadway.

3 Residents entering Beaver Drive from Lindbergh
4 are put at risk of being rear-ended when their cars need
5 to come to an almost complete stop to enter Beaver Drive
6 to get to their homes.

7 There's barely enough room for two cars to pass
8 on the roadway coming out of Beaver.

9 Construction of this facility will only increase
10 traffic congestion and increase chances for accidents.

11 Trucks carrying provisions for an -- for an
12 inpatient population will be entering and exiting from
13 Lindbergh causing destruction and traffic and chances for
14 collision.

15 During holiday and busy visitor times, there is
16 no doubt visitors and staff will resort to parking on
17 Beaver Drive, a narrow street with no sidewalks. Any
18 pedestrian moving to and from parked cars here will be at
19 risk, as motorists cannot see around parked cars.

20 The corner of Beaver Drive and Lindbergh is now
21 a bus stop for the Ladue School District. Students are
22 put at risk while waiting for the bus at the corner if a
23 collision should occur as a result of all the trucks, cars
24 and ambulances coming in and out of the facility onto
25 Lindbergh.

1 Groups of kids catch the bus here for elementary
2 school, fifth grade center, middle school and high school
3 twice every day. It is already a very high-risk situation
4 when kids get off the bus at Lindbergh.

5 There will also be a huge increase in ambulance
6 traffic, even with the resident population of 50, there
7 will be seven ambulance runs per day by estimates of the
8 health care delivery company. This equates to an
9 ambulance run every three hours.

10 Because of traffic dividers placed on Lindbergh
11 and the placement of turn-arounds, ambulance runs often
12 require police escorts in this spot.

13 Please stop --

14 CHAIRMAN MADDEN: Thank you.

15 Andrew Bitterfield.

16 ANDREW BITTERFIELD: Andrew Bitterfield, 9
17 Tealwood Drive.

18 What I want to bring up to you is just about
19 traffic. You know, we're talking about they're narrowing
20 the entrance to this facility, and by the calculations I
21 looked at, it's going to be about 28 feet wide.

22 Take a trash truck that's 42 feet, going to need
23 over 19 feet of turning radius, and start applying that to
24 the entrance of it.

25 That's going to make cars coming out of there

1 almost impossible to get out. As we all know, the trash
2 trucks are not going to swing into the left-hand lane and
3 not impede traffic. So you're talking about trash trucks
4 that are going to have to reduce speed to under 10 miles
5 an hour to get in that entrance.

6 If you start applying that the Sysco trucks,
7 which are supposedly small panel vans, which I don't think
8 they are, they usually have tractor trailer on them, the
9 length of those is going to have to probably exceed 40
10 feet. So these vehicles coming in there, if they are not
11 to use that left-hand lane as going out, are going to pull
12 in and block that entrance, making parking spaces
13 unusable, making egress and coming out of that facility,
14 it's very difficult at best.

15 I know we're trying to right the wrongs of the
16 past, but a lot of those buildings on Lindbergh today
17 already have two entrances; one coming and going out.

18 So we're also going to just create more of a
19 traffic problem, especially during, you know, high
20 utilization times.

21 So I think those are considerations that have to
22 be taken into account and the impact on traffic in the
23 area.

24 I use that building on a regular basis. My
25 barber happens to be there. I drive a truck that's

1 21 feet long, and I do know that just hitting that
2 entrance during traffic without people turning in, you're
3 having to use up that whole entrance just to get in that
4 facility.

5 So I do question how they have the turning
6 radiuses.

7 CHAIRMAN MADDEN: Thank you.

8 Greg Geisler.

9 GREG GEISLER: Good evening. My name is Greg
10 Geisler.

11 My wife Sheila and I are homeowners at 11 Beaver
12 Drive.

13 And as Creve Coeur taxpayers, we're here tonight
14 to state our opposition to the proposed development
15 because it is not appropriate for this site.

16 I have two issues for the Board to consider.

17 The first one is that the current building owner
18 is a taxpayer, since it is retail and office space and it
19 pays 38,000 per year based on the figures put up by the
20 developer.

21 The developer promises that it will be a
22 taxpayer paying approximately \$125,000 per year in the
23 future.

24 I'm a full-time professor of taxation at UMSL.

25 If this development is approved, there's the

1 opportunity for the facility's owners to reorganize it as
2 a non-profit 501(c)(3) organization, and then the facility
3 will no longer be a real estate taxpayer.

4 And it's a basic tenet of taxation that when
5 real estate goes from being on the tax rolls to being off
6 the tax rolls, everyone who is a taxpayer is forced to
7 share a greater tax burden.

8 My second comment is that going from its
9 current, as retail and office space, to the proposed use
10 will clearly increase the amount of services that will be
11 required to be provided by the City.

12 Thank you.

13 CHAIRMAN MADDEN: Thank you.

14 Andrew Tessler.

15 ANDY TESSLER: Hello. My name is Andy Tessler,
16 13 Haven View Drive. I've been a resident for 28 years.

17 I'm presenting this for Marvin Greenberg, 19
18 Haven View Drive, who's lived there longer.

19 I'd like to address the issue of the oversize
20 building for the proposed project at 450 North Lindbergh.

21 The proposed project is an assisted living
22 facility with 41,900 square feet, housing a minimum of 51
23 residents, and as many as 75, on a parcel of real estate
24 of less than 2 acres.

25 This 1.9 acre parcel of ground was snapped by

1 the -- for the proposed use.

2 The Creve Coeur zoning, all other senior care
3 facilities, no matter what name is given to them, along
4 with every single room and board or overnight guest-type
5 of allowed usage, such as retreat houses, hotels and
6 motels, require that a lot size be a minimum of 3 acres.
7 There must be a very good reason that a minimum of 3-acre
8 parcel of land is required.

9 In additional -- in addition, allowing a smaller
10 parcel of land, one less than 3 acres, results in an out
11 of proportion building to be constructed on it and would
12 not meet the City's minimum off-street parking
13 requirements.

14 It would result in crowding a large number of
15 people into a smaller area along with additional employees
16 and other support personnel and frequent visitors, which
17 in turn would cause health and safety concerns.

18 From the southern city limits in Creve Coeur and
19 heading north along the east side of Lindbergh to Olive,
20 there are no two-story commercial buildings of any type.

21 The proposed building for this project is a
22 two-story building consisting of 41,900 square feet on a
23 small parcel of ground.

24 The adjoining property to the south of 450 North
25 Lindbergh is improved with a one-story commercial building

1 housing DaVita Dialysis Center. To the north and
2 bordering Beaver Drive is an improved parcel of ground
3 also with a one-story commercial building occupied by the
4 American Heart Association. Immediately to the east and
5 adjoining the proposed two-story project is a one-story
6 residential property -- properties.

7 Given the proposed building's first floor sets
8 approximately 5 feet higher than the current building's
9 first floor, the proposed second floor will be at the same
10 level as the next door residential property.

11 The proposed building is intrusively close to
12 the residential property, 78 feet closer than the current
13 building.

14 Notwithstanding the Florida area -- floor area
15 ratio calculations, the overall scale and bulk of this
16 proposed two-story building and placement on such a small
17 parcel of ground will not only dwarf its neighbors and be
18 out of proportion with the surrounding properties, in
19 addition, it will have an adverse effect on the integrity
20 of the neighborhood.

21 Thank you.

22 CHAIRMAN MADDEN: Thank you.

23 Jeffrey Dickler.

24 JEFFREY DICKLER: Hello. My name's Jeff
25 Dickler. I live at 7 Haven View Drive.

1 After being involved in proceedings in the
2 process for the last six months, it has become clear to me
3 that the developers, apparently, have no interest in the
4 wellbeing of the residents within the neighborhoods of the
5 opposed facility. They will say anything to get this
6 project done so they can get their paychecks and fade
7 away.

8 I have examples.

9 In their first proposal, which went before the
10 Board of Adjustment, they attempted to take advantage of
11 the almost overlooked fact that assisted living had been
12 omitted from the Creve Coeur Senior Living Facility Rules,
13 therefore, nullifying the usual 3-acre requirement.

14 They were asking approval for a FAR that was
15 almost double the normal GC values. Thankfully, the Board
16 realized that the building was much too big for the lot
17 and denied the request.

18 Next, they keep changing their current proposal
19 to make it almost impossible for us to verify whether they
20 meet the FAR or not, but Deni has already covered that, so
21 I'm going to move on.

22 Next, they have brought this proposal to you
23 without accounting for or informing you of the financial
24 impact that changes to utilities and traffic flow will
25 require. This has been a pattern with their developments,

1 which there are many examples.

2 They create a traffic snarl or some other mess
3 and then create a taxing district, so that the residents
4 have to pay for it. Good examples are the Walgreens
5 Graeser project, ACE Hardware in Brentwood and U-Gas in
6 Ballwin.

7 Back on November 6th they presented another
8 Grove ALF project in Sunset Hills.

9 Mr. Biermann made a point of talking about the
10 scenic value of the site. What do we have at 450
11 Lindbergh? You're all hammed in there, to say the least,
12 and it may be green, but it's a green wall and it's close.

13 Finally, in their application for the
14 certificate of need to the State they falsely stated that
15 there was no opposition. We know that wasn't true.

16 When the standard form -- and then when the
17 standard formula for showing the need for ALF didn't give
18 them the result they wanted, they fixed it by using a
19 different formula. It just goes to show that simply
20 because something is legal, doesn't mean it's ethical.

21 The bottom line is that they have no regard for
22 the collateral damage their projects do to the residents
23 of the community. They just follow the money.

24 They count on the fact that the people who would
25 defend their neighborhoods do not have the time to do the

1 research to refute their claims.

2 However, this time they have created enough
3 potential problems for our neighborhoods to take the time
4 to find out what a bad idea this is.

5 Please deny the proposal and further eliminate
6 residential facilities from the General Commercial Zone.

7 Thank you for your time.

8 CHAIRMAN MADDEN: Thank you.

9 David Barrett.

10 DAVID BARRETT: David Barrett, 7 South
11 Tealbrook.

12 I'd like to talk about St. Andrew's.

13 St. Andrew's has a stated value or vision that
14 they have a society where all elders are respected,
15 productive, secure and fulfilled.

16 However, if you look at this particular site
17 that they're planning on putting this property on, I don't
18 see that they can fulfill that.

19 You know, if you go out and look at their
20 websites in some of their other communities that they have
21 in the St. Louis area, they're very nice. Lots of green
22 space, lots of parks, lakes, footpaths, clubhouses, you
23 know, lots of things for the, you know, elderly to do.
24 There's even one with a lighthouse.

25 If you look at this site that proposing to put

1 this on, they're, essentially, shoehorning a humongous
2 building into a very small site. They have very little in
3 the way of green space for the elderly to do anything. I
4 mean the way the person just described it, essentially,
5 they're going to have a gated area in the back where they
6 can, essentially, throw a ball back and forth for these
7 guys.

8 I mean when he described this particular
9 assisted living facility, to me it almost sounded like a
10 prison. Prison for elderly people.

11 Do we really want prisons in our Creve Coeur
12 area? I don't think so.

13 You know, I think this site is poorly planned.
14 I don't think it's the right location for this. It
15 doesn't really fulfill the needs of the elderly people,
16 and it certainly goes against the visions of
17 St. Andrew's.

18 I'm opposed to this, and I hope you will deny
19 the request.

20 CHAIRMAN MADDEN: Thank you.

21 Lyndon Hibbard.

22 LYNDON HIBBARD: Hi, I'm Lyndon Hibbard. I've
23 lived at 16 North Tealbrook for 25 years.

24 I'm against the development of this facility,
25 and my concern is it will create too much noise for the

1 surrounding neighborhood due to an increase traffic,
2 emergency vehicles and deliveries at night by trucks with
3 loud motors and back-up alarms.

4 But there are other sources of noise as well.
5 Air-conditioning equipment is noisy. Regardless of the
6 configuration of this facility's equipment, it will have
7 to have large heat exchangers.

8 According to the engineering literature, cooling
9 equipment from a large facility can generate noise levels
10 of 85 decibels or more. A level which hearing protection
11 is required in workplaces. Experts recommend locating
12 such equipment 50 to 100 feet from the nearest property
13 boundaries.

14 This facility will also have emergency power
15 generator driven by either diesel or a natural gas-powered
16 combustion engine.

17 Emergency power kits for residential use run as
18 large as 17 to 20 kilowatts and require 30-horsepower
19 engines.

20 If this 51-unit facility requires only ten times
21 more power, it will -- it would need a 300-horsepower
22 Henson to drive this generator, and even well-muffled,
23 that engine can certainly be heard by the neighbors.

24 Interestingly, Creve Coeur regulates residential
25 generators, and specifically limits noise to 70 decibels

1 at 7 meters at full load. This proposed facility's
2 generator, whatever the multiplier, would, obviously, be
3 noisier.

4 A further source of noise would be the periodic
5 steam cleaning of this facility's kitchen by contractors
6 using truck-run compressed steam generators that degrease
7 the vent hoods, ducts, stoves and friers.

8 My son is an executive chef with Bailey
9 Restaurants in mid-town St. Louis, and their restaurants
10 require this service at least once a month.

11 The noise is enormous. The cleaning crews have
12 to wear ear protection. And the neighbors, even in this
13 loud, bustling urban environment routinely complain about
14 the noise, especially since the cleaning has to be
15 performed after the restaurant's closed. And this
16 operation can take up to six hours.

17 This proposed facility includes a kitchen that
18 will prepare as many as 200 meals per day; will require
19 periodic cleanups to satisfy regulations, presumably more
20 stringent than those for commercial restaurants.

21 And, again, this service can only be performed
22 at night after the kitchen's closed.

23 Finally, I refer to the City's definition of
24 General Commercial District purpose and intent, which is
25 to accommodate retail shopping and services and offices,

1 which are freestanding or part of small-scaled planned
2 commercial developments, and which are compatible in scale
3 and in intensity of use with adjacent residential uses.

4 Thank you.

5 CHAIRMAN MADDEN: Thank you.

6 Michele Maue.

7 MICHELE MAUE: My name is Michele Maue. I live
8 at 13 North Tealbrook.

9 As we know, this proposed development was
10 allowed even to be considered because it was called an
11 assisted living facility.

12 According to Missouri Statutes, quote, any
13 assisted living facility that is built or has plans
14 approved on or after August 28th, 2006, shall be more
15 homelike than institutional with respect to construction
16 and physical plan standards.

17 The definition in the Missouri statutes and in
18 the code for homelike is, homelike means a self-contained
19 long-term care setting that integrates the psychosocial,
20 organizational and environmental qualities that are
21 associated with being at home.

22 Homelike may include, but is not limited to the
23 following: A living room and common use areas for social
24 interaction and activities; kitchen and family-style
25 eating area for use by the residents; laundry area for use

1 by residents; a toilet room that contains a toilet,
2 lavatory and bathing unit in each resident's room;
3 resident room preferences for residents who wish to share
4 a room and for residents who wish to have private
5 bedrooms; outdoor area for outdoor activities and a
6 recreation, and a place where residents can give and
7 receive affection, explore their interests, exercise
8 control over their environment, engage in interactions
9 with others and have privacy, security, familiarity and a
10 sense of belonging, close quote.

11 I believe that this proposal for a maximum of 25
12 assisted living residents and a minimum of 25 memory care
13 is contradictory on its face. I don't think this is
14 anything that anybody would remotely consider homelike.

15 Clearly, when we look at the plans, there were
16 very few rooms where people could engage in communal
17 activities or any kind of interaction. That I think with
18 the facts that we're talking about, a 25-minimum memory
19 care, we may actually end up with a 51-memory care
20 facility, and then that means that it is an assisted
21 living facility, which really was never meant to be an
22 assisted living facility, and should have never been
23 considered on this site which is less than 2 acres.

24 Please oppose it. Thank you.

25 CHAIRMAN MADDEN: Thank you.

1 Sandra Greenberg.

2 SANDRA GREENBERG: My name is Sandra Greenberg.
3 I live at 19 Haven View.

4 And I would like to talk about the safety and
5 quality of life regarding wandering residents.

6 The proposed development is a detriment to the
7 quality of life and safety of its residents. The
8 proximity of this assisted living facility to a busy four
9 lane high traffic U.S. highway increases the chance of
10 residents wandering out to an unsafe area with deadly
11 consequences.

12 This area of Lindbergh is well-known for
13 speeding cars running red lights at the Trailways --
14 Tealbrook U-turn ramp, accidents and near accidents
15 involving drivers making illegal turns out of the dialysis
16 center, traffic being blocked by tractor trailers
17 servicing the dialysis center, school buses stopping to
18 pick up and discharging Ladue School students in heavy
19 rush hour traffic.

20 The proposed assisted living facility will house
21 25 or more residents and a memory care unit. One of the
22 most challenging issues related to the care of persons
23 with cognitive impairment, i.e., Alzheimer's or other
24 types of dementia is leaving the safe care-giving
25 environment without supervision, often referred to as

1 elopement or critical wandering.

2 Elopement is widely defined by Jan Bennett of
3 NHA in the Longterm Living publication as a resident
4 leaving a facility without observation or knowledge of
5 departure and under circumstances that place the
6 resident's health, safety or welfare at risk.

7 For example, at risk for the clients walking out
8 the door of a facility, escaping through whatever security
9 measures there are a onto busy intersection or highway.

10 This, of course, can result in the person
11 suffering injuries or fatalities after being hit by
12 vehicles utilizing the heavy streets.

13 According to the Alzheimer's Association, more
14 than 60 percent of persons with cognitive impairment will
15 elope from their safe environment without supervision
16 during the course of their disease.

17 If you have a 50-room facility, that is 30
18 potential elopements. Elopement usually occurs in the
19 blink of an eye. A caregiver just turns his head or to
20 check on another resident, coughs or sneezes, turns to
21 monitor another resident when you're having a mandatory
22 fire drill or other facility evacuation, which is required
23 by law.

24 Assisted living data indicates there has been a
25 38 percent increase in the number of reported elopements.

1 Many elopements are not reported.

2 Statistics from the Alzheimer's Association
3 indicate that in the U.S. more than 34,000 Alzheimer
4 patients wander out of their care facility each year.

5 This number increases when one includes other
6 cognitive impairments.

7 All of the aforementioned are detrimental to the
8 safety and quality of life of the many residents who are
9 prone to wandering.

10 Thank you very much.

11 CHAIRMAN MADDEN: Thank you.

12 Suzy Shepard.

13 SUZY SHEPARD: I'm Suzy Shepard, and I live at 6
14 North Tealbrook.

15 I was married to a developer for 32 years. His
16 name is Joseph, and he's now married to Claire McCaskill,
17 and you can read about him in the news any time.

18 And I'm having flashbacks of my post-traumatic
19 stress because what has been presented to you now is what
20 we used to present at these same meetings I had to go to
21 my whole married life where something's presented and
22 nobody here knows what's really going to be built.

23 Nobody in this room knows how many people are
24 going to be living there. Nobody in this room knows what
25 kind of people are going to be living there. Nobody in

1 this room knows what the building's going to look like or
2 what the -- what anything about it, and so I'm opposed to
3 approving this in any way.

4 And my second trauma is that this just happened
5 to my dear sister. She moved to Maine in a rural
6 beautiful part of Maine, and they built a similar thing,
7 promised all sorts of things to her, and what she now has
8 in her backyard is a 24-hour restaurant that stinks. It's
9 an assisted living. She can smell the exhaust. It's a
10 24-hour restaurant that stinks with over 200 meals, I
11 calculated for this place, a day.

12 It's a 24-hour 365 year -- a day per year
13 emergency fire and police place. It's a 24-hour noise
14 producing visiting center, people coming all hours of the
15 day. He said eight to five, but then, again, I was having
16 my marriage flashbacks, and I got so nervous I couldn't
17 hardly walk up here.

18 It's a 24-hour nursing center with supplies and
19 cars coming in all the time. It's a 24-hour
20 transportation center with -- you wait, there are going to
21 be taxis coming and going, people that visiting in taxis,
22 people leaving in taxis, people being taken to the
23 hospital, people being taken to their doctors
24 appointments. It's a 24-hour parking lot. It's a 24-hour
25 hotel.

1 And, honestly, we don't want it in our
2 neighborhood, and we especially don't -- I especially
3 don't want it because nobody in this room knows what it's
4 really going to be.

5 CHAIRMAN MADDEN: Thank you.

6 Arlene Warmke.

7 ARLENE WARMKE: My name is Arlene Warmke, and I
8 live at 17 Beaver Drive.

9 And I am giving my time, speech time to Anne
10 Parker.

11 CHAIRMAN MADDEN: Anne Parker.

12 ANNE PARKER: Um, we're out of order in the
13 order we gave you. Can we double check that, please.

14 CHAIRMAN MADDEN: Well, I had Arlene and then I
15 had Dennis Stevenson was handwritten in here.

16 ANNE PARKER: Right.

17 CHAIRMAN MADDEN: And then Anne Park --
18 Geoffrey -- Geoff Nash, then Anne Parker, then Mark
19 Schupp.

20 ANNE PARKER: Okay. Well, Dennis and Geoff need
21 to go before me, please.

22 CHAIRMAN MADDEN: Okay.

23 ANNE PARKER: Thank you.

24 CHAIRMAN MADDEN: Dennis, want to go first? It
25 doesn't matter to me.

1 DENNIS STEVENSON: Good evening, gentlemen. My
2 name is Dennis Stevenson. I'm from 9 South Tealbrook.

3 I wish to cede my time to Anne Parker, please.

4 CHAIRMAN MADDEN: Okay.

5 And who was the next one you wanted? Geoff
6 Nash?

7 GEOFF NASH: I'm Geoff Nash from 13 South
8 Tealbrook.

9 And I would also like to cede my time to Anne
10 Parker.

11 CHAIRMAN MADDEN: Okay.

12 Anne Parker.

13 ANNE PARKER: I don't have a Vanna White. I'm
14 sorry.

15 I'm Anne Parker, I live at 9 South Tealbrook,
16 and I am one of the trustees of Tealbrook Estates.

17 The first thing I'd like to do is invite
18 everybody to stand up and stretch. We've been sitting
19 here for an hour and forty minutes. I think it's a great
20 thing if everybody just stands up and stretches, so we can
21 move and we become reinvigorated because this is a long
22 evening.

23 And I invite the Commission to do so as well.

24 I know you spend a lot of time -- thank you. I
25 know you spent a lot of time this evening listening to the

1 objections of the proposed living -- assisted living
2 facility at 450 North Lindbergh.

3 And I'd like to put up here a short summary of
4 the objections as they fall into five categories.

5 As you read through the summary, you will notice
6 that several objections fall in multiple categories. I'm
7 not going to read through all of them, but I am going to
8 highlight some that have not been mentioned yet.

9 Under the safety issue. We are concerned
10 because we know that once a year there has to be a fire
11 drill, complete evacuation of the building, and people
12 have to be a minimum of 30 feet from the building, and
13 if -- with that configuration the way it is, this puts all
14 the residents on Lindbergh.

15 We are concerned too because we know that when
16 DaVita Dialysis calls the Creve Coeur Police Department to
17 close Lindbergh in order for their service vehicles to get
18 in and out of DaVita, this then blocks Lindbergh and no
19 emergency vehicles can get through to access your
20 facility.

21 Um, under the feasibility portion, we have
22 talked about several of these, but one question really
23 comes to mind because we had 10 inches of snow two weeks
24 ago, and you don't seem to have a lot of areas where the
25 snow can be plowed and not block some one of these 37

1 parking places. And since we consider 37 still relatively
2 small for the needs of this facility, we're very concerned
3 that huge snow piles will be plowed up and the parking
4 will become even a tighter issue.

5 We also have issues under a third topic is
6 quality of life. And we have some concerns because not
7 all the residential streets are public streets, some of
8 them are private streets. This means that not one dime of
9 Creve Coeur tax money is ever spent to maintain or to pave
10 any of those streets. Those are paid for by the
11 residents.

12 So we would like to know what provisions you
13 have made for the wear and tear on the public streets and
14 what provisions do you intend to make for the private
15 streets.

16 Something else we haven't talked about is damage
17 to residential property. This means where there's people
18 who would be parking on Beaver Drive, there are no curbs.
19 We wanted to know that people tend to drive off the road,
20 especially when the weather is bad or it's at night and
21 you can't see the edge of the road clearly. What about
22 damage to people who park there? What about the people
23 that get out of their cars and walk across your private
24 property? And we also know that if people miss the
25 entrance, and they have to turn into Beaver, and they're

1 trying to turn around in a very small area, it's very easy
2 for them to go off the road and damage people's property.

3 Another issue for us is we are thinking about
4 the public relations side for the City of Creve Coeur.

5 How is it going to look when Creve Coeur is
6 reported on the news for poor planning of this facility
7 when some major issue occurs and emergency vehicles cannot
8 get to either the residents of your facility or the
9 residents of the neighboring -- of the surrounding
10 neighborhood.

11 Our fourth issue is about compatibility and the
12 neighborhood impact. We talked a lot about noise, but you
13 also have stated you're going to have transportation van
14 or vans. Where's it going to go? Is it going to take one
15 of those 37 parking places, in which case, it's really not
16 37 anymore.

17 We're concerned about parking access and
18 overflow parking for holidays and special events. You
19 said you're going to provide a shuttle service. A shuttle
20 service to where? And where are all these vehicles going
21 to go?

22 We know we're -- one side of Lindbergh is
23 one-way. Let's be realistic, where are we going to go?

24 We've also not talked about building lighting.
25 And I don't mean about the posts out in the parking lot

1 illuminating the periphery, I'm talking about the lights
2 in the building that are on 24 hours a day that that will
3 still shine out into the surrounding residential area, and
4 what -- there's been no mention of how much lighting that
5 is and how far it's going to go and how that's going to
6 impact the residents.

7 So please understand that while you've heard
8 many negative comments about this proposal, we as the
9 neighborhood residents want to put forth the following
10 ideas for a better use of the property. These are ideas
11 are to be presented in keeping with the -- I'm sorry --
12 keeping with the surrounding commercial properties to
13 be -- sorry, I need a drink of water -- to be presented in
14 keeping with the surrounding commercial properties to be
15 development that will generate tax revenue for the City of
16 Creve Coeur, and they are day use only proposals, not
17 24/7/365.

18 Our first proposal is a business incubator site.
19 The existing facility with some updates can be used to
20 help new small businesses in the biotech industry to get
21 started.

22 The incubator can be partnered with Monsanto or
23 the Donald Danforth Plant Science Center or other
24 St. Louis institutions to act as partners, coordinators to
25 the start of business.

1 A great advantage to the incubator idea is that
2 it's -- is its close proximity, both Monsanto and the
3 Plant Science Center.

4 The current building is divided into various
5 sized areas, a plus, so each startup has its space option
6 and as the building fills, the businesses will have
7 opportunity for collaboration.

8 Our second proposal is to develop the property
9 as part of the existing corridor of office space for
10 medical professional organizations.

11 At 243 North Lindbergh is the American
12 Optometric Association. Across the street from 450 is 401
13 North Lindbergh home to the American Association of
14 Orthodontists. At 480 North Lindbergh is the American
15 Heart Association.

16 Putting another professional organization along
17 Lindbergh would be in keeping with existing businesses
18 with your day use only would give Creve Coeur another
19 identity as a city that welcomes professionals.

20 Wouldn't the American Academy of Dermatology,
21 the American College of Surgeons, the American Association
22 of Neurological Sciences or the American Association of
23 Professional Coders be better tenants or owners of this
24 site?

25 Our third proposal is to encourage more

1 international development using the Canadian Embassy at
2 401 North Lindbergh as a starting point.

3 The property at 501 North Lindbergh, a two-story
4 office structure, is currently for sale or lease. And it
5 could be partnered with 450 to develop an international
6 corridor.

7 Property that was formerly Watercolor Cafe could
8 also add to this potential area of international
9 development.

10 Again, this would enhance Creve Couer's image as
11 a welcoming community to all nationalities and would
12 reflect its diverse cultural population.

13 The third proposal would blend with existing
14 business, and, again, be day use only.

15 Our fourth idea is a general office building.
16 Using the few current tenants that you now have, you would
17 encourage new business to move in and fully occupy the
18 remaining spaces.

19 The current building has well over 100 parking
20 spaces, which would ensure to the neighborhoods that all
21 parking would be contained on site and not overflowed into
22 the neighborhood.

23 The current entrance to Tealwood Square is
24 60 feet wide giving delivery trucks space to turn in and
25 out the property.

1 With current configuration, trucks can drive
2 completely around the building and can access a loading
3 area at the rear. Right now there is minimal disruption
4 to Lindbergh traffic since trucks have room to maneuver
5 with the 60-foot wide entrance and exit.

6 Our fifth idea is a community meeting area
7 coupled with a gym or exercise room. Included in the
8 community space would be a small coffee shop, ice cream
9 parlor or eatery where residents can gather.

10 And last, but not least, is a community green
11 space dedicated to Pat and Harold Dielmann. This can be
12 called Dielmann Farms and can be converted into a
13 community garden. It would provide the City of Creve
14 Coeur a place to hold gardening classes as part of their
15 community education program.

16 Creve Coeur does not have any community green
17 space east of Lindbergh. This parcel could be
18 re-landscaped, have open areas for people to walk or
19 exercise, especially those from the surrounding
20 residential streets.

21 Studies have shown that the quality of life is
22 improved by having open green spaces close to or adjoining
23 residential areas. We can -- we can look to examples in
24 the greater St. Louis area for funding ideas to make this
25 happen.

1 While designating this as open green space would
2 not generate tax revenue, it would be in line with the
3 Creve Coeur Comprehensive Plan and the efforts of the city
4 to become a green community, would add to property values,
5 and Creve Couer's image and rating as one of the top ten
6 communities in the metro area to live in.

7 I'd like to close with a few questions that have
8 yet to be answered.

9 We've seen the current business plan with the
10 application for the certificate of need. We know that
11 other assisted living facilities are looking ten years
12 ahead as they plan for their future. Senior living is
13 changing. The current assisted living facility is moving
14 to function more like a skilled nursing home.

15 Assisted living is going to have to improve and
16 provide additional services to residents as they age.

17 Business plan does not address any future
18 planning for expansion or changing of services and those
19 related costs.

20 Without information on these, how viable is this
21 project as an assisted living facility?

22 At this time you said you will not be tax
23 exempt. What happens two, three, four years down the road
24 when the ownership or the management changes and it goes
25 to tax exempt? We've all seen this happen in other

1 places. What do you plan to do to protect residents and
2 guarantee income for Creve Coeur to replace lost tax
3 revenue?

4 Would you put your mother, father, sister,
5 brother or other relative into this facility? Would you
6 buy Mr. Dielmann's house, if it were for sale, that
7 adjoins this property and want to live with the noise,
8 aggravation or the possibility that emergency vehicles
9 could not get to you or to your loved ones when a life was
10 at stake?

11 You listened to residents that adjoin the
12 current Red Racks Store on Olive, the former Walgreens.

13 When Chick-fil-A wanted to put in a
14 drive-through on that site, you voted no.

15 Please listen to our objections and vote no on
16 this project.

17 Thank you.

18 CHAIRMAN MADDEN: Thank you.

19 Mark Schupp.

20 MARK SCHUPP: Good evening, I'm Mark Schupp. I
21 live at 418 North Mosley. I'm here to represent my wife,
22 Representative Jill Schupp, and I'm reading from her
23 remarks.

24 Good evening Commissioners, staff, fellow
25 residents and guests.

1 Because of my involvement in the proposal for
2 450 North Lindbergh through a request for certificate of
3 need determination, I met with over 25 residents last week
4 and heard a multitude of legitimate concerns with regard
5 to this proposal.

6 Please allow me to be clear that the complaints
7 were not geared toward the developer. I have heard
8 positive comments about his work and respect the work of
9 George Stock.

10 Rather the concerns are centered on the
11 appropriateness of this relatively large facility on the
12 small tract of land and the intensity of use with a
13 24-hour facility operating there.

14 Traffic, noise, increased pressure on the
15 infrastructure, particularly the sewer systems, lack of
16 adequate parking on holidays, an ongoing influx of truck
17 traffic for deliveries, perishable supplies, all abutting
18 a residential community are among the valid concerns of
19 the residents.

20 There is no question that as residents of our
21 community age, assisted living facilities are a needed
22 service. However, while tracts of land in Creve Coeur are
23 limited, it is necessary to find a site that will fit the
24 project in terms of scale and with surrounding uses
25 considered.

1 A significant number of residents are concerned
2 with this development and are asking for their voices to
3 be carefully considered as you determine whether this
4 project should move forward.

5 I do not envy you having to make this decision.
6 While I am a former resident of Quailways, just west of
7 the project, I am here expressing concerns as a result of
8 the role I played in requesting the certificate of need.

9 I am now compelled to take what I have heard and
10 learned from the residents and ask you to fully consider
11 their concerns as you wrestle with this decision.

12 Thank you for your time and your work.

13 Jill Schupp of Jefferson City.

14 CHAIRMAN MADDEN: Thank you.

15 Mary Outten.

16 MARY OUTTEN: Good evening. My name is Mary
17 Outten. I live on the corner of Tealwood Drive and
18 Lindbergh Boulevard.

19 I realize that anyone choosing to live on the
20 corner of a major urban thoroughfare must be expected to
21 put up with a certain amount of traffic and noise.

22 With increasing population density in the
23 suburbs comes an increase in traffic and noise.

24 Our particular stretch of Lindbergh is currently
25 a popular speed enforcement area for the Creve Coeur

1 Police Department. We hear police sirens frequently as
2 speeders are pulled over.

3 We also have the DaVita Dialysis Center as a
4 neighbor where the Creve Coeur Ambulance frequently
5 responds to calls, hence we hear those sirens.

6 Our quiet residential neighborhoods were built
7 next to Lindbergh in a time when no one approved of using
8 our streets as entryways to commercial enterprises.

9 Lindbergh has a concrete divider down the
10 center, which runs for miles, intended to discourage
11 rampant commercial development of say the type of scenario
12 we see on Manchester Road where cars can turn this way and
13 that to access businesses from either side of the street.

14 I feel that the proposed assisted living
15 facility for 450 Lindbergh Boulevard is inappropriate for
16 the neighborhoods adjacent to the site.

17 Primarily, I object to a proposal which would
18 allow 24-hour a day, seven-day a week activity. This
19 would be completely out of character for this section of
20 Creve Coeur where residents strive to maintain the dignity
21 of these quiet residential streets.

22 Thank you.

23 CHAIRMAN MADDEN: Thank you.

24 Angela Rose.

25 ANGELA ROSE: Hi. My name is Angela Rose. I

1 live at 10335 North Sunswept Drive.

2 And I'm hoping that you oppose this building.

3 I don't think there are any assurances to
4 property owners, private homeowners in this area, that if
5 this facility is built it will continue in perpetuity
6 operated as they presented.

7 And I appreciate the gentleman from
8 St. Andrew's. I believe what he said tonight was that
9 they have, quote, unquote, no operational plan yet. So
10 that concerns me, because if we don't know the operational
11 plan now, does that mean we're going to know it in the
12 future, is it always changing?

13 I don't know what the funding source is for this
14 business. I don't know where they're going to get the
15 majority of their profits so they can operate. I don't
16 know anything about it. But I do know that we all have
17 private property, and we're trying to maintain the value
18 of our private property, and we -- we love the life we
19 have here in Creve Coeur, so please oppose this
20 development.

21 Thank you.

22 CHAIRMAN MADDEN: Thank you.

23 Joan Glascock.

24 JOAN GLASCOCK: Hi, Joan Glascock. I live at 41
25 Beaver Drive.

1 And Beaver Drive, Haven View and Tealwood has a
2 long history of being a wonderful place to live. It's
3 almost in a park-like setting. And it's been a very
4 friendly peaceful place to live, and I think it's only
5 very natural with a major change being proposed like the
6 site, the proposed project at 450 North Lindbergh, that it
7 will gender a long list of very significant concerns. And
8 I had my own list of concerns when I heard about this
9 project.

10 But the more I've seen and the more I've looked
11 into the project, I have to say my own concerns have
12 shifted, and I now feel very strong support for this
13 project. And knowing that St. Andrew's would be operating
14 the site has given me a lot of confidence in the proposal.

15 I'm a medical professional myself. I'm a
16 pharmacist at Barnes-Jewish Hospital, and each time I go
17 to work I'm taking on a lot of responsibility. I care for
18 very sick patients in intensive care units and also the
19 special care nursery. And there's a lot of risk
20 associated with that.

21 And I see an organization like St. Andrew's, you
22 know, taking on a responsibility care for a very special
23 patient population with a lot of added risk. And I guess
24 my support for this project is because I have underlying
25 respect for the work that they do, and I consider it our

1 good fortune to have them interested in locating this
2 facility at that site.

3 And I guess I have a trust too that they have an
4 understanding of their business, and they've come to us,
5 not once, but twice, asking for permission to locate at
6 this site. And to me that gives me confidence, you know,
7 in the proposal and I think it adds a lot of weight to the
8 proposal.

9 Also, I've been very impressed by what I've seen
10 in representative from engineering firm, and, yes, there
11 are a lot of very real concerns, but I have seen this firm
12 make -- really pay close attention, I believe, to the
13 concerns of the neighborhood, and I've seen them make a
14 very good-faith effort to address each of those concerns.

15 You can never eliminate all risks, and, all --
16 you know, answer all questions. But, again, I would like
17 to see the proposal supported by the Council, by the
18 Commission.

19 And just wanted to state my strong support for
20 the project.

21 CHAIRMAN MADDEN: Thank you.

22 Paul, you guys have comments?

23 MR. LANGDON: Sure.

24 Good evening, Mr. Chair, Members of the
25 Commission.

1 I'm just borrowing the applicant's site plan so
2 we have a visual to refer to.

3 First of all, my congratulations to the
4 applicant and to the residents. I think in both cases we
5 have the most thorough analysis I think I've ever seen on
6 a project.

7 It's -- it's impressive. It really is. I think
8 the applicant has tried in a very legitimate way to -- to
9 identify what the true concerns are, to try to answer
10 them. And I think the residents have made every effort to
11 try and find real concerns that, if they can't be
12 answered, then the project should be out of the question.

13 I think I certainly am not going to try to sort
14 of go down all the comments and answer them one way or the
15 other with my own perspective.

16 I think a couple of things that I can help you
17 do, as the Commission, is to look at what it is you're
18 trying to accomplish here in reviewing this project, and
19 really what the -- the scope of your review is.

20 As you know, and as was identified by the
21 applicant, the Zoning Code allows permitted uses and
22 conditional uses.

23 In any development, whether the use is permitted
24 or conditional, there is site plan review authority.
25 There is the opportunity to address any issues that we see

1 when a site is being completely redone.

2 Issues such as access, such as location of
3 parking, landscape, building height, setbacks, those can
4 all be looked at.

5 However, when the standards are met, when they
6 actually meet the minimum requirement, it becomes very
7 difficult from a standpoint of government review to say,
8 well, you met the minimum standard, but it's not good
9 enough.

10 If it is a permitted use, then even more so. We
11 really are down to determining if the materials meet the
12 requirements, if the plan material is sufficient in the
13 landscape plan, if the access meets basic minimum
14 standards.

15 With a conditional use you have findings that
16 are in the ordinance that were alluded to earlier that
17 really lead to that decision. And that, really, I think
18 is what the residents have tried to identify is whether
19 they don't believe those findings are met. Things like
20 demands on city services; things like impacts to
21 surrounding property owners, and then potential harm to --
22 to the property or the users of the property.

23 Um, if we do not allow this project, then we
24 have to look at what else might be here. And I think
25 that's important because one of the things that we have

1 dealt with a lot, especially over the past few years with,
2 first, a very down economy and then a weakly recovering
3 one, but recovering nonetheless, is the issue of vacant
4 property.

5 We have had several that have sat vacant and are
6 still vacant. We have had several big successes. The
7 Complete Music site was vacant for years, many years, and
8 I think, from everything I've heard, people are very
9 pleased with how that's turned out.

10 It took a certain commitment to a different
11 approach, a different architecture than maybe we were used
12 to as far as the visual treatment, but we got to where we
13 want to be.

14 We have the two apartment complexes that, while
15 controversial, represent significant influx of residents
16 into a part of town where there are very few residents
17 that are actually residents of the city.

18 And let's not forget, aside from the fact that
19 those people bring with them their salaries and then the
20 money that they spend on local services, they also bring
21 an increased share of the shared sales tax to the city.

22 So increasing residences is actually a major
23 benefit to the city, not just indirectly through their
24 economic activity, but directly in terms of our share
25 of -- of what's already out there.

1 So, again, I think those are big successes.

2 We have some other properties that have
3 struggled. And had a couple of pictures that -- let me
4 get those up now.

5 And I don't mean to put these up to create a
6 strawman. I certainly don't want to introduce the notion
7 of a boogie man into this, but what they do serve as an
8 example. They are sites that are in the field and things
9 that you all, as the Commission, who are taking a broad
10 view of this, have to keep in mind.

11 This site is Wheatcrest Shopping Center, north
12 side of Olive just west of 270. This site has struggled.
13 The parking is split between the parking lot above, and
14 then there's actually a parking lot underneath this
15 building. The access is extremely difficult. If anyone's
16 tried to get to it, this site here is equivalent to a
17 bobsled run down into the garage, and then you have these
18 very, very narrow driveways into the parking lot. It's
19 almost sort of a nasty combination of long distance from
20 the street, down from the street, and then a facade that
21 doesn't really draw any addition.

22 The property owners have struggled. It's
23 changed hands. There are significant maintenance problems
24 on the property we won't get into, but suffice it to say,
25 the owners have difficulty finding the funds to make the

1 remedies and the needs. And they've had to go to whatever
2 tenants they can find to fill the spot.

3 We have, for example, in that center, a smoke
4 shop. It's absolutely legal. It's absolutely permitted.
5 Then we have a lot of concerns about the activity
6 associated with it. But this is a retail center, and this
7 is what you have to do.

8 Similar to that site, Graeser and Olive, just
9 referred to as the New Walgreens right here, this is the
10 realigned street, vacant lot created by the movement of
11 the street. The old Walgreens.

12 While the comment was made, and absolutely true,
13 that there was a proposal for a fast food restaurant here
14 and did not succeed, let's bear in mind that the
15 applicants are not seeking a fast food restaurant. There
16 is a longstanding history with the city's issues with
17 fast -- standalone fast food restaurants.

18 What did come out of that was the situation
19 where this property owner could not find a tenant.
20 Ultimately settled on a tenant that was not their first
21 choice, and while it is occupied the building, I can tell
22 you that the residents who live right here, and you can
23 see how close they are, are not happy.

24 I have been out to that site personally many
25 times to inspect the commercial site, as well as to speak

1 with the property owners and try to resolve their issues.

2 The point being that the property owner knew
3 that they might be generating issues with that tenant.

4 But they couldn't find any other tenant because they
5 couldn't go with the -- the more aggressive approach. Not
6 that I'm saying they should have done the fast food
7 restaurant. That's not my point. My point is when a
8 property owner gets desperate to find some -- some return
9 on their property, they may resort to choices that none of
10 us expected in the first place.

11 Just go straight across the street. Two old
12 inline retail centers. Similar problem. There are
13 consistent vacancies in that site. The property owners
14 struggled to keep them occupied. They are in a very
15 competitive retail market, so even though their rents are
16 very low, it's still hard to keep the building full.

17 An inquiry came in last week for check cashing
18 service for that property. Again, not necessarily our
19 first choice, it's not even permitted in the Zoning Code
20 right now, but it's certainly their right to petition for
21 that change.

22 And, frankly, we can't prejudge any given
23 establishment on their ability to run their business
24 effectively or legally. We assume they will. And so be
25 very difficult to deny that use should it be petitioned.

1 Doesn't mean it won't happen, I'm just saying
2 that's the scenario presented with.

3 Something we have to keep in mind when it
4 becomes too difficult to do what we all hoped would really
5 happen.

6 Last site was already referred to. Watercolors
7 Restaurant. Another site that's been vacant for years.

8 This site was looked at by Sunrise -- well, I
9 think the Sunrise was looking at assisted living for this
10 sight. Could be wrong about that, but it's that -- that
11 operator, Sunrise Nursing Home or Assisted Living.

12 It didn't work. There were issues with the
13 site. They couldn't meet the setback requirements. And,
14 certainly, the neighborhood to the west was immediately
15 mobilized, the same as we've seen tonight, against the --
16 the proposal.

17 But in the wake of that failed opportunity,
18 nothing. I was by there the other day. I noticed it's
19 reached the point where the owner's sign says "accepting
20 offers". They almost can't give it away at this stage.
21 It's not for lack of visibility. When you come down the
22 hill you can see this -- this store. It's not for lack of
23 a decent entrance. It has a driveway here and it has --
24 has the road here that potentially they could access, and
25 there's another driveway there. It's large enough. It's

1 Lindbergh. It's a problem we have with Lindbergh.

2 It's absolutely true. That cement wall,
3 concrete wall is a killer for retail. The concrete wall
4 was put in because there were a series of crossover
5 accidents on Lindbergh. People turning left at the wrong
6 time; people not paying attention and crossing over at the
7 wrong time; people hitting ice on the road and sliding
8 across at the wrong time resulting in head-on crashes on
9 Lindbergh. That's why the wall went in.

10 MoDOT doesn't care about the private lane use on
11 either side. That's not their issue. Safe movement of
12 traffic is their issue, and that's why the wall is there.

13 The unfortunate side effect is it's been very
14 hard on any of the property owners on Lindbergh.

15 Now, ideally, I would say it's true, if we had
16 it to do all over, we would not have commercial on
17 Lindbergh, unless we were certain it was a destination
18 commercial use, because we wouldn't be going through these
19 struggles we have now. But we don't have that.

20 We already have general commercial zoning up and
21 down the street. We already have property owners with a
22 vested interest in making something happen on that
23 property. They paid good money for the property. They
24 have every right to expect that the city will not
25 completely incumber their ability to make a return on that

1 property.

2 We do not operate in a not-for-profit society.
3 While we may ultimate see a not-for-profit here or maybe
4 we'll see the Dielmann Farm park complex, and that would
5 be wonderful. We can't really set that out as our goal.
6 We can't deny everything else in the hopes that that one
7 perfect solution will come along. We don't have that
8 luxury, unless we want to see vacant property.

9 But what happens to vacant property? Well,
10 Watercolors, the police are out there regularly because
11 inappropriate activity in the parking lot. What happened
12 to the church up on Old Olive where Vanguard Apartment
13 Complex was approved. Routinely getting police calls for
14 that site because that building is being broken into or
15 the house on that property.

16 I spoke to the owner on Thursday or Friday last
17 week, and he said that the house was broken into just last
18 week. They just re-boarded the house in preparation for
19 demolition and it got broken into again.

20 Crime is the real result of vacant property. It
21 happens. We don't want vacant properties. Doesn't mean
22 we go for anything, but it means that we have to keep a
23 little more open mind beyond just what would be perfect.
24 The pursuit of perfection could ultimately lead to a worse
25 outcome.

1 So with that said, want to point to another,
2 which has not come up tonight, oddly enough. And turn it
3 so north is up. North up. Delmar Gardens, which is this.
4 This is Country Manor Lane, Cross Creek, Pulaski Bank,
5 Pulaski Insurance Services, and then you have residential
6 here and here. St. Monica's up here. Delmar Gardens
7 Corporation actually owns all of this, but this is the
8 nursing home here. That complex has 112 beds; it has 80
9 parking spots, which you can see, this is a daytime shot,
10 and that parking lot is -- is not full.

11 Even minuses in nursing homes, so residents do
12 not drive. Those are all staff parking or visitor
13 parking. I don't know for sure, typically this is from
14 our -- the City's GAS, and the aerial should have been
15 flown on the weekend, so this is probably a Saturday or a
16 Sunday.

17 But looking up close, there's -- you can see the
18 line of the fence. You can see how close that building
19 is. I can tell you, that's about 10 feet. It's
20 nonconforming, but there it sits. That building sits at
21 roughly the same elevation as this house, but it's
22 actually a few feet higher.

23 And I can tell you that when this was proposed
24 to be redeveloped as an office complex it was going to
25 provide 220 feet of buffer space here. The building was

1 up here. Those residents fought hard to keep this. They
2 preferred this over the office building.

3 So, clearly, it's a question of perspective in
4 terms of the devil you know.

5 I think that that's what makes it challenging
6 now, in that we have something different. We don't have
7 an assisted living facility in the city like the one being
8 proposed. And we don't have a site plan like this one
9 where it's on the corner of a small, small street and then
10 Lindbergh Boulevard.

11 So I think that what I'm trying to point out
12 here is that a much larger facility is set into the site
13 in a way that really does not impact these neighbors, and
14 truly it doesn't, they'll actually prefer this over a
15 commercial outcome, so maybe to some extent this might
16 serve as some reassurance for the neighbors of tonight's
17 site to know that --

18 VOICE: Excuse me. Is that zoned General
19 Commercial or is that the Core Business District?

20 MR. LANGDON: That -- that site is zoned General
21 Commercial.

22 VOICE: Thank you.

23 DENI DICKLER: Is that a skilled nursing
24 facility or assisted living? Skilled nursing?

25 MR. LANGDON: Skilled nursing.

1 And --

2 VOICE: And that -- that small, small street
3 that you referred to, that -- that is Beaver, your words?

4 CHAIRMAN MADDEN: Please don't interrupt, okay,
5 and let Paul finish. Thank you very much.

6 MR. LANGDON: Now, having said that, I think
7 there are a lot of issues that we need to be mindful of if
8 this project is to move forward.

9 Obviously, there have been changes in the plans,
10 which we had not seen until tonight. There are questions
11 in terms of access and trying to improve access and,
12 frankly, whether it's an office building or it's an
13 assisted living building, you got people trying to get to
14 the site, may not know where the driveway is and may
15 overshoot it, so whether it's this use or any other use,
16 people missing the driveway are a problem.

17 You'll recall last week we had a -- or two weeks
18 ago maybe -- a discussion involving Balmoral Shopping
19 project up here. Resident came in here and made the exact
20 same complaint; people trying to get to Balmoral, drive
21 into our street and then turn around.

22 GC property, two-story commercial, successful
23 and the same problem.

24 We also heard the same complaint about 24-hour
25 activity. That what occurs there, restaurant. When does

1 the restaurant start its operations to be ready to go in
2 the morning, 2 a.m. So if they stop service at 9 p.m.,
3 and then you have kitchen cleaning and you have trash out
4 and then you start receiving -- start receiving material
5 at 2 a.m. and have cooks arrive, pretty much have a
6 24-hour operation. That restaurant -- that is a
7 restaurant, so that is also a conditional use.

8 But a bakery is not a conditional use. Maybe
9 that's not the way it should be, but that's the way it is.

10 Same situation, same scenario, same contention
11 issues. So even permitted uses can be 24 hours.

12 And I'll remind the Commission that there's
13 nothing in the Zoning Code that prohibits 24 hour of
14 operation of any use. We do not prohibit 24-hour
15 activity.

16 If it's a conditional use, we can regulate it
17 through the CUP; if it's permitted use, it's their choice.
18 We cannot stop it. We do not have a rule against it.

19 What we do have are rules against trash pickup
20 before 7 a.m. We have rules against construction activity
21 on weekends beyond certain hours. We have noise and light
22 standards that they have to meet. Those are true for all
23 uses, whether it's conditional use, permitted use,
24 assisted living use or retail use, those standards are
25 still there.

1 So really there's a lot of commonality between
2 what's proposed and what could actually go there. Even in
3 the existing building, those issues are still there.

4 There are concerns about the FAR. I, too, would
5 like to see the applicant settle on a floor plan. The
6 numbers that we looked at were not at the upper limit, .4
7 is the limit, they're below that. With the shifting
8 around of some walls, as long as it's not by a great
9 degree, we were confident that it would still meet the .4.

10 Even with that, in the end, if their final plan
11 still shows .4, we have nothing more to -- to do with it.
12 If they submit final plans that show .5 or .45, then we
13 deny the plans. Just because you approve a site -- you're
14 approving it based on the -- the site meeting all the
15 minimum conditions. If the final construction drawings do
16 not meet those conditions, you don't approve them.

17 So they can't bait and switch. They can't show
18 you a .36 plan tonight and then go to .5. It simply can't
19 happen.

20 So we always have that -- that last check at the
21 building permit stage to make sure that they are following
22 through.

23 Question about tax revenue. You know, we -- we
24 try not to dwell on tax revenue in the city as far as a
25 justification for land use decisions, cause really revenue

1 decisions and land use decisions, ideally, ought to be
2 separate, but we know they're not.

3 A commercial operation retail does not
4 necessarily generate tax revenue, witness the use across
5 the street from this one in the old Joseph Bank building,
6 the Jewish Women's League operates a 501(c)(3) out of
7 there. The Red Racks is a 501(c)(3), generates no sales
8 tax or any tax. We have several others, religious uses,
9 501(c)(3).

10 There's plenty of uses that are not assisted
11 living that also don't generate taxes.

12 On the other hand, we have other means to
13 approach the owners to see what certainties there can be
14 and -- and maintaining revenue stream if they're so
15 willing, and if it's something the city wants to go into,
16 payments in lieu of taxes, if there was some expense that
17 the city was bearing, if there was an expense by the Fire
18 District, that could be something we could look at.

19 That's a whole new idea. Hasn't even brought
20 out tonight. Certainly don't suggest you should base any
21 decision on that as a solution, but it's something we can
22 look at as an option.

23 Landscape plan. There are, you know, a few
24 minor issues, but I think that can be resolved. One major
25 issue though is this notion of the buffer. As was

1 identified, half the buffer today, if left intact, would
2 be honeysuckle. Officially, we don't do honeysuckle. So
3 the -- the -- the sad reality though is it's the most
4 awesome buffer plant ever created. So, you know, if
5 the -- if the neighbors really want to keep it, and I
6 can't find any reason why it should come out, then I say
7 leave it in. It will come back even if we take it out.

8 So, you know, that's really a negotiated issue,
9 and -- and while we can be the liaison between the
10 property owner and the neighbor, we can't really resolve
11 that one way or the other without being, I think, overly
12 heavy-handed about it. So that would take time.

13 Bottom line being, I don't think, from the
14 staff's perspective that we're ready to see you make a
15 recommendation in favor or against tonight.

16 It's certainly your choice to do so. You have a
17 draft ordinance in front of you, which you could vote, if
18 you want.

19 Couple of changes that it should have is that
20 that should be a -- a shelter easement, as was alluded to,
21 that needs to be specifically identified. All the plan
22 references would need to be updated to the current plans,
23 if you are agreeable to them. And I would also suggest
24 that the crosswalk through the parking lot should be a
25 different material from the pavement because it's much

1 more effective in identifying a hazard area.

2 I know that there are a lot of issues that the
3 residents would probably like to be identified, but I
4 don't want to go on any longer.

5 There are certainly questions that I know that
6 the applicant wishes to speak to, and under our standard
7 rules, we do allow rebuttal for the applicant, as well as
8 anyone else who spoke.

9 And if you have any specific questions for me,
10 I'd be happy to answer them.

11 CHAIRMAN MADDEN: Any questions for Paul?

12 MR. ROVAK: It may be more for the applicant.

13 Well, I'll ask one for Paul, but it might really
14 refer back to the applicant.

15 One issue, and maybe I just missed on what its
16 genesis was, narrowing the existing entrance to the
17 28 feet. Does that arise out of compliance with some
18 requirement or was this to preserve parking spaces or was
19 this something that we have requested? I'd like to know
20 the genesis of that, if it started with the staff. If
21 not, it'll wait until I have questions for the applicant.

22 MR. LANGDON: Did not start with the staff.

23 MR. ROVAK: Okay.

24 CHAIRMAN MADDEN: And, Mr. Pullium.

25 MR. PULLIUM: Yes. With respect to the FAR, I

1 think you mentioned tonight in this floor plan, tonight's
2 the first time you've seen it, and you mentioned that, of
3 course, there's a -- a backdrop where you could look at it
4 and if it complies or doesn't comply, but I prefer not to
5 wait until some later point to figure that issue out.

6 But what you're telling me is -- what you said,
7 we'd like to see the applicant settle on a floor plan so
8 you can figure out whether there's any complaints with
9 respect to the calculations; whether they're valid or not
10 valid, and --

11 MR. LANGDON: Yes.

12 MR. PULLIUM: -- what you're saying is you need
13 more right now or you need further review in order to make
14 that determination?

15 MR. LANGDON: To give precision to it, yes.

16 MR. PULLIUM: I would like to see that
17 precision.

18 CHAIRMAN MADDEN: Mr. Faron.

19 MR. FARON: My question was the exact same
20 thing. I was going to ask you about what you'd expect if
21 we were to delay this on FAR. I mean I know they have to
22 meet that number regardless, you know, at building permit
23 date, but I mean that's what you would expect, I guess,
24 when we come back to discuss this complete floor plan with
25 questions answered about open space, and I guess common

1 area and stuff of that nature?

2 MR. LANGDON: Yes, I -- I think that we
3 understand that as buildings go from concept or even
4 high-level concept to construction drawings, there's
5 almost always some change, some proportion is off, some
6 width is not meeting code, so, you know, minor changes are
7 expected, but I think, you know, rearranging of stairwells
8 or major spaces needs to be resolved so that we can
9 provide to you a scaled drawing that shows areas that are
10 contemplated in the FAR, and those are not.

11 MR. FARON: And I think, just for our
12 well-being, it would speak to the target not moving
13 anymore sometimes, you know, you feel uncomfortable about
14 looking at one thing that might not be spot on.

15 And in a situation like this, I think those
16 exact details really need to be laid in stone, so --

17 MR. LANGDON: Yes.

18 MR. FARON: -- we can look at it in that, you
19 know, level of detail and the residents can be confident
20 that's what we're deciding upon.

21 Thank you.

22 CHAIRMAN MADDEN: Mr. Howard.

23 MR. HOWARD: Now that you've brought up stone,
24 one of my concerns is the appearance and the integration
25 with the neighboring community.

1 So two things that like to see a little more in
2 next iteration, additional use of stone and brick
3 materials as opposed to the stucco.

4 I appreciate the efforts you've made in lowering
5 the building, making it more palatable to the neighbors.
6 Went a long way toward addressing a lot of their concerns.
7 You have a long laundry list of things that you might want
8 to consider this evening.

9 Noted in the staff report was a reference to
10 HVAC.

11 MR. LANGDON: Yes.

12 MR. HOWARD: Would you like to speak to that?

13 MR. LANGDON: Sure.

14 Actually, and -- and I'll -- I will say that
15 based on my own circumstances, I know how unpleasant a
16 cooling tower can be.

17 And that was an issue that I brought to the
18 applicant in particular; that there was none shown on the
19 plan, and so what was the plan for heating and cooling.

20 In fact, there is no cooling tower with this
21 building. One of the other benefits that comes with
22 making the building smaller is the demands can be met with
23 smaller systems, room-by-room systems.

24 Initially their plans called for through the
25 wall units, similar to a motel. At our request, they've

1 changed those to in the room units, so-called VTAC units,
2 meaning that the fan -- all the air circulation is
3 completely inside the building.

4 So what we may have in terms of fresh air
5 exchange and ventilation is up on the roof behind that
6 mansard, and that's where, I think, that having the
7 building be just that little bit higher, the roofline
8 being that little bit higher is actually an asset because
9 that becomes the sound wall, so that whatever is up there
10 can't be heard, and then there's no units down on the
11 ground that can become very intrusive. So I believe all
12 of the heating and cooling is either interior or
13 completely screened behind the mansard roof and,
14 therefore, not a concern.

15 MR. HOWARD: Okay. Very good. That seemed to
16 be one of the consistent complaints -- concerns.

17 MR. LANGDON: And it is a condition in the draft
18 ordinance that all the interior units be these VTAC units,
19 which are entirely interior.

20 CHAIRMAN MADDEN: Anybody else?

21 Thank --

22 Mr. Faron.

23 MR. FARON: Can I ask, Paul, in terms of the
24 staff report, you talked about the materials being used
25 and the Design Guidelines.

1 Could you elaborate on more what you're kind of
2 looking for? Are we on -- you know, I think we have some
3 desires for what we'd like to see, and I've mentioned them
4 on, you know, not the stucco and not the E-system, and
5 maybe troweling that on and having the stone and brick use
6 of that material around it.

7 Could you elaborate more on what you'd like to
8 see over there related to what we said? I mean --

9 MR. LANGDON: Well, that's the goal.

10 I think, you know, the city's position on EIFS
11 has always been it's not durable enough; that it -- it is
12 a fake material, and that quality architecture demands not
13 fake materials.

14 There is specific wording in the Design
15 Guidelines that say -- say it should be used only as a
16 highlight material. There is a place for EIFS, but it
17 should be limited.

18 They are not proposing EIFS, they are proposing
19 plaster.

20 On the other hand, the Design Guidelines also
21 say that brick, stone, natural material of that sort are
22 the preferred materials, so, you know, my -- my suggestion
23 to the applicant was that to -- to, I think, more fully
24 implement the Design Guidelines there should be a stronger
25 emphasis on the heavier material.

1 Personally, I also find that a building looks
2 more grounded; it looks more solid. It's certainly a
3 greater investment when those heavy materials come to the
4 ground and form that foundational level to the building,
5 and that the lighter material, the plaster, goes above
6 that.

7 When you have this mosaic where one can go all
8 the way up and the other can come all the way down, it
9 starts to disrupt that -- that sense.

10 And when you remember that not only the Design
11 Guidelines, but the Comprehensive Plan says that in the GC
12 District, to the extent possible, building should reflect
13 a residential character to scale. The more we can pick up
14 those residential elements, the better.

15 The total rearranging is -- is not necessarily
16 the better way to go, as far as our guidelines are
17 concerned.

18 MR. FARON: And my last question would be about
19 MSD and Ameren and MoDOT. Are these concerns that have
20 been brought up tonight ones that you're worried about in
21 terms of runoff and extra load on the system? Have we, I
22 mean, approached MSD on any of this, probably because it
23 probably hasn't been passed yet, but however it's going to
24 play out, have these been thought about, and like is our
25 City Engineer or anyone else concerned about, you know,

1 that extra --

2 MR. LANGDON: Yes. We have, obviously, always
3 maintained a good dialogue with MSD, especially as it's
4 gotten more difficult storm water management issues.

5 The applicant or engineering consultant are very
6 familiar with MSD plans, so I'm -- I'm confident that they
7 are improving that.

8 Again, just as with the FAR issue, they can't
9 suggest that they'll meet the requirements and then it
10 turns out they don't. They can't get a building permit if
11 they don't meet the requirement.

12 Now, I will say we did have a -- a speculative
13 discussion about the -- the sewer system with MSD, and
14 their thinking, without looking at any drawings and not
15 knowing for sure, was that the system has a -- a,
16 basically, a break in it, not a physical like broken
17 break, but a drainage break. So that the subdivision
18 predominantly is going to the east and anything at
19 Lindbergh would tap into the lines in Lindbergh and go to
20 the south. Can't confirm that, but that was the
21 speculation. Nonetheless, we would absolutely make sure
22 that -- I can tell you that projects like St. Luke's
23 Urgent Care was delayed while they figured out their water
24 supply. Plaza Motors, same problem. That project was
25 stopped in its tracks because they couldn't meet water

1 pressure requirements.

2 So we do check the utilities. We do make sure
3 that they can meet the requirements, and then move forward
4 from there.

5 MR. FARON: Thank you.

6 CHAIRMAN MADDEN: Thank you.

7 Mr. Stock.

8 MR. STOCK: Yes, sir. Mr. Chairman, Members of
9 the Commission, I think we're two and a half hours into
10 this right now, and, obviously, there's been a lot of
11 residents that have spoken. Mr. Langdon has spoke.

12 My presentation, I referred to the Comprehensive
13 Plan, I referred to the Code, which are what we use as
14 guides in laying out the site plan. We don't solely rely
15 on those. We rely on the input of the residents, and for
16 months we've been getting input. And I think we've been
17 responding in a positive way, and I stand here tonight,
18 again, reaffirming that we will continue that dialogue,
19 whether it's the architecture of the building, whether
20 it's the landscaping, the buffering, those are all things
21 we're very sensitive. This -- this isn't the first time
22 we've done this. This isn't the first time that I've met
23 with residents. We've got an excellent team. Got the
24 finest builder. Got St. Andrew's. I represent
25 St. Andrew's in Chesterfield. The Terrances residents

1 live adjoining to that. Much larger facility. No
2 complaints. I live in the community. We all live in the
3 community. We're not here to shoehorn something on a
4 particular site. What we're here to do is take a unique
5 piece of property that's underutilized, that's commercial,
6 and we're trying to put a development for assisted living,
7 which doesn't exist, in the city. There's a need,
8 certificate of need identified 110 units or beds within
9 this ZIP code, underutilized, and what we're trying to do
10 is create a residential facility, yet commercial, it's a
11 commercial enterprise, but it's a residential building,
12 it's residents living on the property. It's an
13 appropriate transition, in our opinion, between Lindbergh
14 Boulevard and the commercial to the north, commercial to
15 the south, the residents.

16 One thing that I would ask the Chairman and the
17 City Attorney is that you make part of the record your
18 City Zoning Code, your Subdivision Code, your
19 Comprehensive Plan, our PowerPoint presentation and the
20 City staff report. We think all that's matter of factual,
21 and that we have followed those. And, again, we don't
22 slowly follow those. I'm very respectful of all these
23 residents. I understand what's happening. I understand
24 there's fear. But we're professionals. I'm a
25 professional engineer.

1 So when it comes to traffic, it comes to the
2 driveway. The driveway is really dictated under MoDOT's
3 access management guidelines. We can go back to MoDOT. I
4 mean what MoDOT doesn't want anymore is wide driveways and
5 a lot of them. So if the site had two, they want one. If
6 it was 60 feet, they wanted 30 feet.

7 And that's really their access management
8 guidelines and that's what we're trying to follow.

9 If you look at our site plan, it's not to
10 achieve more parking spaces. It's about 15 feet of green
11 area on each side of that drive, and we can widen that
12 drive to 35 or 36 feet.

13 We have a professional traffic engineer that's
14 on board. He's referred our plan. He's reviewed our
15 on-site circulation.

16 I've personally talked to MoDOT. MoDOT believes
17 that our plan is feasible. And that's the only term they
18 use until you file for an actual permit, and that's their
19 form of the conceptual approval.

20 I personally talked to the Metropolitan
21 St. Louis Sewer District regarding storm water and
22 sanitary. I'm not aware of the issues of the sanitary. I
23 understand what requirements are for sanitary design. I
24 understand the requirements of storm water. We'll make
25 the formal permits once we have the site plan.

1 We've talked to Missouri American. We've talked
2 to Ameren. To the best of my knowledge standing here
3 tonight, adequate utilities are there. But, again, as
4 Mr. Langdon said, it's permit process, and we'll deal with
5 those.

6 So how do we convince the residents that this is
7 the appropriate use. I don't know that we ever can, and
8 I'd like to -- and they came out on a very cold night and
9 there's many of them, and I'd like to have half of them
10 speaking in favor. There was one that seemed to support
11 it.

12 But, again, their -- I think their -- a lot of
13 their comments are the fear of the unknown. But right now
14 what's there is a parking lot with 117 spaces, 10 foot
15 from the property line that could be utilized, something
16 that's much more intense than what this facility will be.

17 And anybody familiar with these facilities, you
18 got to be honest with yourself, you drive by them, there's
19 not cars coming in and out, they're not loud at night,
20 they just aren't. We've done a number of them. I know
21 the residents that live adjacent to them in other
22 communities. I went to St. Monica. That was an
23 interesting slide, so I was there for first through eighth
24 grade. And I know of that nursing home right there. And
25 many families that, cause I knew grew up in the Creve

1 Coeur area, lived in that subdivision.

2 So I know that this type of facility coexists.
3 We're taking all the appropriate measures on the site for
4 security. We're not taking that lightly. And then at the
5 same time we're enhancing the pedestrian access. Those
6 are things that the city -- or that the residents brought
7 up to our attention that were concerns on Beaver Drive.

8 So I think this is a project that we can
9 continue to develop the architecture, the landscaping, the
10 security, operation, lighting, noise. You have ordinances
11 on noise, so there's no spillage of the noise, there's no
12 spillage of lighting across the property line.

13 So we would like to continue the opportunity to
14 work with this Commission and work with the residents to
15 seek your support for our conditional use permit.

16 And the other, we have a professional architect,
17 and we'll get signed, sealed floor plans with the FAR
18 calculation, so it will be forthcoming.

19 CHAIRMAN MADDEN: Okay.

20 Mr. Rovak.

21 MR. ROVAK: Yeah. Couple of questions sort of
22 related, cause I think everything else really has been
23 addressed, and you're going to be addressing the -- the
24 FAR.

25 In regard to the certificate of need, and I'm

1 going to display some ignorance here, but I just need to
2 make sure that I know these things are being addressed.

3 We're looking at a smaller site because it's
4 assisted living rather than skilled nursing. But I do see
5 the one question, I guess, that may be needed to be locked
6 down somewhere along this. And that's this question of
7 we're talking about, what I would say conventional
8 assisted living, if you will, and memory units or
9 Alzheimer's units or something, which I didn't know that
10 that falls into, again, what I would call conventional or
11 assisted living, or is this something further toward
12 skilled nursing, and if so, how does -- you know, is that
13 addressed in the certificate of need? I did not read it
14 or look at it. And do we really have or will we get some
15 kind of a breakdown? Because we're looking at, again,
16 it's a relatively small site, but that's being addressed
17 by the fact that this is assisted living, not skilled
18 nursing.

19 And going along with that, because there was
20 some comments about the size of the site, how does this
21 compare with some of the other, say even -- other
22 St. Andrew's unit, like Brooking Park, if we just look at
23 a gross number of -- number of residents per acre of the
24 property, however you define that, but how does this
25 compare, for instance, with Brooking Park, whatever the

1 design population is there, and the size of that site?
2 Knowing this is smaller, but it has fewer residents, but
3 this -- and that's the only one that comes to mind for me
4 right away, is Brooking Park, but, again, how does this
5 fit into that scheme of things, and are we on the same
6 line or the same density that you're looking at?

7 I guess those are -- they're overlapping
8 questions in my mind. Particularly that question of this
9 is memory units, do they fall under assisted living?

10 MR. STOCK: I don't know that I can answer that
11 question.

12 CHAIRMAN MADDEN: Will you state your name again
13 just cause we're --

14 MR. WILSON: Chris Wilson with St. Andrew's
15 Management Services.

16 CHAIRMAN MADDEN: Thank you.

17 MR. WILSON: The State of Missouri has issued
18 the project a certificate of need for assisted living,
19 and, again, as I mentioned before, there are very specific
20 regulations mandated by the Missouri Department of Health,
21 Senior Services for who is eligible for care in an
22 assisted living facility. So we would have to follow
23 those guidelines.

24 Now, that mean -- does not necessarily mean you
25 cannot have a unit in that facility that's designated

1 towards those people that have more cognitive challenges
2 than the general senior, but they still would meet a State
3 mandated criteria as an assisted living facility, and a
4 person eligible for care.

5 MR. ROVAK: And my other question. How does
6 this density compare to some of your other facilities?

7 MR. STOCK: Mr. Rovak, I don't know the answer.

8 MR. ROVAK: I knew you didn't. I thought maybe
9 Mr. Wilson did.

10 MR. STOCK: I can get it.

11 DENI DICKLER: Excuse me. I have some pictures
12 of their other facility, so I thought you might want to
13 show some of them.

14 CHAIRMAN MADDEN: Well, we just need an answer
15 to the question.

16 DENI DICKLER: They show the visual space.

17 MR. WILSON: I mean the actual density we -- we
18 would have to -- we would have to confirm, you know.

19 MR. ROVAK: Yeah, I'm not looking at, you know,
20 a decimal point or two decimal points, I'm just really
21 looking in the overall scheme of things how are -- what
22 are we really looking at?

23 MR. WILSON: The assisted living portion of
24 Brooking Park is licensed, again, assisted living --

25 MR. ROVAK: Right.

1 MR. WILSON: -- for 100 individuals. About --
2 there are 25 of that 100 is a dedicated memory unit, so
3 while the scale is slightly larger, in part, it is still
4 some assisted living and some memory care --

5 MR. ROVAK: Okay.

6 MR. WILSON: -- is assisted living.

7 You know, based on the general room sizes from
8 the diagrams that we have this far of The Groves in Creve
9 Coeur and comparing those to the operation in Brooking
10 Park, I'm going to say that I think the density is going
11 to be similar, but I don't have those calculations --

12 MR. ROVAK: Okay.

13 MR. WILSON: -- so.

14 MR. ROVAK: But every -- order -- I'm only --
15 yeah. Order of magnitude we're on the same --

16 MR. WILSON: Uh-huh. Yeah.

17 MR. ROVAK: -- kind of general ratio.

18 MR. WILSON: And, again, just -- just a totally
19 side note here, I'm a licensed nursing home administrator.
20 I was also the administrator at Brooking Park for almost
21 five years, so I know the operations quite well.

22 CHAIRMAN MADDEN: Before I close this public
23 hearing, Mr. Stock --

24 MR. STOCK: Yes.

25 CHAIRMAN MADDEN: -- suggest a couple of things.

1 That you get with Paul and the staff, and you think you
2 can have this ready two weeks from yesterday -- isn't it
3 our --

4 MR. STOCK: I believe we can.

5 CHAIRMAN MADDEN: Don't we meet two weeks from
6 yesterday?

7 MS. KELLY: February 3rd.

8 CHAIRMAN MADDEN: February 3rd.

9 Maybe get it to them with a little leeway, so
10 they can review it all and everything, and just
11 suggestions from us, Paul and the residents and
12 everything, and then we -- yes.

13 MR. FARON: Could we get this ahead of time if
14 it's --

15 MR. STOCK: Yes.

16 MR. FARON: -- updated dramatically, you
17 know --

18 MR. STOCK: Yes.

19 MR. FARON: -- it's not a week ahead, but maybe
20 a day or so, just so we can review it, if possible?

21 MR. STOCK: Be happy.

22 MR. FARON: Thank you.

23 CHAIRMAN MADDEN: Okay. So -- yeah, I think
24 that'll close the public hearing then.

25 MR. LUMLEY: So into the record of this public

1 hearing --

2 VOICE: Excuse me.

3 MR. LUMLEY: -- I offer the following exhibits:

4 Documentation --

5 VOICE: Can I ask a question?

6 CHAIRMAN MADDEN: No, we're -- we're -- we're
7 going to meet again in two weeks, so.

8 VOICE: I just want to bring up this point of
9 the real estate tax thing and how we could be guaranteed
10 that the city and the taxable institutions that depend on
11 these real estate taxes --

12 CHAIRMAN MADDEN: Okay. We've closed the public
13 hearing. You know, in two weeks, if you want to bring
14 that back up, we'll discuss it.

15 And we're not going to look at anymore pictures.
16 I think we pretty well beat this to death for tonight, and
17 we can't move anywhere forward till they get back with us
18 anyway, so.

19 Go ahead, Carl.

20 MR. LUMLEY: The following exhibits are offered
21 into the public record of this hearing: Documentation in
22 possession of the City Clerk reflected the public notice
23 that was provided, the staff's report, the citizen
24 petition that was presented this evening. That's
25 identical to the one that was on the dais, right, it's not

1 two different positions? The PowerPoint presented by
2 Mr. Stock this evening, the slides offered by the other
3 speakers, including Ms. Dickler and Ms. Parker, City's
4 Code of Ordinances and Charter, the City's Comprehensive
5 Plan and the public file regarding this application.

6 (The public hearing was closed.)
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STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

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

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

From: [Janine Schilders](#)
To: [Langdon, Paul](#); [Glantz, Barry](#); [Kramer, Cynthia](#); "dkreuter@ci.creve-coeur.mo.us."
Cc: [Kelly, Whitney](#); sandeegee19@aol.com; purkerm@wustl.edu; dkd1905@aol.com
Subject: assisted living information; P and Z meeting jan. 21 2014
Date: Friday, January 24, 2014 2:59:52 PM

Dear Mayor Glantz, Ms. Kelly, Mr. Langdon, Ms. Kramer, and Mr. Kreuter,

The vote for the Conditional Use Permit regarding the development of the 450 N Lindbergh property was tabled on Tuesday night pending further information which the P and Z members needed to get. I am hoping you can pass this e-mail to those members since I do not have their e-mails.

I gathered from the discussion that there was confusion from P and Z council members as to what assisted living was, how it differed from a skilled nursing facility, and questions to the nature of the for-profit or not-for profit nature of the facility being proposed by St Andrews.

I am a resident of the neighborhood opposing the development and am also a health care executive working for one of the last not-for-profit health care delivery systems left in America, the US military. I want to direct your attention to a very thorough and timely documentary made by PBS frontline on assisted living: "Life and Death in Assisted Living" from Sept 2013.

Link to informational PBS frontline documentary: Life and Death in Assisted Living: Encore presentation 2013: <http://www.pbs.org/wgbh/pages/frontline/life-and-death-in-assisted-living/>

This link will also take you to some very informative in-depth articles.

I bring this to your attention since it highlights KEY ISSUES which the city leadership should consider before committing to construction of such a facility here. These are:

- 1) The lack of federal and state regulation, oversight, compliance and support for assisted living facilities. This is contrary to skilled nursing facilities, or nursing homes, which are tightly controlled and monitored by state and federal agencies.
- 2) The multi-billion dollar, for-profit, industry which has ensued since the inception of assisted living in the 1990s.
- 3) The wrongful death, questionable death and elder-abuse lawsuits which families have brought over issues such as these:
 - a. Residents leaving the facility and dying of exposure
 - b. Residents letting themselves out of the facility through upper story windows
 - c. Sexual assault cases which are not addressed by the staff
 - d. Residents who assault other residents, sometimes resulting in death
 - e. Drowning in the facilities when residents are left unattended.
 - f. Residents who are allowed, even encouraged, to enter the facility with complex medical issues and whom the staff is not able to handle, in an effort to raise census and increase profitability.
 - g. The bare bones staffing which is allowed and encouraged by health care executives to raise profits, yet leaves patients unsafe and an "elopement" risk

for leaving the facility unattended.

I think it is important for city leadership to realize that there is no federal or state oversight, no inspections and no get-well support by federal agencies. In the cases above, there were minimal fines or citations given, and the facilities were allowed to remain open, and continue to operate, in light of these wrongful deaths. Litigation is the only avenue families or elders have.

Many residents, including myself, have expressed concern over how close to RT 67 this facility is being built (50 feet from the entrance to RT 67), and how easily it would be for a resident to leave the facility and end up on Lindbergh causing a resident death, motorist death or both. If this were to happen, is the city then willing to commit to providing, say a dedicated police officer at that facility, since there is no regulatory agency which will require the health care company to increase staffing even after such an incident.

In addition, even though St Andrews will be managing this facility, a local health care company, it is entirely plausible that this "assisted living" facility will be bought out by a franchise chain if they are struggling financially. These multi-state chains are very adept at squeezing out the last dollar by lowering staff, lowering the skill level of staff and encouraging even complex cases to enter their facility when they cannot safely care for them. Again, there is little or no oversight to prevent them from doing this.

We hear references made over and over again to the fact that construction of this facility will eliminate a vacant property problem on Lindbergh. I think you should be informed of some of the problems which this facility will bring to our city; wrongful deaths, resident "elopements", the potential for sexual assault and elder abuse, and all the ensuing litigation. With very little state or federal support for these facilities, these problems will surely prove to be handful for city officials to cope with.

I want everyone to be informed, and think this documentary does a stellar job of highlighting some well researched, and little understood, facts about assisted living today.

Sincerely,

Janine E Schilders, Lt Col, USAFR, Medical Service Corps Officer,
932 Medical Squadron, Scott AFB IL

Resident of 18 haven View, Creve Coeur, MO 63141
940-704-8494

From: [Susan Hibbard](#)
To: [Tim Madden](#); [Charles Pullium](#); [Gene Rovak](#); [Tim Carney](#); [Ken Howard](#); [James Faron](#); [Michael Barton](#)
Cc: [Glantz, Barry](#); [Langdon, Paul](#); [Kramer, Cynthia](#); [Kreuter, Dave](#); [Kelly, Whitney](#); [dkd1905@aol.com](#); [Hibbard Susan](#)
Subject: Resident Rebuttal for Meeting of 1/21/14
Date: Tuesday, January 28, 2014 2:20:09 PM

To: Planning and Zoning Commission

CC Paul Langdon, Whitney Kelly, City Council, Barry Glantz

From: Steering Committee

Subject: Resident Rebuttal

Mr. Madden, Chair, and Members of the Planning and Zoning Commission,

In a debate, both sides are given equal time for presentation and equal time for rebuttal. As those rules do not apply to Creve Coeur's Planning and Zoning procedures, please accept this correspondence as the residents' rebuttal.

With over 145 petition signatures, more than 40 attendees and over 15 factual presentations, we residents voiced our strong opposition to this proposed 450 N. Lindbergh development at the Planning and Zoning Commission meeting of 1/21/14. In response, you decided to give Tealwood Acquisitions, William Biermann, LLC, or whatever their current incarnation is now, yet another chance to get it right.

Since the initial ill-considered application in August, 2013, this anonymous investor group has been given several opportunities to revise, correct, and manipulate information. The current proposal was submitted on November 26, 2013. Two months later, they have not provided a substantiated FAR calculation or even a consistent set of plans.

We Creve Coeur residents expect the Planning and Zoning Commission to fulfill its mandate to "protect, provide for and promote the public safety, health, convenience, comfort, morals, prosperity and general welfare of the residents of the City of Creve Coeur, Missouri."

The requirement for the GC zoning district is that the proposed use must be "compatible in scale and in intensity of use with adjacent residential uses."

During the presentation of 1/21/14, Mr. George Stock stated that the proposed development meets all requirements of GC and CUP. This is incorrect.

- The 15 foot required setback to the north is exceeded. The required side yard setback for a corner lot abutting a residential front yard is the required front setback of the residential property (in this case, 45 feet). The initial site plan is 50 feet from the property line, but this measurement includes the 22.5 foot Right-of-Way for Beaver Drive. Zoning Ordinance Section 405.360 GC measures commercial property setbacks from the Right-of-Way.
- On-site parking remains an issue. On one plan, they show 37 parking spaces, and on another 40. Whatever the number, at shift overlap, they will need as many as 25 spaces for employees' cars and their van. Are 11 spaces sufficient for on-site medical professionals (e.g. podiatrist, dentist, physical therapist), social workers, personal caregivers engaged by individual residents, resident cars and visitors? What happens when it snows?
- Off-site parking for special events and holidays is also a concern. According to George Stock, vans will take visitors to off-site parking – location TBD. No details have ever been provided. How does this conceptual arrangement meet the Creve Coeur Zoning Ordinance for accessory parking?
- The developer has claimed an unsubstantiated FAR of .37. That cartoon drawing of the interior is not a professional drawing to scale. We are dismayed that the developers have not provided any proof of their calculation of a FAR of .4 or less.

Nor does the submitted application meet the Missouri statutory requirements of the "Assisted Living Facility."

The proposed ALF has functional shortfalls. Among them are:

- Insufficient outdoor areas are provided for recreation and socialization. No level, paved path free of intersection with traffic is available. The fenced outdoor area and side yard with a retention basin are all unsuitable for any senior resident, much less one requiring a wheelchair or walker. The retention basins (i.e. rain gardens) may appear aesthetically pleasing, however, they represent a safety hazard to facility residents.
- Some rooms are too far from fire exits to meet standards. Fire exits open onto unpaved ground with a grade most elderly residents will be unable to navigate. At the required yearly exit drill, elderly residents must cluster so far from the building that they will be standing on Lindbergh Boulevard. Basic requirements of the Life Safety Code are ignored.

We are angry that we residents have to parse the Zoning Ordinance and point out requirements not addressed by the Planning Department.

We are angry that a mistake was made during the Zoning revisions. Whether by intent or inadvertent error, it created a loophole for the developers to submit

the proposal for a variation of Assisted Living on an unacceptably small lot. We are angry that Mr. Langdon delayed addressing the error and that the Commission failed to take responsibility or action once it was identified. That is, until after the application was submitted by Mr. Biermann.

We are even angrier that it is incumbent upon us to fight in opposition to this ill-conceived proposal. The developers have the time, resources and money to throw at getting the ALF approved. This is what they do for a living. In contrast, we have full time jobs, expertise in unrelated areas and limited financial resources. Our presentation time is controlled and cut-off. We are not allowed to ask questions or point out discrepancies. But the developers from Chesterfield are given the opportunity to rebut our factual objections.

We request that you give appropriate weight to Creve Coeur residents' public welfare and the CUP requirements of compatibility of use in your deliberations.

We ask you to weight the needs of Creve Coeur's current and future residents over a developer's economic gain.

Thank you.

Deni Dickler
The 450 N. Lindbergh
Opposition Steering Committee



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 THE PLANNING AND ZONING COMMISSION
#14-002 FOR A NEW CONDITIONAL USE PERMIT FOR JAMBA JUICE AT
11475 OLIVE BOULEVARD WITHIN WEST OAK SQUARE**

FOR THE MEETING OF: Monday, February 3, 2014

LOCATION: 11475 Olive Boulevard, The property is zoned CB-Core
Business District

REQUEST: An application by Jeff Evanson, of Showme West Oak LLC, Jamba Juice, has submitted a request for a conditional use permit for a 1,024 square foot, four seat smoothie bar located at 11475 Olive Boulevard within West Oak Square Shopping Center. The Applicant is not pursuing any changes to exterior of the building or site.

ADDITIONAL INFORMATION: All Snack and Nonalcoholic Beverage Bars (NAICS 722515) are permitted as a conditional use with review and approval by the City Council upon the recommendation Planning and Zoning Commission in all commercial districts.

Key Issues:

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

Comp. Plan References

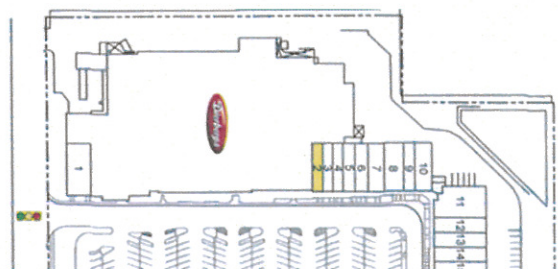
- Health and Connectivity Goals
- Central Business District
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Jeff Evanson
Showme West Oak LLC, Jamba Juice
4383 Contessi Manor Ct.
Saint Louis, MO 63128

PROPERTY OWNER: Capital Land Company
11850 Studt Ave.
St. Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP

1/31/2014

Date

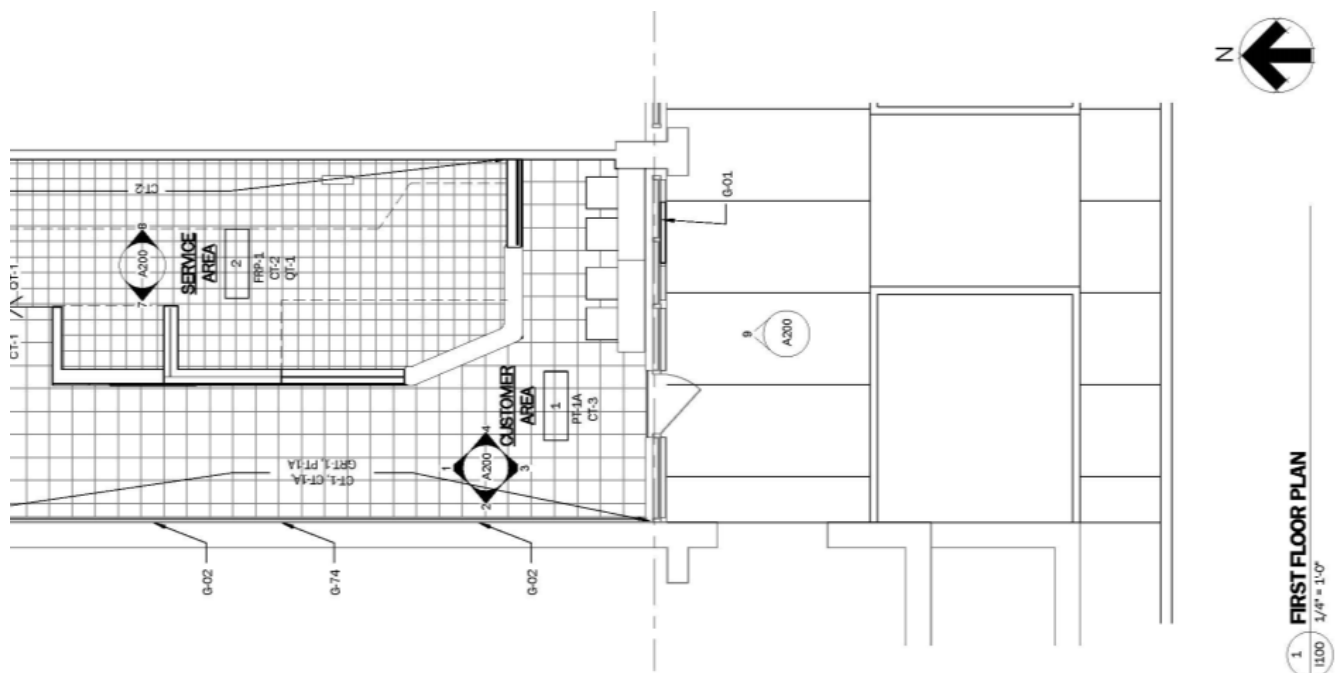
ATTACHMENTS: Applicant's Materials submitted January 14, 2014
Draft Ordinance

BACKGROUND AND ZONING HISTORY

West Oak Square is located northeast of the intersection of Olive Boulevard and Craig Road. The first phase of West Oak Square was built in 1978 and the existing facility was fully built around 1980. The shopping center includes a 73,000 square foot grocery store as the primary anchor and 56,537 square feet of retail area (including the out-lot building, Verizon Wireless, at 3,900 square feet). The overall development is legally pre-existing, with non-conforming site coverage and parking.

In October 2009, Mr. Patrick Cunningham, of Caplaco Nine, Inc., the owners of West Oak Square Shopping Plaza, received approval of a variance for a 15% reduction in the required number of parking spaces for the plaza based on the dynamics that typically result in a shopping center whereby the center as a whole needs less parking than the sum of the individual uses. A parking study was conducted on behalf of Caplaco Nine, Inc., that studied a maximum occupancy scenario wherein the maximum amount of floor area allocated to restaurants was assumed at the time of 25%. The current restaurant square footage is 17% of the West Oak Shopping Center development. The total parking required for all uses within the center at that time was 795 parking spaces, leaving a surplus of 133 spaces available on site. [The Zoning Code has since been revised to allow for a maximum of 40% of the building square footage for food services and drinking places in the "CB", "PO", "PC" and "LI" Districts, and the parking reduction for shopping centers has been permitted for all multi-tenant shopping centers. However, the previously approved variance is not applied in addition to the reduction in parking requirements].

At the time of the parking study, this tenant space was considered a retail use, with a parking ratio of four spaces per 1,000 square feet of floor area. The proposed use will increase the square footage of food services to 18% of the total development. The applicant's floor plan indicates a bar seating for four. However, he has indicated that, if permissible, he would like to have outdoor seating as well. No changes are proposed for the exterior of the building or site. Below is a close-up of the floor plan showing the seating next to the window:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Assisted living facility and single family residences	"CB" Core Business and St. Louis Co. R-3 Residential	N/A
South	Office buildings	"PO" Planned Office	Olive Boulevard
East	Single residences and general retail	St. Louis Co. R-3 Residential and "CB" Core Business	N/A
West	Office buildings and general retail	"CB" Core Business	Craig Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, government, and park uses. While the overall site does not meet with the goals of the Comprehensive Plan for any future development within the Central Business District area, this request furthers the existing structure toward the intent of the Comprehensive Plan by providing for outdoor amenities. The goals listed under the Community Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate (page 22). Thus, the intended use would appear to meet with the goals and objectives of the Comprehensive Plan, to the extent that they apply to the existing development.

ZONING REVIEW

Snack and nonalcoholic beverage bars (NAICS 722515) are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing a tenant space on a preexisting, legally non-conforming site.

Use Intensity:

Section 405.470.14.b. limits food services and drinking places to no more than 40% of the building square footage collectively in the "CB", "PO", "PC" and "LI" Districts. Restaurants operating within the center are Chipotle Mexican Grill, Pizza Hut-Take Out, Crazy Bowls & Wraps, Einstein's Bagels, Jimmy John's and Granite City Food & Brewery. The current restaurant square footage is 17% of the West Oak Shopping Center development. The proposed use will increase the square footage of food services to 18% of the total development, well within the 40% allowed.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces, where parking for limited-service restaurants of 16 seats or less is equivalent to that of general retail or four spaces per 1,000 square feet of floor area. The floor layout only shows a bar seating for four people. The tenant has also suggested the possibility of allowing a couple of outdoor seats. The parking ratio for outdoor seating is one for every eight seats.

As discussed earlier, West Oak Square Shopping Center received a variance where the parking study examined the maximum parking requirements for the center. The total parking required for all current uses within the center is 795 parking spaces, leaving a surplus of 133 spaces available on site. Since the parking ratio allows for up to 16 seats without increasing the number of parking spaces required, a condition of the ordinance includes a maximum of 16 seats permitted, whether indoor or outdoor, should this tenant or any future tenant wish to include additional seating without the need to amend the conditional use permit. Additionally, the condition includes that 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.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the usual and customary conditions for food services which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 1,024 square foot snack and nonalcoholic beverage bar at 11475 Olive Boulevard within the West Oak Shopping Center.
2. Seating is limited to a maximum of 16 seats, whether indoors or outdoors.
3. A minimum four-foot wide, unobstructed and clear pedestrian path must be maintained at all times if any of the allowed seating is placed outdoors adjacent to the building.
4. Hours of operation shall not exceed 7:00 am to 9:00 pm, seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
5. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
6. There shall be no outdoor storage or placement of any materials or equipment.
7. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

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

MOTION

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

"I move to recommend approval of Application #14-002 for a Conditional Use Permit for a 1,024 square foot snack and nonalcoholic beverage bar located at 11475 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of February 3, 2013" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

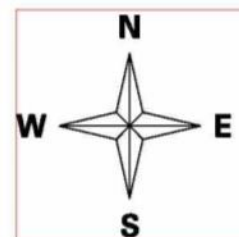
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



-  Municipal Boundary
-  Property Lines
-  West Oak Shopping Center



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 01/31/2014



Description: View looking north at the proposed tenant space from the parking lot.



Description: View looking south from in front of the tenant space.

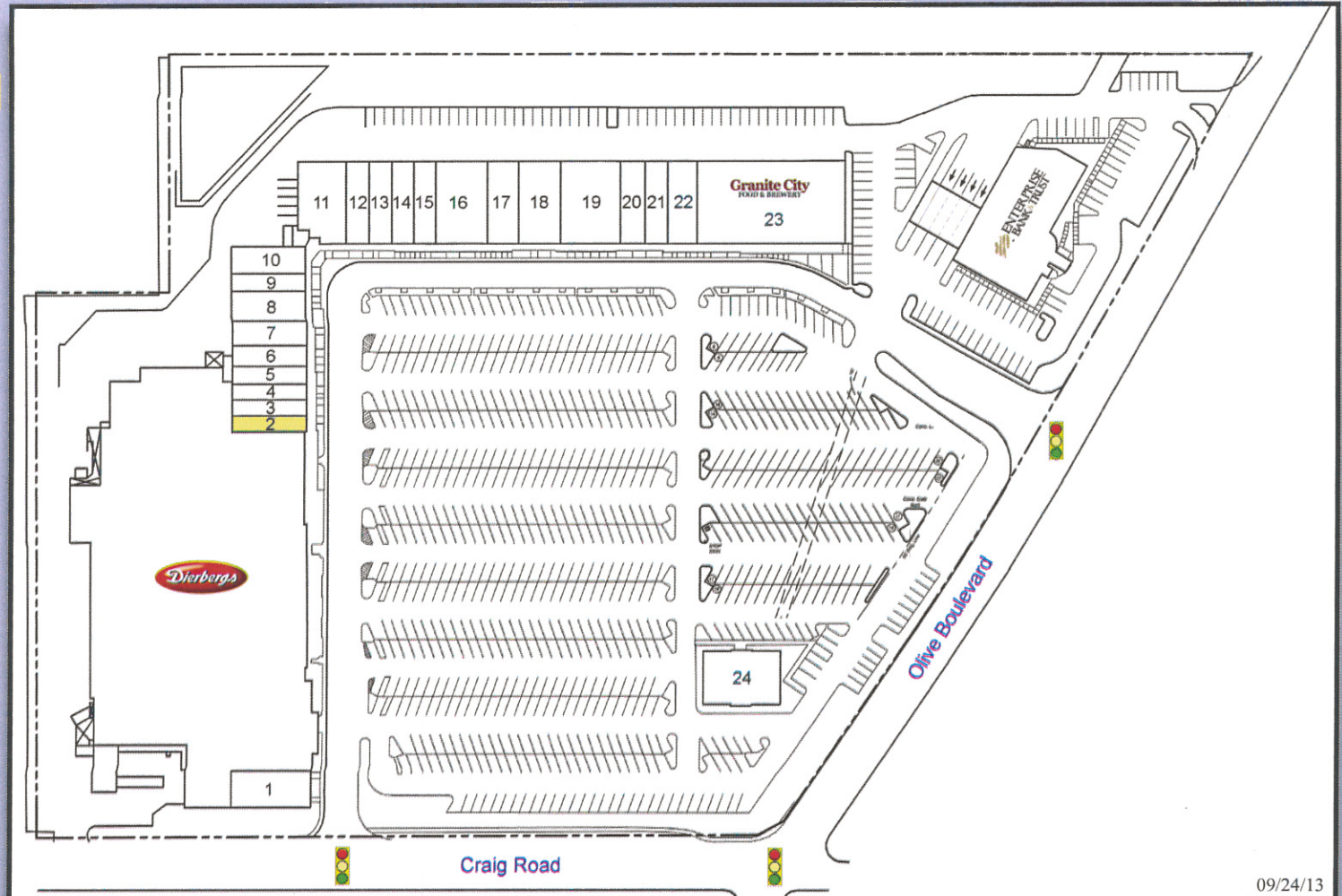
West Oak Square

RECEIVED
JAN 14 2014

Olive Boulevard at Craig Road
Creve Coeur, Missouri

PLANNING DEPT.

Space	Tenant	Size (sf)
1	Chipotle Mexian Grill	2,880
2	Available	1,024
3	The Joint	960
4	Fantastic Sam's	960
5	One Hour Valet	1,225
6	UPS Store	1,400
7	Frame Factory	1,680
8	Hair Saloon	1,820
9	Nail Spa	1,400
10	Sally Beauty Supply	1,800
11	Great Southern Travel	3,888
12	GNC	1,500
13	Cookies by Design	1,600
14	Pizza Hut	1,600
15	Foot Healers	1,600
16	Once Upon a Child	4,000
17	AAA	2,400
18	Beauty First	3,200
19	Clarkson Eyecare	4,400
20	Jimmy Johns	2,000
21	Crazy Bowls & Wraps	1,600
22	Einstein's Bagels	2,240
23	GC Food & Brewery	11,360
24	Verizon Wireless	3,900

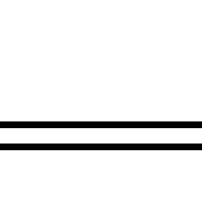


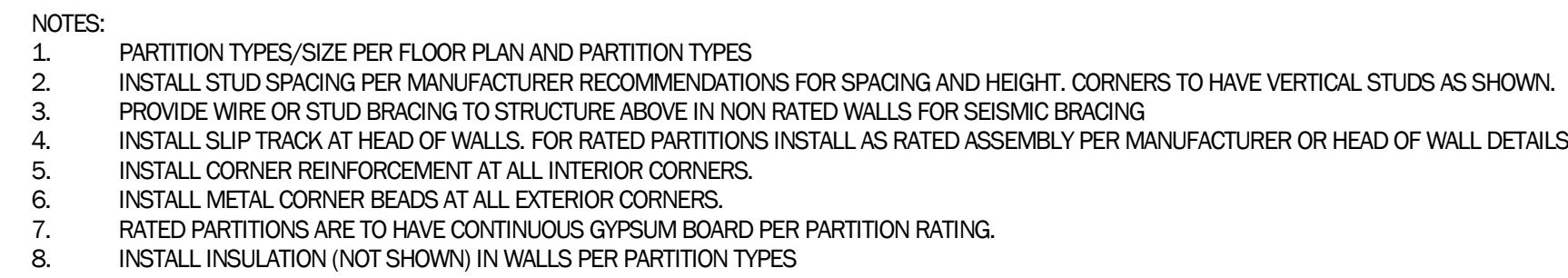
09/24/13



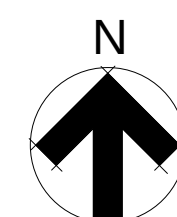
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11850 Studt Avenue • P.O. Box 419121 • St. Louis, Missouri 63141 • Telephone: (314)991-8900 • Fax: (314)991-2474

 RATAJ-KRUEGER ARCHITECTS, INC. 10777 Sunset Office Dr., Ste. 300, Sunset Hills, MO 63127 (314) 822-4007 www.rkai.net (314) 822-3839 f STATE OF MISSOURI CERTIFICATE OF AUTHORITY # A - 2013038641		
 <i>Edifica</i> Engineering 782 Merus Court St. Louis, MO 63026 T 636.349.1600 F 636.349.1730		<i>Edifica</i> case St. Louis • Montreal mechanical electrical plumbing fire protection structural
JAMBA JUICE WEST OAK SQUARE 114175 OLIVE BLVD ST. LOUIS, MO 63141		
KURTIS ROY KRUEGER NUMBER A - 6259 I hereby specify, pursuant to RSMo 327.411, this drawing sheet is authenticated by my seal.		
 Jamha Juice		
JAMBA JUICE WEST OAK SQUARE 114175 OLIVE BLVD ST. LOUIS, MO 63141		
CONSTRUCTION DOCUMENTS		
MARK	DATE	DESCRIPTION
THIS SHEET IS PART OF A COMPLETE SET. REFER TO GENERAL NOTES FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42		
RKAI PROJECT NO.:		13104
ISSUE DATE:		11/26/2013
SHEET NAME: DEMO PLAN		
SHEET NO. AD100 © 2013 RKAI		



NOTE: 5/8" PLYWOOD WALL BACKING TO BE FURNISHED AND
INSTALLED BY G.C. BACKING MUST BE FIRE TREATED. (TYP.)

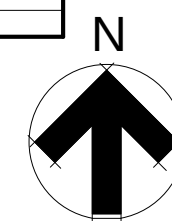


NOTE

#	NOTE
100	INSTALL NEW SSM COUNTERTOP AS SCHEDULED W/ CASEWORK UNDERNEATH
101	PREP ALL SURFACES FOR SCHEDULED FINISHES
102	PATCH WALLS / CEILING AS REQUIRED WHERE WALLS WERE DEMOLISHED
103	G.C. TO PROVIDE ELECTRIC & DATA TO THIS LOCATION. REF. EQUIPMENT PLAN, SCHEDULE & ELECTRICAL DRAWINGS
104	LOCATION OF WALL BRACING STOP. REF. SECTIONS/DETAILS ON A300
105	SSM WINDOW SILLS PER DETAIL ON A300
106	PROVIDE NEW QUARRY TILE, WALL BASE & GROUT AS SCHEDULED. AFTER INSTALLATION OF QUARRY TILE FLOORING, APPLY A QUALITY SEALER TO THE TILE AS REQUIRED BY MANUFACTURER. REF. FINISH PLAN
107	INSTALL NEW COOLER DISPLAY CASE PER EQUIPMENT PLAN / DETAIL. LOW WALL DOES NOT CONTINUE AT THIS LOCATION
108	PROVIDE BLOCKING FOR INSTALLATION OF NEW SHELVING UNIT AND SIGNAGE OVER JUICE BAR AS REQUIRED. REF. ELEVATIONS
109	POWER DATA / SOUND SYSTEM TO BE LOCATED @ MANAGERS DESK. COORD. EXACT LOCATION PER DISPLAY CASE PER EQUIPMENT PLAN
110	2" WIDE MARKING VINYL TAPE APPLIED TO FLOOR. "NO STORAGE" IN FRONT OF ELECTRICAL PANEL
111	DOOR STOP / WALL MOUNTED BUMPER
112	OPG STAINLESS STEEL COUNTERS, REF. EQUIPMENT SCHEDULE & PLAN
113	INSTALL NEW SSM TRANSITION TOP AS SCHEDULED
114	ELECTRICAL PANEL AS INDICATED IN DRAWINGS PER LOCAL CODE COMPLIANCE. REF. ELECTRICAL DRAWINGS
115	WALK-IN REFRIGERATOR / FREEZER PER EQUIP. PLAN. SCHEDULE, REMOTE CONDENSOR UNIT TO BE MOUNTED ON ROOF. REF. MECHANICAL DRAWINGS FOR ADDITIONAL INFO.
116	FURRED OUT PORTION TO ALIGN W/ EXISTING FURRED OUT WALL
117	BLOCKING REQ. IN THIS LOCATION TO BE TYPE "A". REF. BLOCKING DETAIL & TYPES ON A100
118	BLOCKING REQ. IN THIS LOCATION TO BE TYPE "B". REF. BLOCKING DETAIL & TYPES ON A100
119	BLOCKING REQ. IN THIS LOCATION TO BE TYPE "C". REF. BLOCKING DETAIL & TYPES ON A100
120	BLOCKING REQ. IN THIS LOCATION TO BE TYPE "D". REF. BLOCKING DETAIL & TYPES ON A100
121	BLOCKING REQ. IN THIS LOCATION TO BE TYPE "E". REF. BLOCKING DETAIL & TYPES ON A100
122	BLOCKING REQ. IN THIS LOCATION TO BE TYPE "F". REF. BLOCKING DETAIL & TYPES ON A100
123	KNIX BOX AS REQUIRED. TO BE COORDINATED WITH FIRE PROTECTION

METAL STUD FRAMING/GYPSUM BOARD NOTE:

1. DRYWALL CONTRACTOR TO INSTALL ALL MTL. STUDS, FRAMING CHANNELS, & SUSPENSION SYSTEMS IN COMPLIANCE W/ STATE/SPACING & TYPE AS RECOMMENDED BY SPECIFICATIONS OF MTL STUD MANUFACT. &/OR AS NOTED ON DRAWINGS.
2. INSTALL MTL STUD SIZE & GA. AS PER MANUF. FOR REQ'D HEIGHT.
3. QLG HEIGHTS & FINISH MATERIALS MAY VARY. SEE FINISH SCHEDULES & FLUSH.
4. FOR PARTITION TYPES W/ STC RATING PROVIDE ACOUSTICAL SEALANT @ ALL JOINTS, INTERSECTIONS, DISSIMILAR MATERIALS & OTHER OPENING LOCATIONS REQUIRING SEALANT. ALSO PROVIDE SOUND ATTENUATION INSULATION @ ALL MTL DECK VOIDS.
5. ALL GYP. BD. TO BE FASTENED TO THE MTL STUDS & TAPED PER ALL USG REQUIREMENTS.
6. ALL GYM FLOORING IN VET AREAS TO BE MOISTURE RESISTANT GYP. BD. ALL WALLS TO RECEIVE TILE ARE TO HAVE CEMENT BACKER BOARD.
7. ALL WALLS TO BE FINISHED TO A MIN. LEVEL AS SPECIFIED IN THE GYPSUM ASSOCIATION G1-14-07 OR ASTM C840-08 FOR MATERIALS SPECIFIED IN "FINISH SCHEDULE & LEGEND".
8. ALL GYP. BD. IS TO BE TAPED & FINISHED, INCLUDING WALLS EXTENDING ABOVE CEILING USG RECOMMENDATIONS.
9. INSTALL EXPANSION JOINTS IN GYP. BD. AS REQ'D BY MANUF. & USG RECOMMENDATIONS. G.C. TO COORDINATE LOCATIONS AS POSSIBLE FOR EXPANSION JOINTS TO OCCUR @ DOOR JAMBS &/OR AS NOTED ON DRAWINGS.
10. REPAIRING FOR ALL DAMAGE TO GYP. BD. TO BE DONE IN ACCORDANCE WITH FOLLOWING THREE CONDITIONS (IN AREAS OF SITE CLASSIFICATION C OR D).
 1. EXTEND PARTITION TO FRAMING ABOVE.
 2. BRACE BY COLLARING OR BRACING PARTITIONS @ MAX OF 11'.
 3. BRACE PARTITIONS TO DECK WITH MTL STUDS OR KICKERS @ MAX. OF 11'.



RATAJ-KRUEGER ARCHITECTS, INC
10777 Sunset Office Dr., Ste. 300, Sunset Hills, MO 6312
(314) 822-4007 www.rkai.net (314) 822-3839

STATE OF MISSOURI CERTIFICATE
OF AUTHORITY # A - 2013038641

St. Louis • Montreal

Aedifica | **case**
engineering

Aedifica Case Engineering
782 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730

mechanical
electrical
plumbing
fire protection
structural

KURTIS ROY KRUEGER
NUMBER A - 6259
I hereby specify, pursuant to RSMo 327.411,
this drawing sheet is authenticated by my sea



JAMBA JUICE WEST OAK SQUARE

11475 OLIVE BLVD
ST. LOUIS, MO 63141

CONSTRUCTION DOCUMENTS

[illegible]

THIS SHEET IS PART OF A COMPLETE SET. REFER
TO GENERAL NOTES FOR COMPLETE LIST OF
DOCUMENTS. SHEET SIZE 30 X 42

RKAI PROJECT NO.:	13104
ISSUE DATE:	11/26/2013

SHEET NAME:
FLOOR PLAN

SHEET NO.

A100

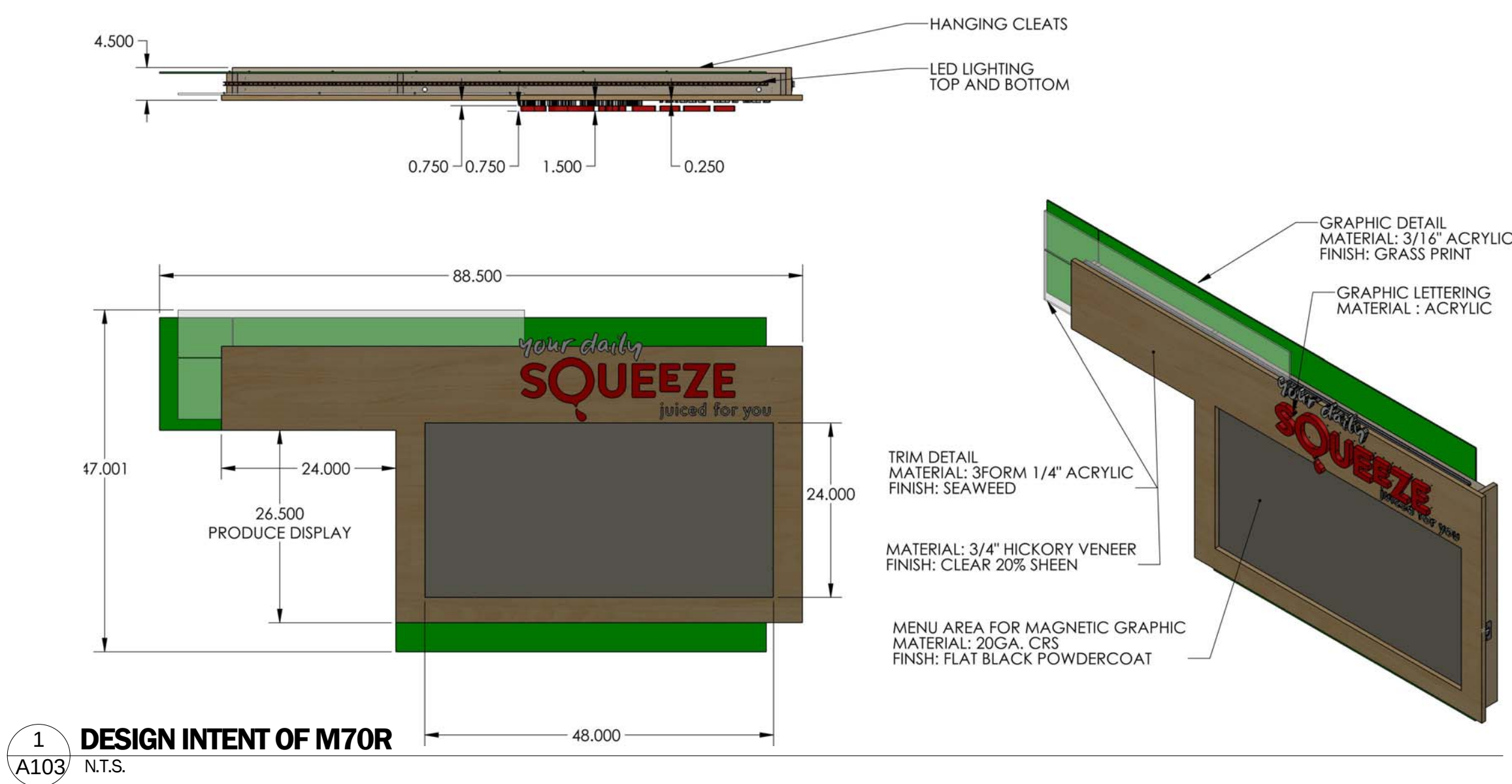
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Equipment Schedule																							
Mark	Description	Manufacturer	Model	G.C.		TENANT			Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height	Type Comments	
				CF	CI	TF	TI	Yes															No
E04A	Orange Juice Dispenser (Double Bowl)	Grindmaster Crathco	D25-4A w/ Agitator	No	Yes	Yes	No	Yes	1	115/1	3										17 1/2"x15"x27 1/4"	Dedicated circuit for each blender. Single outlet receptacles. Cutout & vent per manufacturer	
E04B	Orange Juice Dispenser (Triple Bowl)	Grindmaster Crathco	D35-4A w/ Agitator	No	Yes	Yes	No	Yes	2	115/1	8.5												
E05	Dip Box	NELSON	B06RB 23-07 4	No	Yes	Yes	No	Yes	1	115/1	8	5-15R								1/2	54" x 31 1/4" x 32 3/4"		
E06	Blending Station w/ Glass Cover	Vita-Mix	40002	No	Yes	Yes	No	Yes	4	120/1	15										9 1/2"x10 1/2"x19 1/2"		
E07	Wheat Grass Juicer	Miracle Exclusives	MJ575	No	Yes	Yes	No	Yes	1	110/1											TBD		
E08	Carrot Juicer	Nutraster	N-450	No	Yes	Yes	No	Yes	1	110/1	15										12"x12"x18 1/2"		
E13A	Oasis Pasty Case	Structural Concepts	COL2757R	No	Yes	Yes	No	Yes	1	120/1	6.57	5-15P									28" x 34 1/2" x 56 7/8"		
E15	2 Door Refrigerator (Undercounter)	Defield	UC04048	No	Yes	Yes	No	Yes	1	115/1	4	5-15P								1/3	48"x28 1/2"x35 1/2"	Ref. Plan for RT/LFT hand preference	
E20	1 Door Refrigerator (Undercounter)	Defield	406-CA	No	Yes	Yes	No	Yes	2	115/1	5.5	5-15P								0.20	27 1/4"x27 3/4"x33 1/4"	Ref. Plan for RT/LFT hand preference	
E22B	Walk-In Cooler Box w/ Comp.	Thermalrite	Custom	Yes	Yes	No	No	Yes	1	120/208/1	20/3450	J-Box								3/4"	CUSTOM/PREFAB	Coordinate electrical requirements w/ electrical engineer. Connect to filtered water supply & provide w/ 20A fused disconnect.	
E23B	Walk-In Freezer Box w/ Comp.	Thermalrite	Custom	Yes	Yes	No	No	Yes	1	120/208/1	29/6032	J-Box								3/4"	CUSTOM/PREFAB	Coordinate electrical requirements w/ electrical engineer. Gas line conn. 3/8" A.F.F. Provide w/ side exhaust outlet #3391335 @36" A.F.F. G.C. shall install booster fan.	
E30	Ice Maker, Flake-Style & Bin	Scotsman	F0822A-1A w/ B3225	No	Yes	Yes	No	Yes	1	115/1	19.5										1/2"	22"x34"x44"	
E54	Metal Storage System	Inter Metro	A2436NK2	No	Yes	Yes	No	Yes	7													24"x36"x72"	
E55	Metal Storage System	InterMetro	A2448NK2	No	Yes	Yes	No	Yes	1													24"x48"x72"	
E57	Dunnage Rack	Corrobor	OR360	No	Yes	Yes	No	Yes	9													24"x48"x12"	
E59B	Citrus Juicer	Zumex	Essential Pro Commercial	No	Yes	Yes	No	Yes	1	115/1												19"x18"x29"	Coord. exact electrical requirements w/ specific unit.
E60	Air Curtain (Single door)	Mars	LPI36-UI	Yes	Yes	No	No	Yes	2	220/1	50											36"x10 3/4"x8"	
E74	Oven, Microwave/Convection, Combination	Turbochef	TORNAD02	No	Yes	Yes	No	Yes	1	208	30	6-30P										26"x25 3/4"x23"	
E76	Rice Cooker	Tar Hong	SEJ50000	No	Yes	Yes	No	Yes	1	120/1	15											14 1/2"x17"x14 1/2"	
E100	Coffee Maker	NEWCO	GXF-P	No	No	Yes	Yes	Yes	1	120/240	23.1	14-30P								1/4"	9 1/2"x20 1/4"x 24 3/4"		

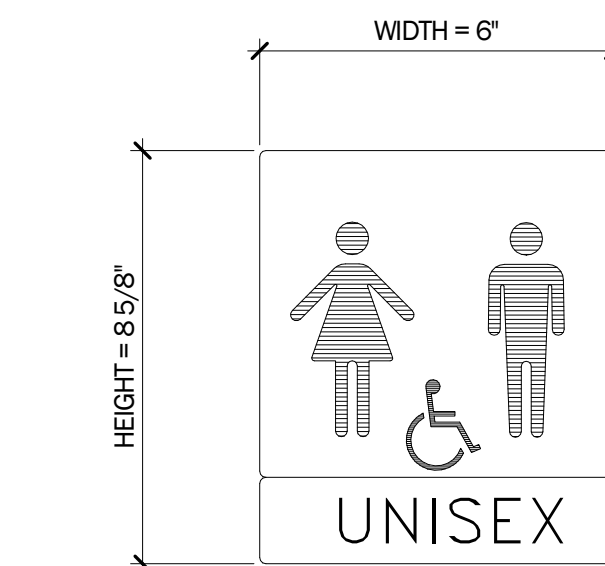
Millwork Schedule																								
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height	Comments			
				CF	CI	TF	TI																	
M04	Stand Up Counter	Local		Yes	Yes	No	No	1													60" x 14" x 42 1/2"			
M04A	ADA Stand Up Counter	Local		Yes	Yes	No	No	1																
M27A	Butt Joint Recessed Sneeze Guard	Local		Yes	Yes	No	No	3														Set in a recessed channel		
M36A	6 Panel Menu Board - Standard	Posterloid		No	Yes	Yes	No	1													180" x 32"	GC to provide Backing / Support as Required		
M46	Managers Desk w/ Shelves	Local		No	Yes	Yes	No	1													36" x 24" x 30"	GC to provide Backing / Support as Required		
M50	Bathroom Cabinet	Local		No	Yes	Yes	No	1														GC to provide Backing / Support as Required		
M54L	POS Shroud Left	Custom Millwork		Yes	Yes	No	No	1																
M54R	POS Shroud Right	Custom Millwork		Yes	Yes	No	No	1																
M58L	53" POS Counter - Left End Panel	Local	TBD	No	Yes	Yes	No	1																
M61	SSM Hand Off Plane	Local	TBD	Yes	Yes	No	No	1																
M70R	Daily Squeeze Menu Board - Large	Custom Millwork	TBD	Yes	Yes	No	No	1													Reference Elevations for size	Contractor to review install @ W.C.C. & replicate design		
M74R	Information Center (Process) (Right)	Synsor	TBD	No	Yes	Yes	No	1													Reference Elevations for size			
M205	Refacing Light Panel "Squeeze the Day"	Local	48"W X 25 1/2"H	Yes	Yes	No	No	1																

Plumbing Schedule																								
Mark	Description	Manufacturer	Model	G.C.		TENANT				Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height	Comments	
				CF	CI	TF	TI	Yes	No															No
P01	Water Closet	American Standard	3305.000 (White)	Yes	Yes	No	No	1							1/2"			2"	4"					
P02	Hand Lavatory (Restroom)	American Standard	0356.421 (White)	Yes	Yes	No	No	1							1/2"	1/2"		1 1/2"	2"					
P03	Hand Lavatory (Wall Mounted)	Advance Tabco	7-PS-60	Yes	Yes	No	No	1							1/2"	1/2"		1 1/2"	2"					
P04	Map Sink	Forestone or equal	MSR-3624	Yes	Yes	No	No	1							1/2"	1/2"		2"	3"			30"x30"x10		
P06C	Water Heater	Bradford - White or equal	D-757-12SE-3N	Yes	Yes	No	No	1					yes		1/2"	1/2"		2"	3"					verify & coordinate required capacity and gas availability
P10	Water Filter	Ever Pure	WPD9328-05 "Triple w/ Alarm"	No	Yes	Yes	No	1	120/1	1.5/350					3/4"							36"x8"x32"		
P13	Swing Faucet	Fisher	13269	Yes	Yes	No	No	1							1/2"	1/2"					12" Swing		Supply Power to Location only for Future Equipment	
P15	Counter Sink Faucet	Fisher	3526	Yes	Yes	No	No	1							1/2"	1/2"								
P15A	Prep Sink Faucet	Fisher	3510	Yes	Yes	No	No	1							1/2"	1/2"								Use with S60
P17	Detergent Dispenser	Colgate-Palmolive/Ajax	7927	No	No	Yes	Yes	1							1/2"							25 1/8" x 8" x 24 1/8"		Use with S01
P18	Lavatory Faucet	Chicago	220-4	Yes	Yes	No	No	2							1/2"									Use with P02
P20	Janitor Sink Faucet	Fisher	8253	Yes	Yes	No	No	1							1/2"	1/2"								Use with P04
P24	Pre-Rinse Faucet	Fisher	34479	Yes	Yes	No	No	1							1/2"	1/2"								Use with S01

Stainless Schedule																								
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height		Comments		
				CF	CI	TF	TI													Yes	No		Yes	No
S01	4 Compartment Sink w/ Back/End splashes	Fischer or Equal	TBD	Yes	Yes	No	No	1																
S05	Stainless Steel Shelf	West Star Ind.	Custom	Yes	Yes	No	No	2															VARIES PER LOCATION. REF. ELEVATIONS	
S08	Ticket Printer Shelf	West Star Ind.	Custom	Yes	Yes	No	No	1																
S12	Dispensing Counter - Crathco	West Star Ind.	TBD	Yes	Yes	No	No	1																
S14	Dipper Well / Faucet	Custom Stainless	#3041 (Combination)	Yes	Yes	No	No	2					3/4"									3/4"		
S32	Wheat Grass Tray (Wall Mounted)	West Star Ind.	Custom	Yes	Yes	No	No	1															1 1/2"	
S41	Under Counter Lid Bin	West Star Ind.	Custom	Yes	Yes	No	No	1																
S44(A)	Integral Hand Sink w/ Splashguard	West Star Ind.	Custom	Yes	Yes	No	No	1					1/2"	1/2"		1 1/2"	2"							
S48	19" Bumper Guard	West Star Ind.		Yes	Yes	No	No	2																
S49	30" Bumper Guard	West Star Ind.		Yes	Yes	No	No	1															Use with E20	
S50	54" Bumper Guard (3 1/2" deep)	West Star Ind.		Yes	Yes	No	No	1															Use with E15	
S51	Blender Counter	West Star Ind.	Custom	Yes	Yes	No	No	1															Use with E05	
S52V	16 oz and 24oz Cup dispenser	San Janmar	ESC35	Yes	Yes	No	No	4																
S54V	32oz Cup Dispenser	San Janmar	ESC	Yes	Yes	No	No	2																
S57	Ice Bin	West Star Ind.	Custom	Yes	Yes	No	No	1														3/4"	Varies	
S57A	Wet Lid Tray	West Star Ind.	Custom	Yes	Yes	No	No	2														3/4"	Custom	
S60	Prep Sink	West Star Ind.	Custom	Yes	Yes	No	No	1																
S61A	Produce Display Cube	West Star Ind.	Produce Display Cubes w/ Drain	Yes	Yes	No	No	1																
S61B	Produce Display Cube Valance	West Star Ind.	Custom	Yes	Yes	No	No	1																
S63	Cup Lid Holder	West Star Ind.	Custom	Yes	Yes	No	No	1																
S80	Boost Bins	West Star Ind.	Custom	Yes	Yes	No	No	1															119" x 4 3/4" x 6"	
S92	Key Pad Mounts	West Star Ind.	Custom	Yes	Yes	No	No	1																
S100	Custom Undercounter Can	West Star Ind.	Custom	Yes	Yes	No	No	1																
S103	Chemical Shelf	West Star Ind.	Custom	Yes	Yes	No	No	1																



1
A103
DESIGN INTENT OF M70R
N.T.S.



3
A103
TOILET ROOM SIGNAGE
3/4\"/>



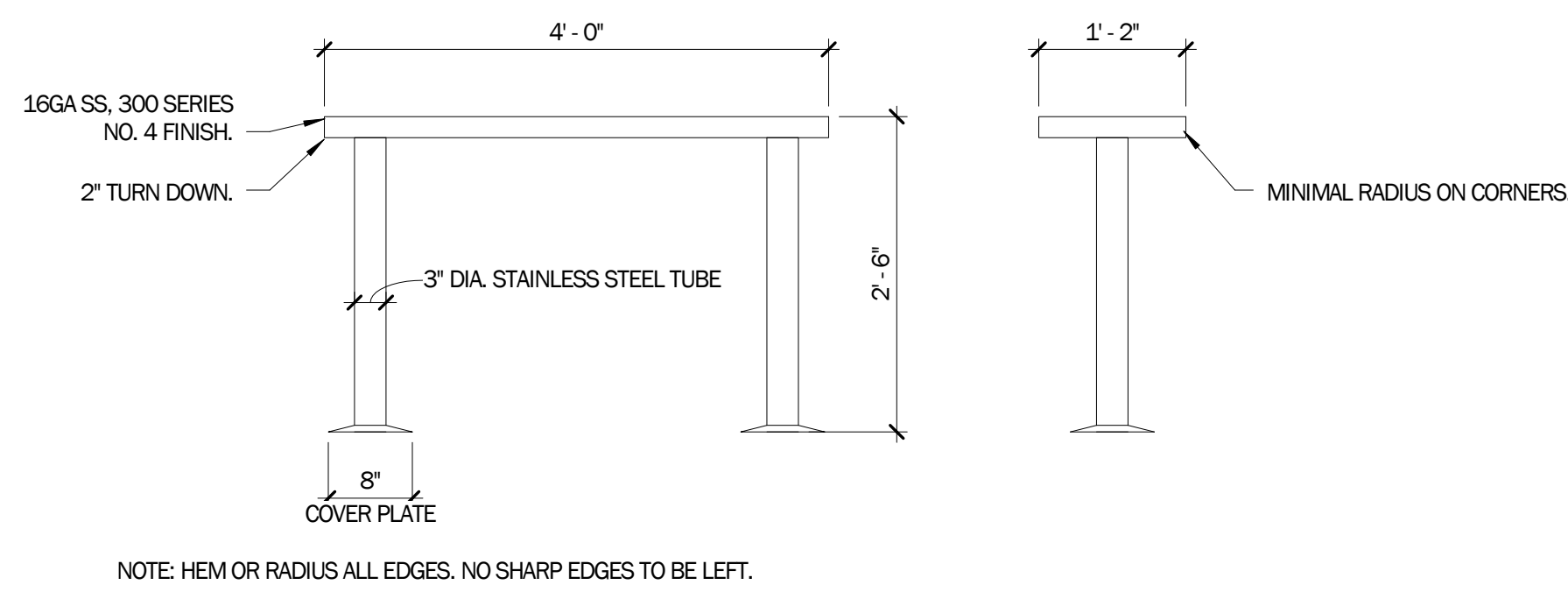
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A103
DESIGN INTENT OF G01
N.T.S.



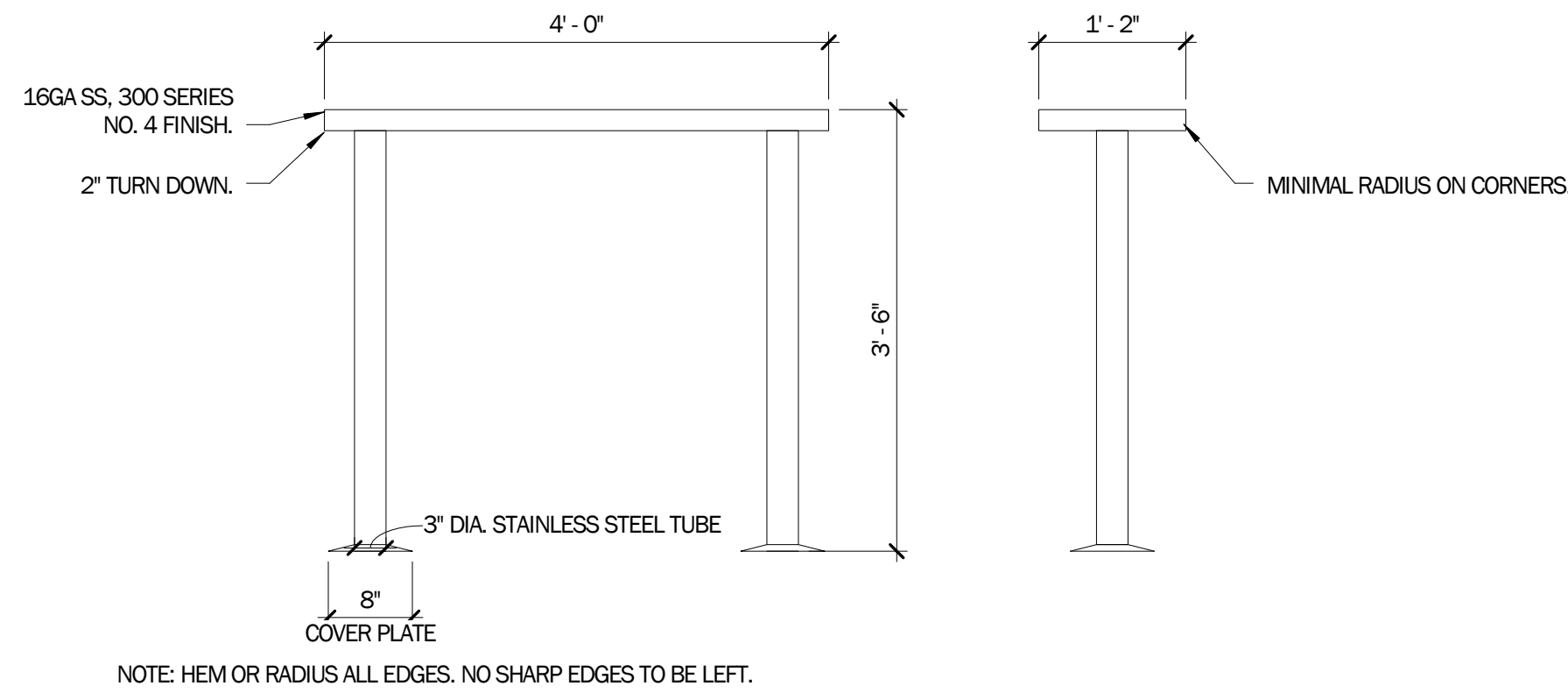
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G02 DESIGN INTENT
1/2\"/>

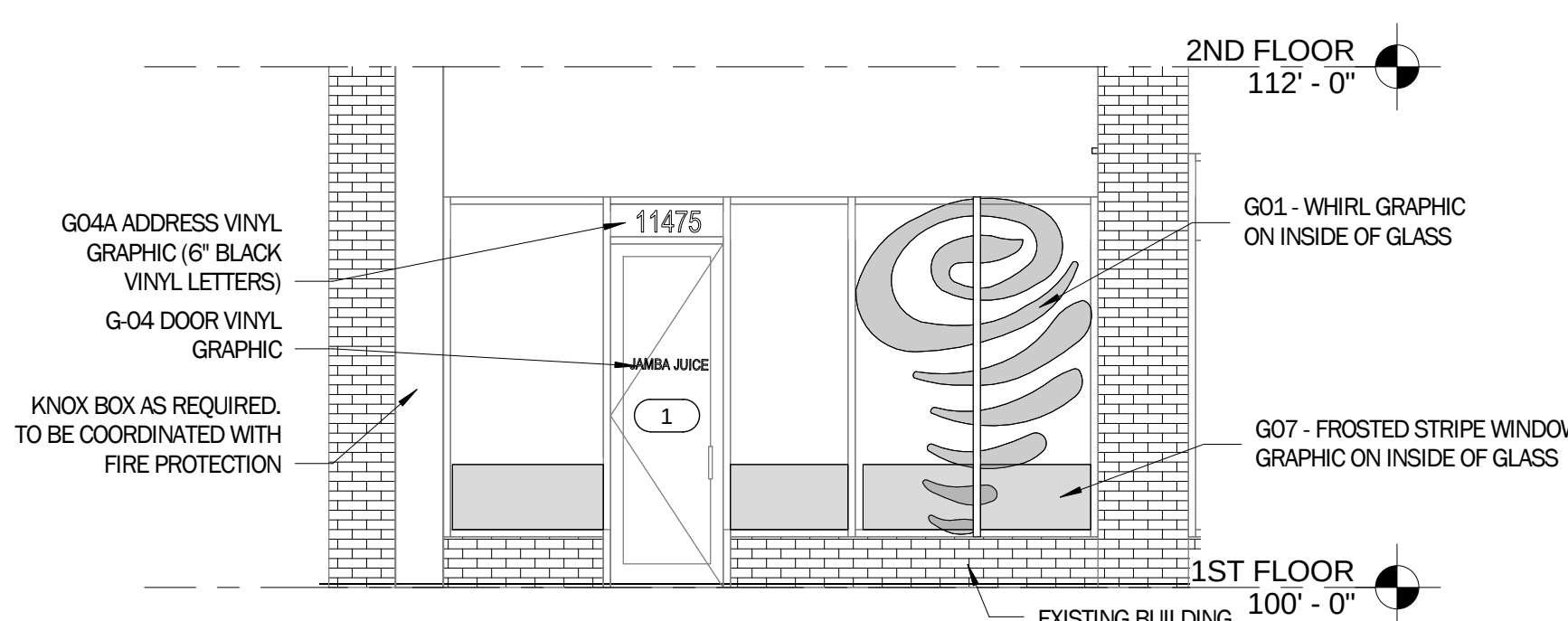
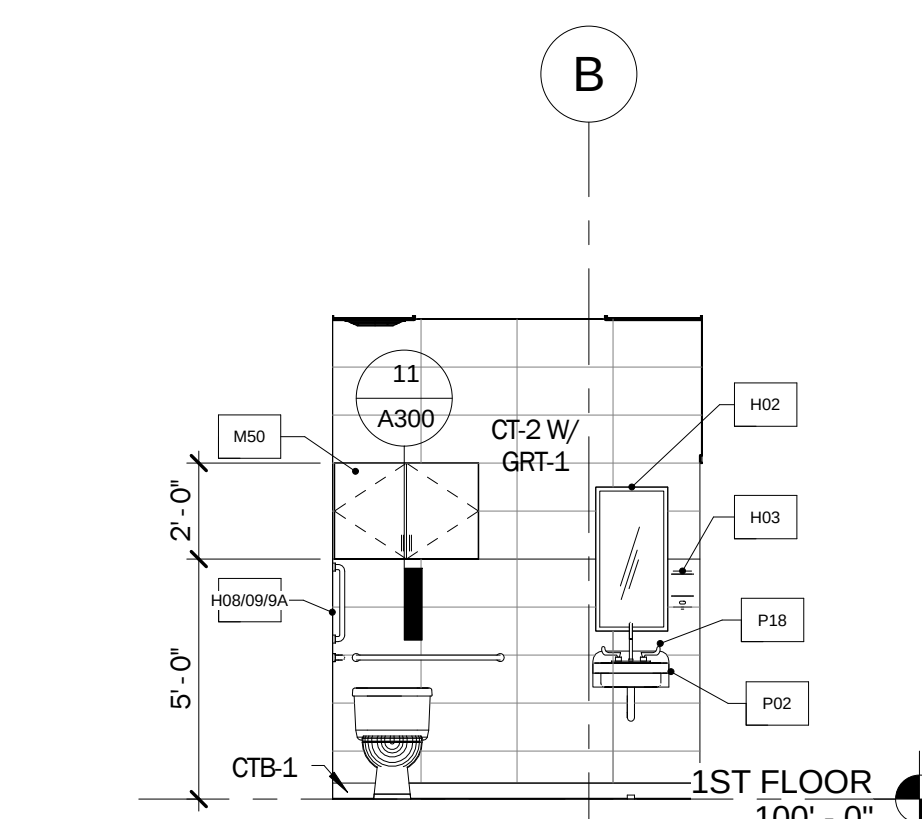
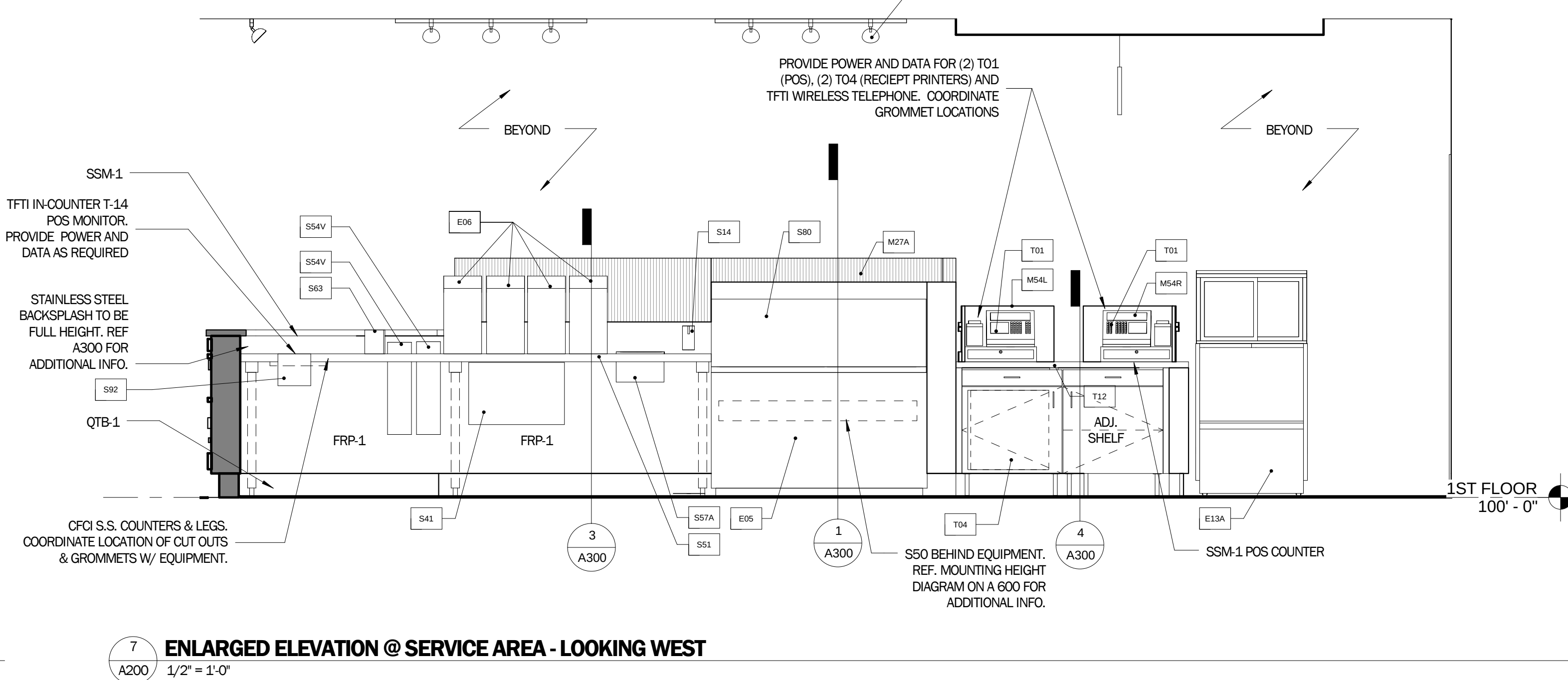
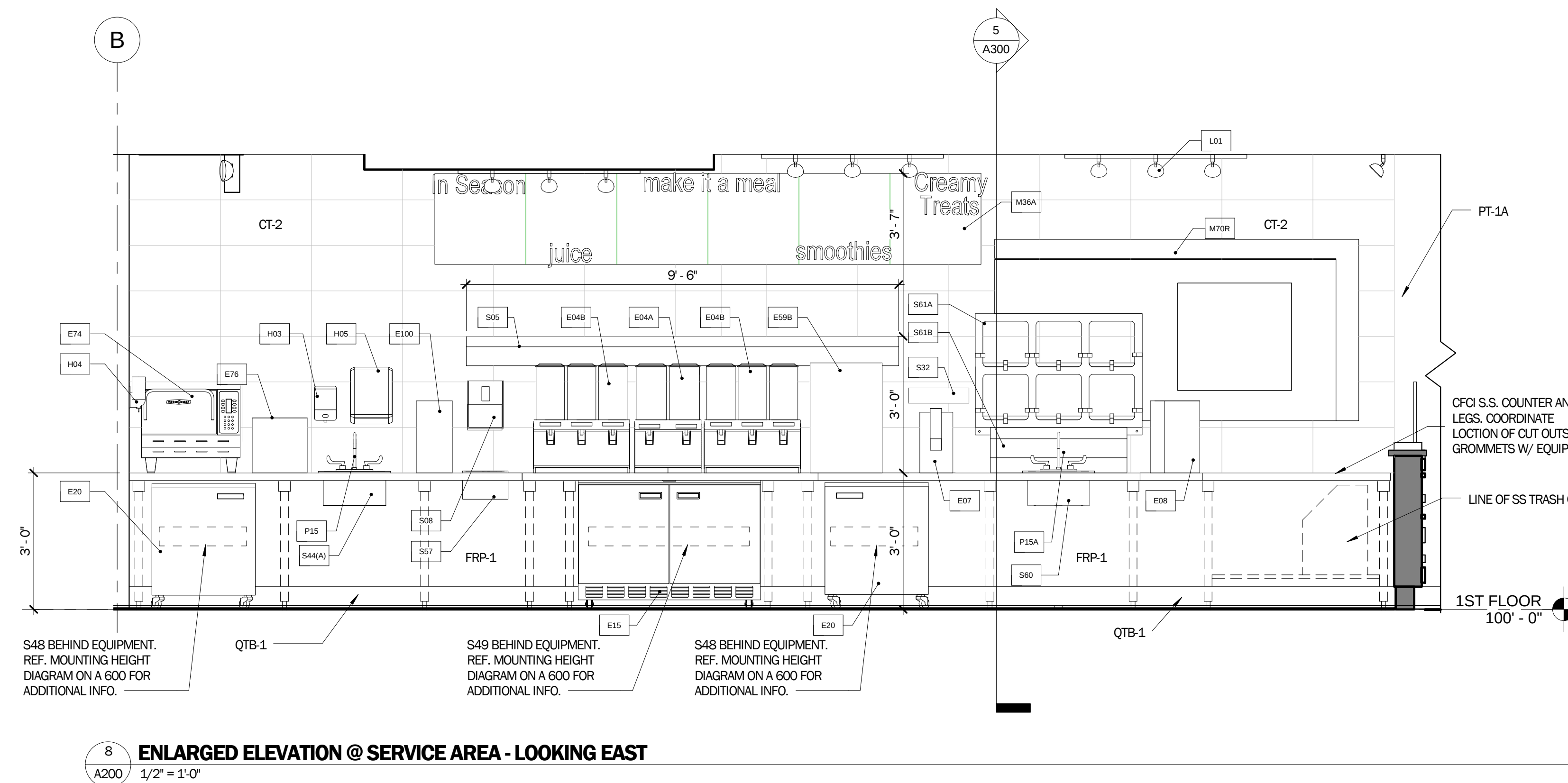
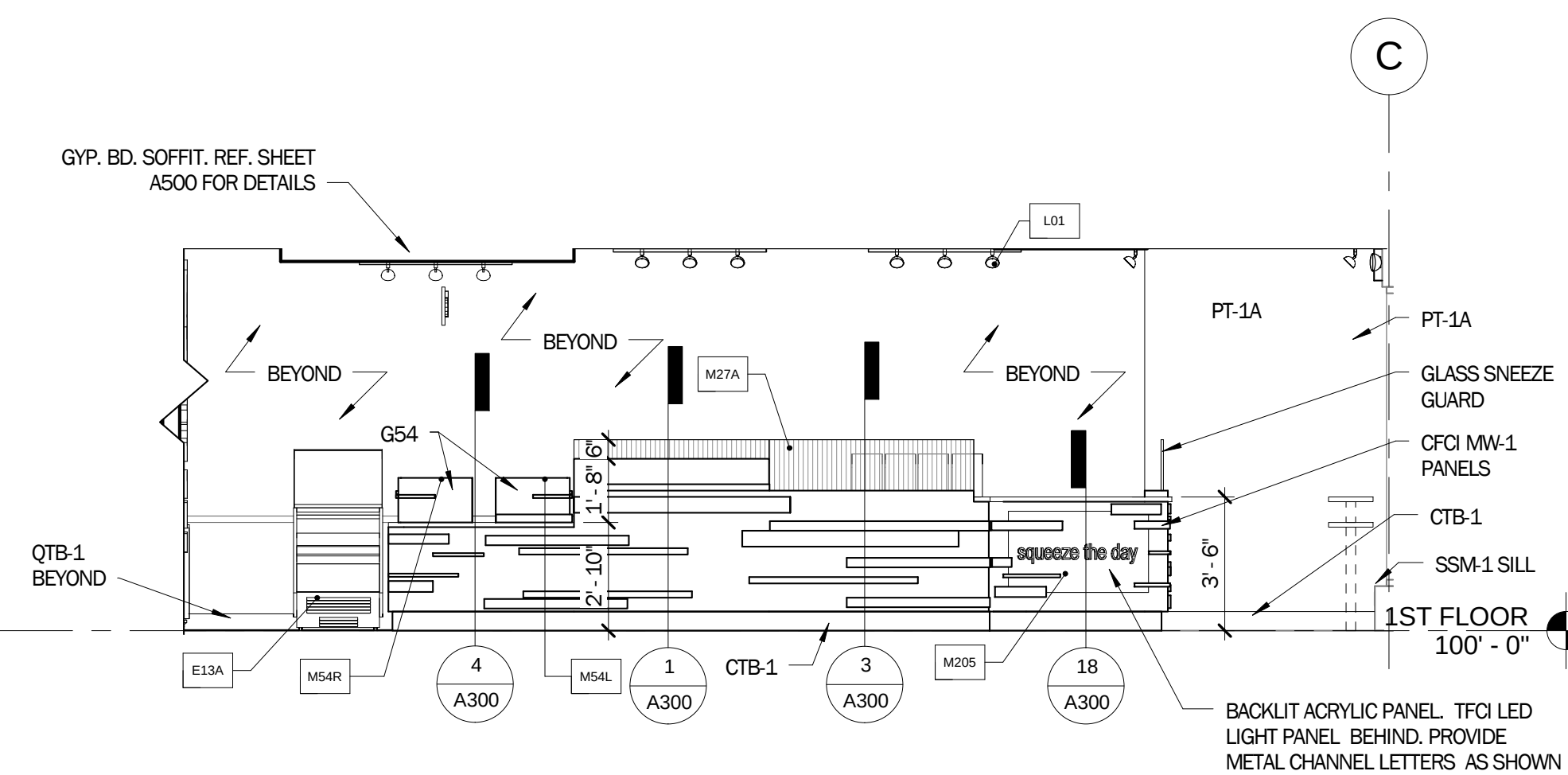
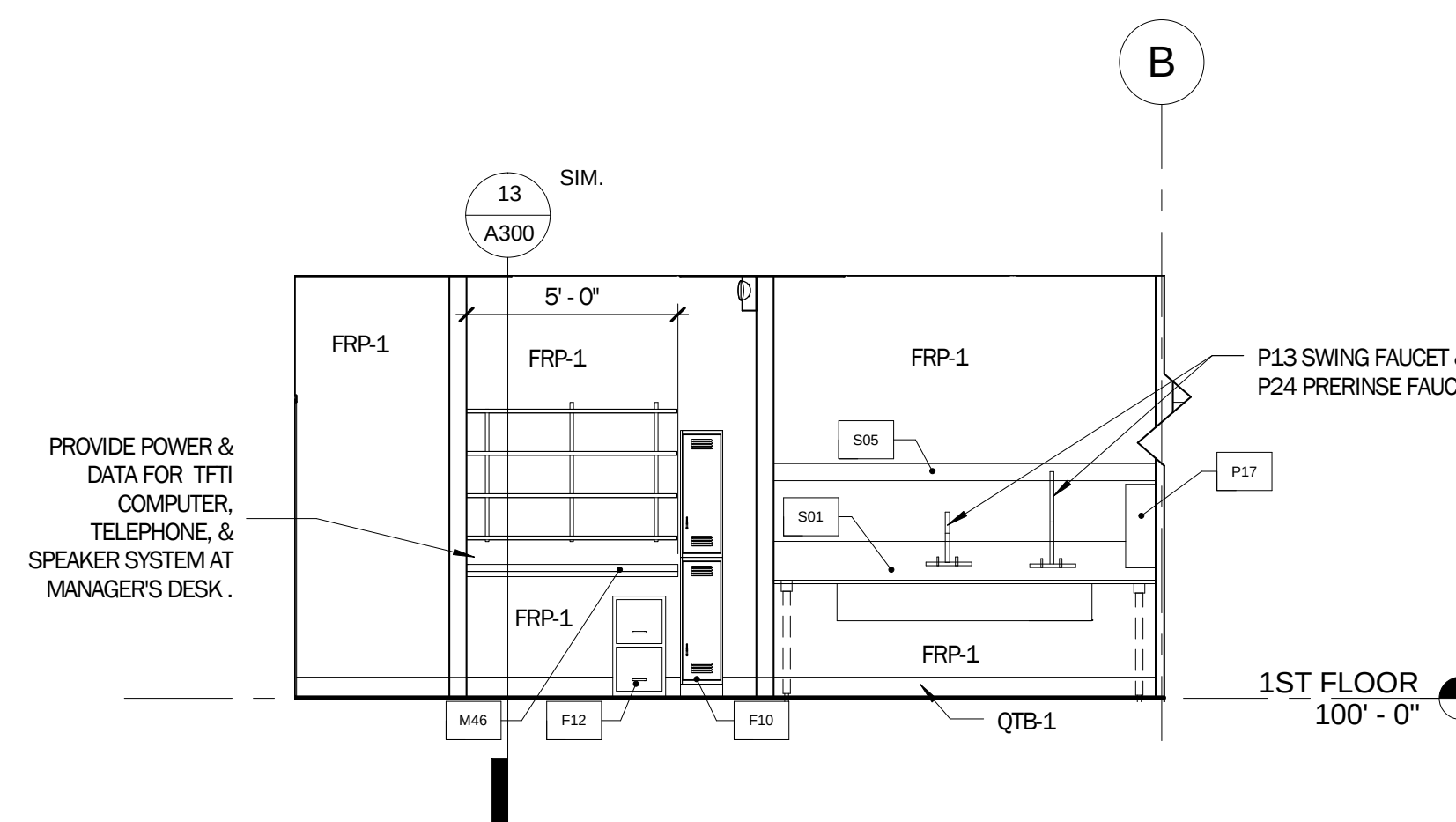
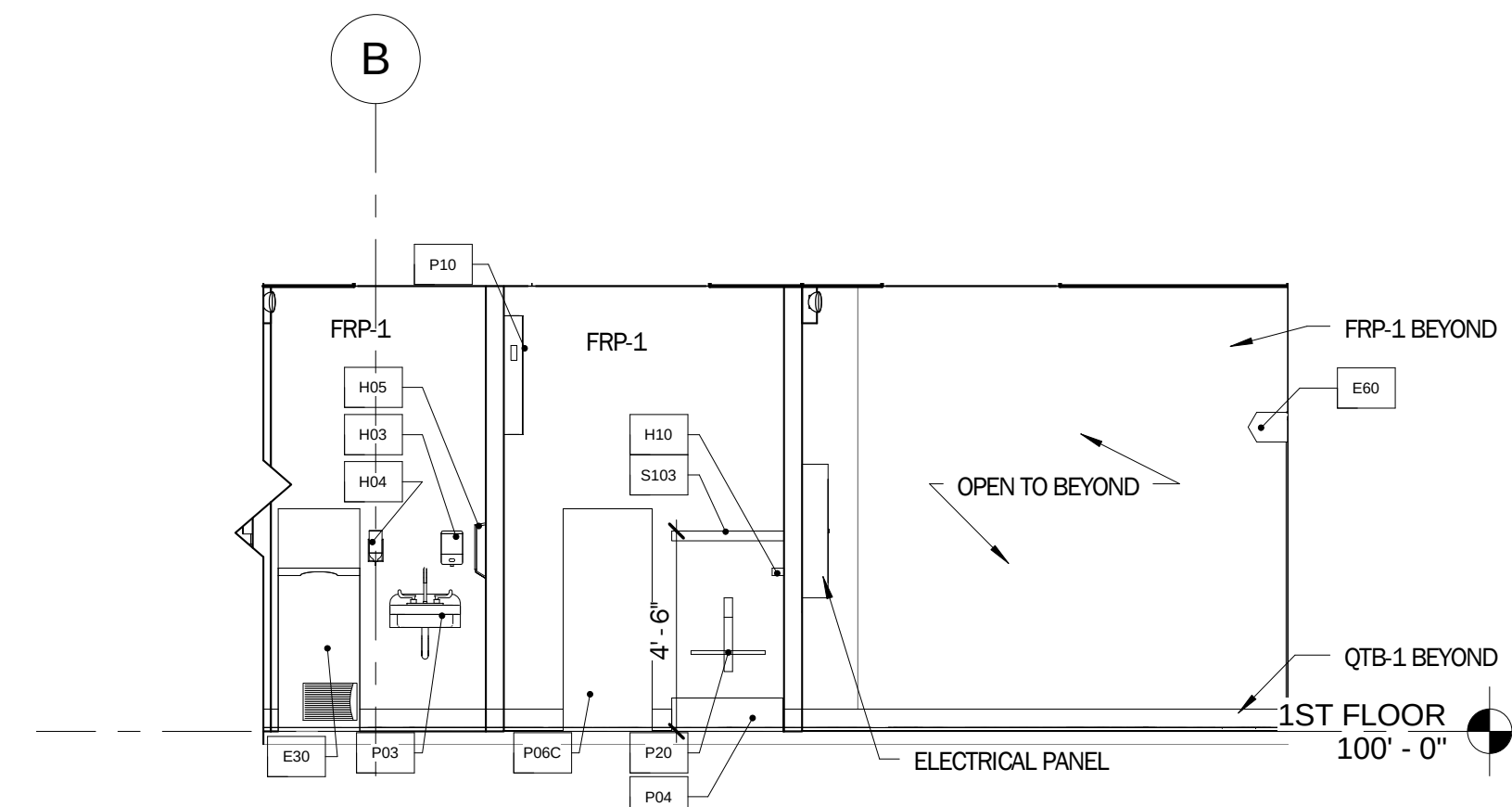
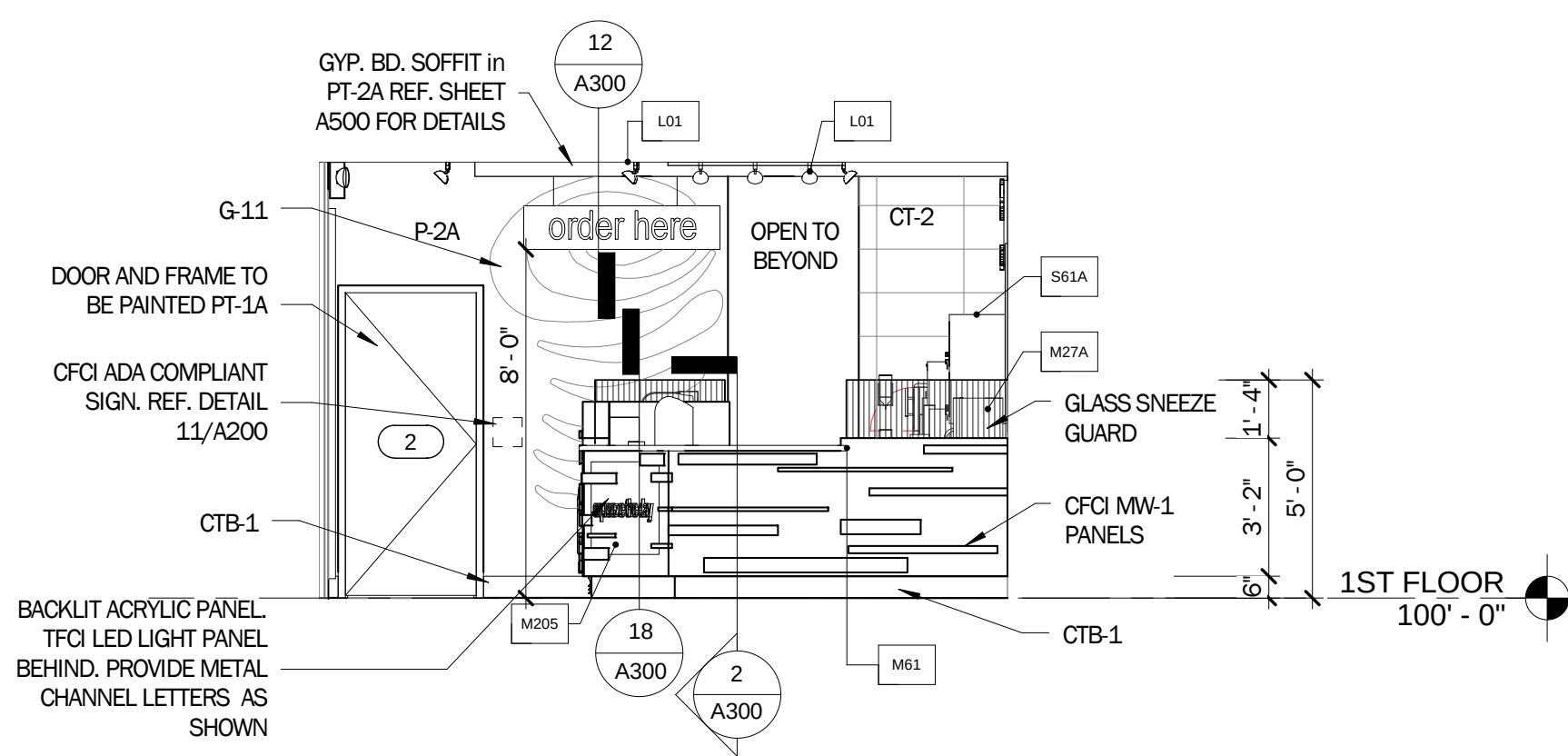
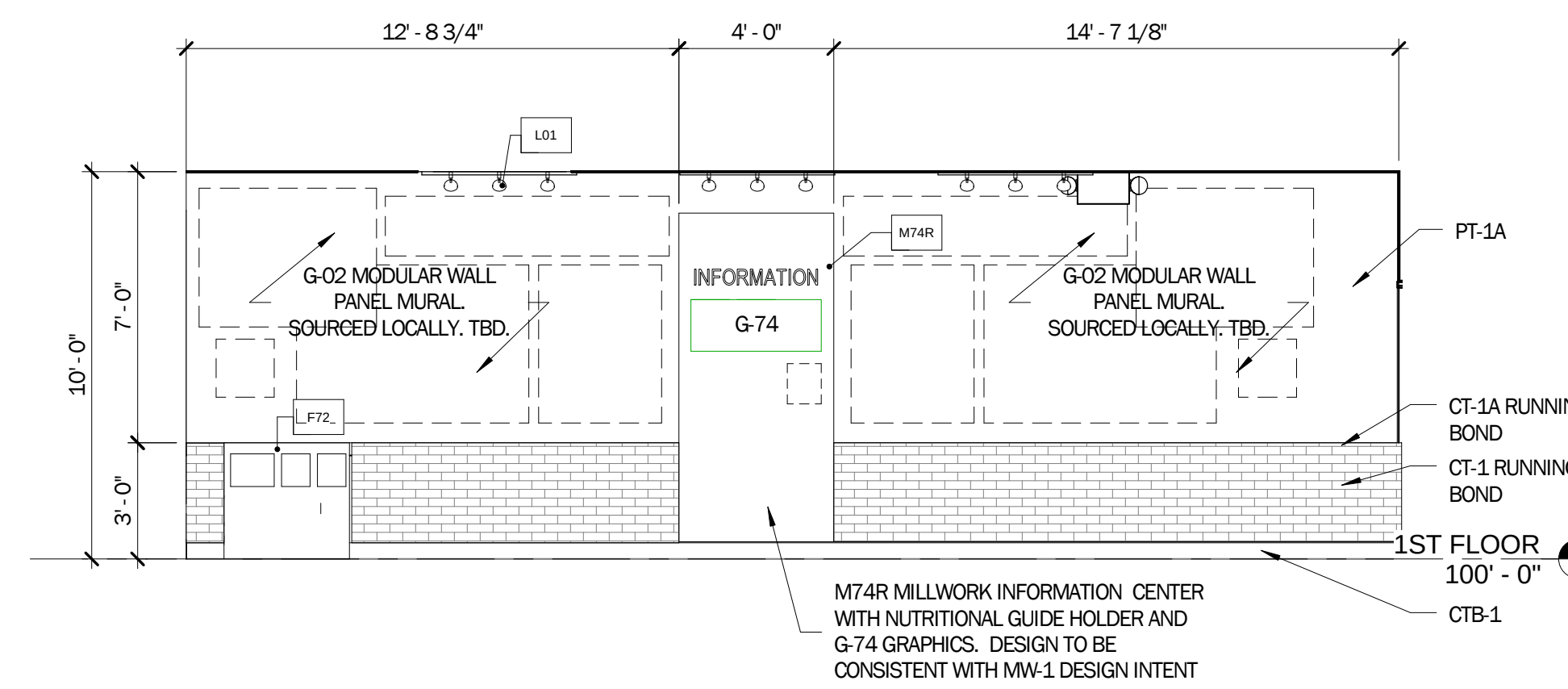
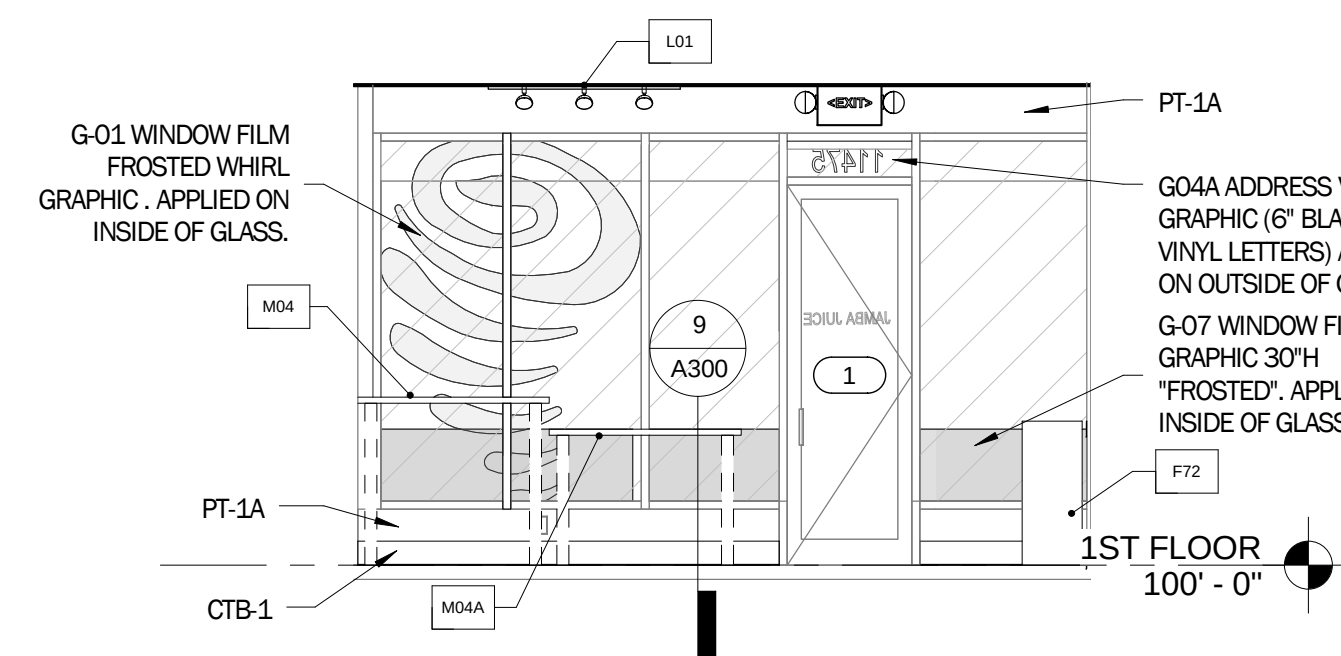
Furniture and Graphics Schedule																										
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height		Comments				
				CF	CI	TF	TI																CF	CI	TF	TI
F01	Market Umbrella	Tucci or Equal	Per Jamba Spec	No	No	Yes	Yes	2																		
F07	Customer Barstool	TBD	TBD	No	No	Yes	Yes	4																		
F08	Chair (Exterior)	Erminoamericas LLC	Khali #339 Aluminum	No	No	Yes	Yes	8																		
F09	Office Chair	TBD		No	No	Yes	Yes	1																		
F10	Lockers	Kelmax	EL615	No	No	Yes	Yes	1																		
F12	File Cabinet (2 drawer)	TBD		No	No	Yes	Yes	1																		
F13B	Table (Exterior w/ Umbrella hole)	Erminoamericas LLC	Gambi #803	No	No	Yes	Yes	2																		
F72	Trash / Recycling / Compost Unit (Right)	TBD	TBD	No	No	Yes	Yes	1																19-1/2" x 19-1/2" x 36"		
G01	Door / Window Cropped Window Graphic	TBD		No	No	Yes	Yes	1																Right		
G02	Wall Mural Panels - Custom	TBD		No	No	Yes	Yes	2																Verify quantity. Ref. Elevation.		
G04	Door Vinyl Logo - 20"	TBD		No	No	Yes	Yes	1																		
G04A	Window Address Vinyl Graphic	TBD		No	No	Yes	Yes	1																6" Black Vinyl Letters		
G07	Graphic Window Film	TBD		No	No	Yes	Yes	1																REF. PT-4A FOR COLOR INTENT. OPAQITY TO BE SUBMIT FOR APPROVAL		
G11	Vinyl Whirl Wall Graphic	TBD		No	No	Yes	Yes	1																		
G54	POS Shroud Graphic	TBD		No	No	Yes	Yes	2																		
G74	Information Center Graphic	TBD		No	No	Yes	Yes	1																		
Accessories / Hardware Schedule																										
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height		Comments				
				CF	CI	TF	TI																CF	CI	TF	TI
H02	Mirror	Bobrick	B165-1830	Yes	Yes	No	No	1																18"x30"		
H03	Soap Dispenser	Colgate Palmolive	1946	No	No	Yes	Yes	3																		
H04	Hand Sanitizer	Colgate Palmolive		No	No	Yes	Yes	2																		
H05	Hand Towel Dispenser	Bobrick	B262	No	Yes	Yes	No	3																		
H06	Toilet Tissue Dispense	Bobrick	B-27460	Yes	Yes	No	No	1																		
H07	Toilet Seat cover Dispenser	Bobrick	B-221	No	Yes	Yes	No	1																		
H08/09/9A	Grab Bars	Bobrick	6800 Series	Yes	Yes	No	No	1																		
H10	Mop Holder	Florestone		Yes	Yes	No	No	1																		
H12	ADA Toilet Room Sign	Trimco or Equal	529	No	Yes	Yes	No	1																		
Lighting Schedule																										
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height		Comments				
				CF	CI	TF	TI																CF	CI	TF	TI
L01	Track Mounted LED Fixture	Solais Lighting	x124/25/30w/1600/white/ J/HL	Yes	Yes			30		120														3" DIAM HEAD X 4" TRACK LENGTHS		
L02	6" LED Downlight	Cree	LR6-10L / LT6WH-DR	Yes	Yes			4		120														120V		
Plumbing Schedule																										
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FCW	Vent	DW	IW	HP	Width/Depth/Height		Comments				
				CF	CI	TF	TI																CF	CI	TF	TI
P01	Water Closet	American Standard	3305.000 (White)	Yes	Yes	No	No	1					1/2"			2"	4"									
P02	Hand Lavatory (Restroom)	American Standard	0356-421 (White)	Yes	Yes	No	No	1					1/2"	1/2"		1 1/2"	2"									
P03	Hand Lavatory (Wall Mounted)	Advance Tabco	7-PS-60	Yes	Yes	No	No	1					1/2"	1/2"		1 1/2"	2"									
P04	Mop Sink	Florestone or equal	MSR-3624	Yes	Yes	No	No	1					1/2"	1/2"		2"	3"							30"x30"x10		
P06C	Water Heater	Bradford - White or equal	D-75T-125E-3N	Yes	Yes	No	No	1				yes	1/2"	1/2"		2"	3"							verify & coordinate required capcity and gas availability		
P10	Water Filter	Ever Pure	WPD9326-05 Triple w/ Alkalim	No	Yes	Yes	No	1		120/1		1.5/350		3/4"										36"x8"x32"		
P13	Swing Faucet	Fisher	13269	Yes	Yes	No	No	1					1/2"	1/2"										Supply Power to Locationonly for Future Equipment		
P15	Counter Sink Faucet	Fisher	3526	Yes	Yes			1					1/2"	1/2"										12" Swing		
P15A	Prep Sink Faucet	Fisher	3510	Yes	Yes			1					1/2"	1/2"										Use with S60		
P17	Detergent Dispenser	Colgate-Palmolive/Ajax	7927	No	No	Yes	Yes	1					1/2"											25 1/8" x 8" x 24 1/8"		
P18	Lavatory Faucet	Chicago	220-4	Yes	Yes	No	No	2					1/2"											Use with S01		
P20	Janitor Sink Faucet	Fisher	8253	Yes	Yes	No	No	1					1/2"	1/2"										Use with PO2		
P24	PreRinse Faucet	Fisher	34479	Yes	Yes	No	No	1					1/2"	1/2"										Use with PO4		
Facilities and Operations Schedule (*)																										
Mark	Description	Manufacturer	Model	G.C.		TENANT		Quantity	Volts/Phase	Amps	Outlet	Gas	CW	HW	FC W	Vent	DW	IW	HP	Width/Depth/Height		Comments				
				CF	CI	TF	TI																CF	CI	TF	TI
T01	POS CASH REGISTER & DRAWER	IBM		No	No	Yes	Yes	2																POWER & DATA REQUIRED. COORDINATE W/ JAMBA IT.		
T03	POS RECEIPT PRINTER	EPSON	TM-T88IV	No	Yes	Yes	No	3																		
T04	SAFE	AMSEC	BMS6020	No	Yes	Yes	No	1																		
T05	MONEY COUNT MACHINE	TELLERMATE	TX114	No	No	Yes	Yes	1																		
T06	OFFICE COMPUTER	IBM		No	No	Yes	Yes	1																		
T07	OFFICE PRINT / FAX / COPIER	HEWLETT-PACKARD		No	No	Yes	Yes	1																		
T10	MUSIC SYSTEMS	DMX	PROFUSION IS	No	No	Yes	Yes	1																		
T11	SECURITY ALARM SYSTEM	DIEBOLD	DS7090	No	No	Yes	Yes	1																115/1 POWER REQUIRED. Coordinate w/ MOOD		
T12	BUZZER	NEC		No	Yes	Yes	No	1																		
T14	15" POS MONITOR & BUMP BAR	NEC	ACDUSYNC LCD52V	No	Yes	Yes	No	1																		
W01	Coat Hook Rack	TBD		No	Yes	Yes	No	1																		
W02	Keyboard Tray	TBD		No	Yes	Yes	No	1																		
W03	Bulletin Board	TBD		No	Yes	Yes	No	1																		
W05	Mark-N-Wipe	TBD		No	Yes	Yes	No	1																		
X01	Jamba Exterior Illuminated Sign	TBD		No	Yes	Yes	No	1																		
X04	Double Sided Non Illuminated Hickory Blade Sign	Custom Millwork	Custom	Yes	Yes		No	1																4'-6" x 3" x 12'h Order Here Metal Channel Letters applied to MW-1 Blade sign		

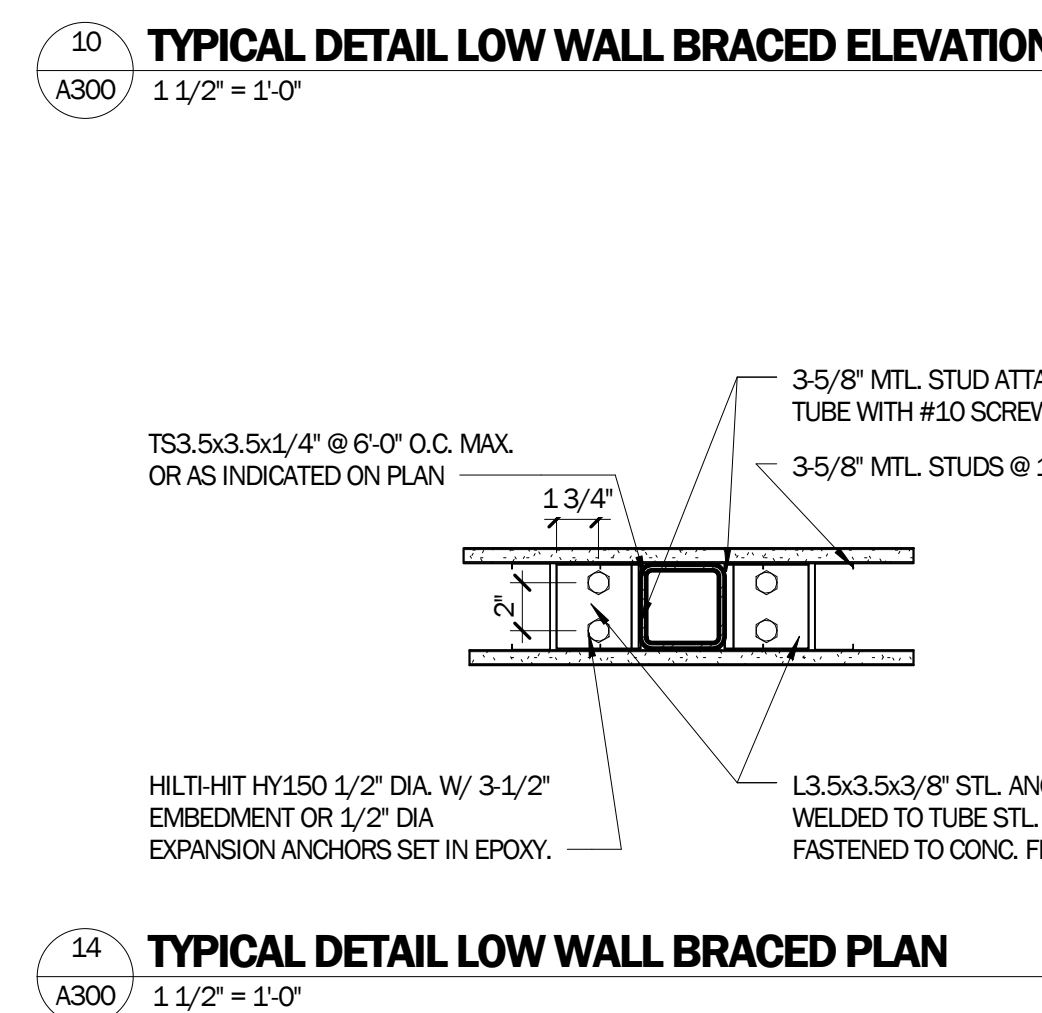
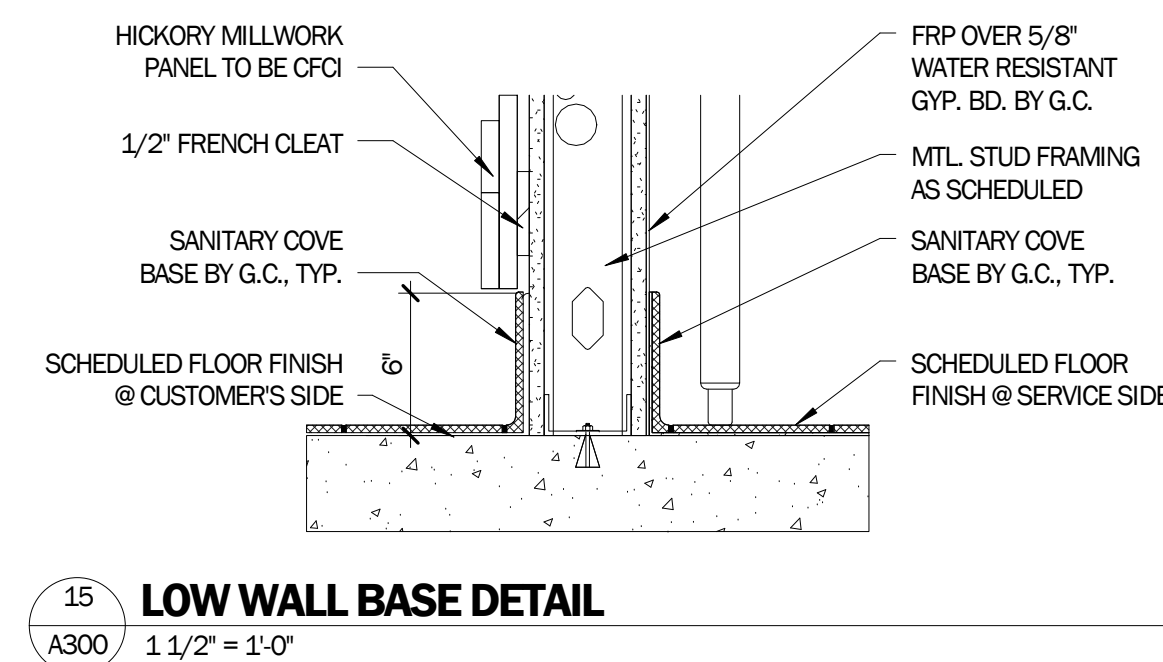
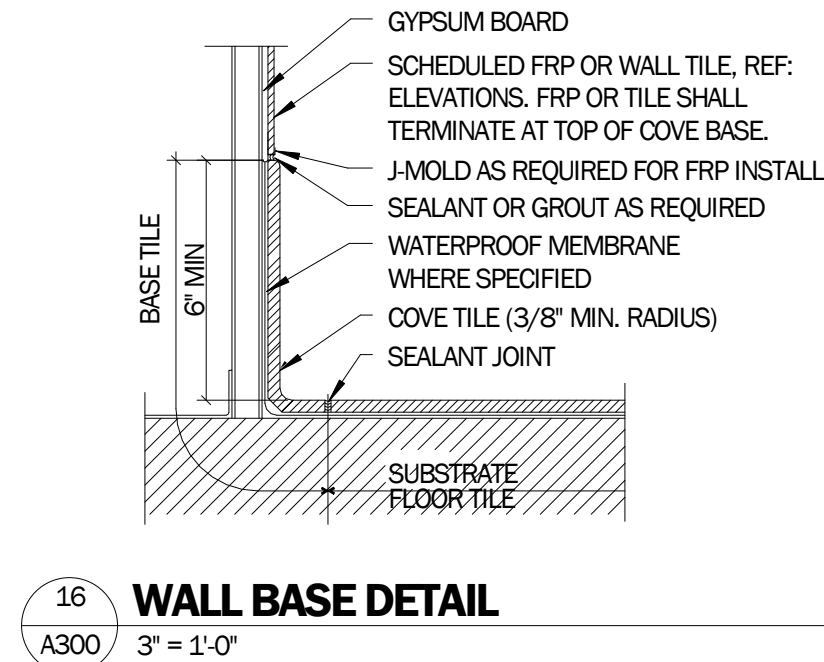
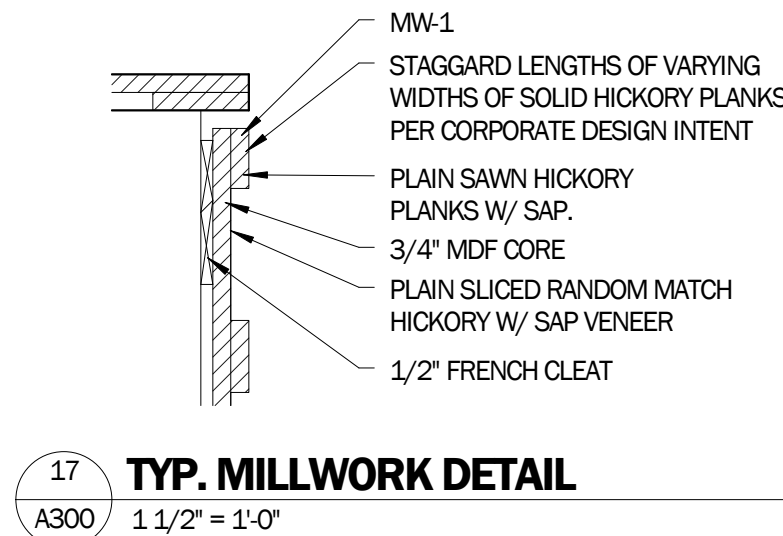
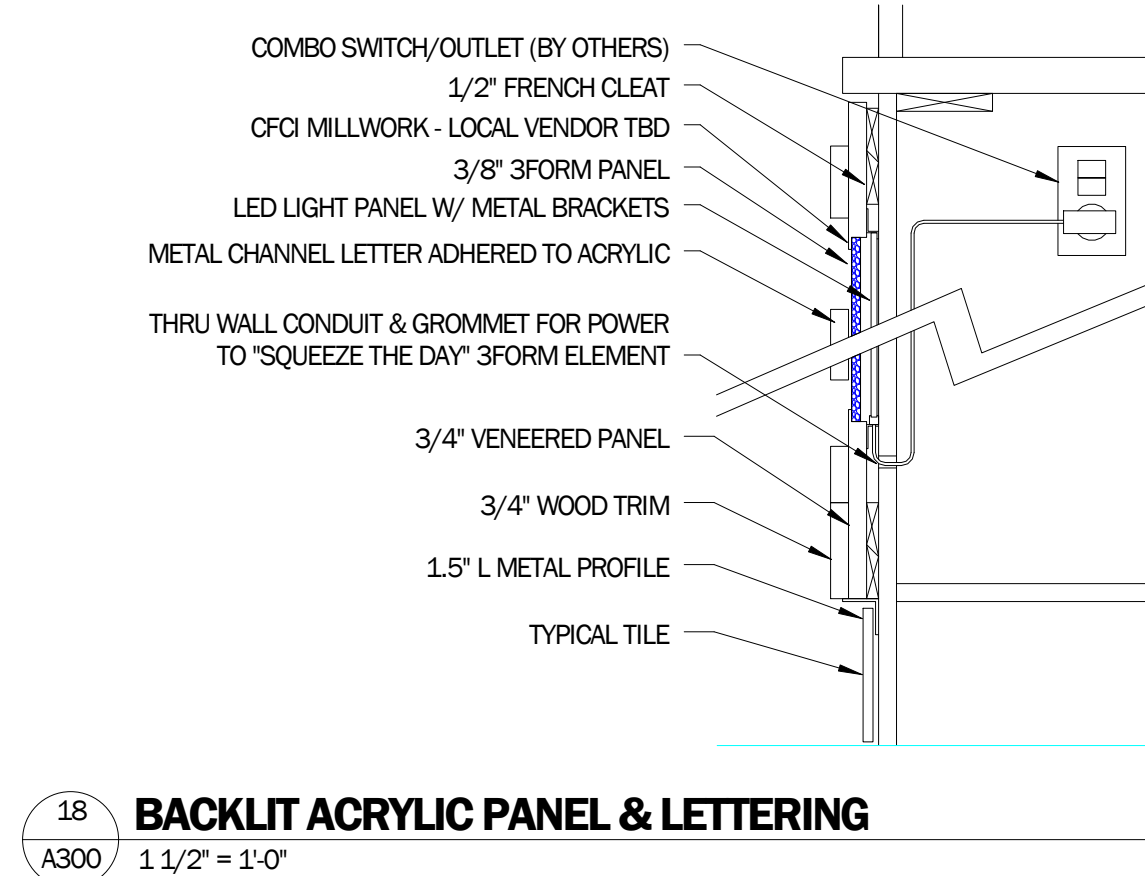
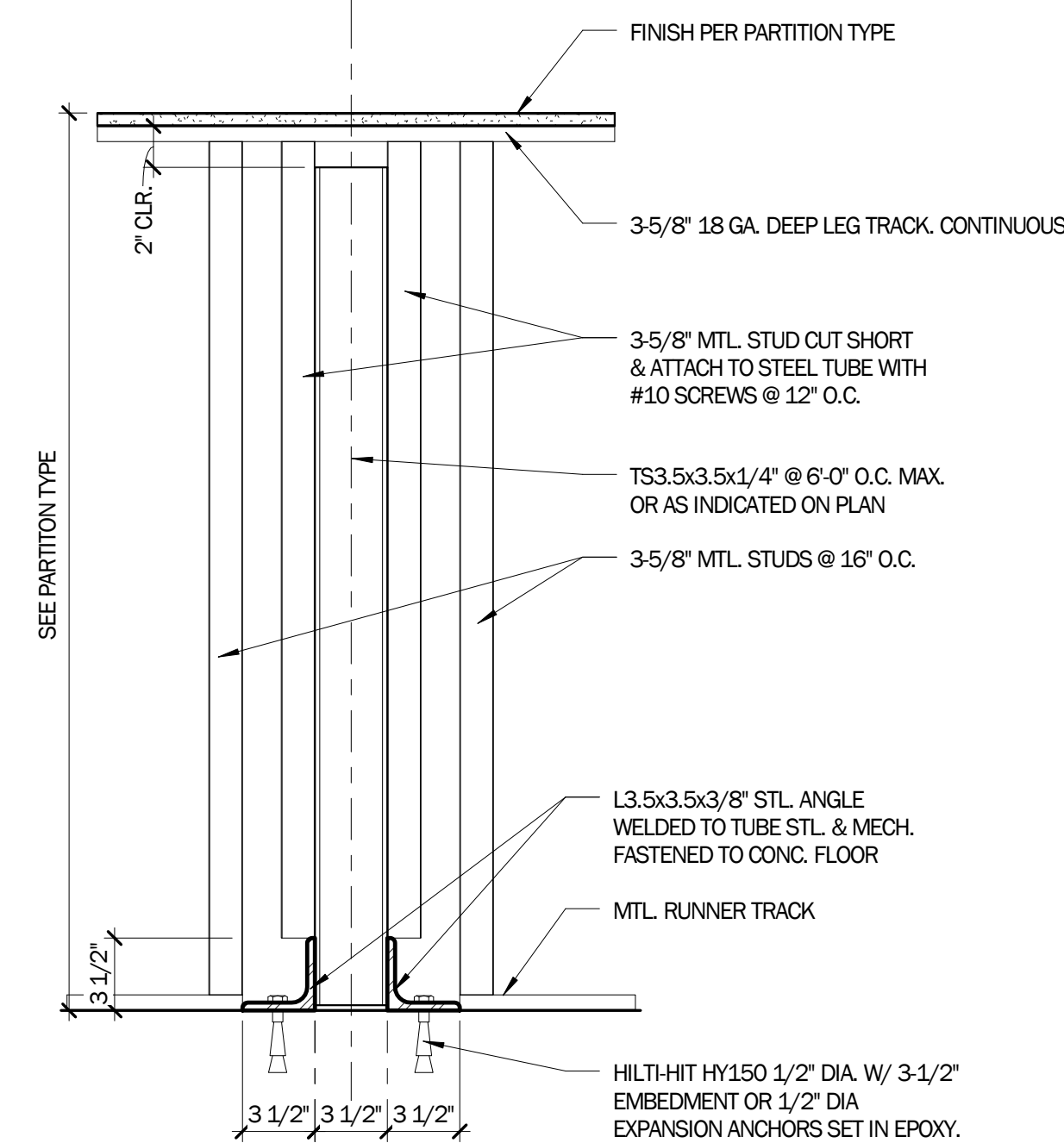
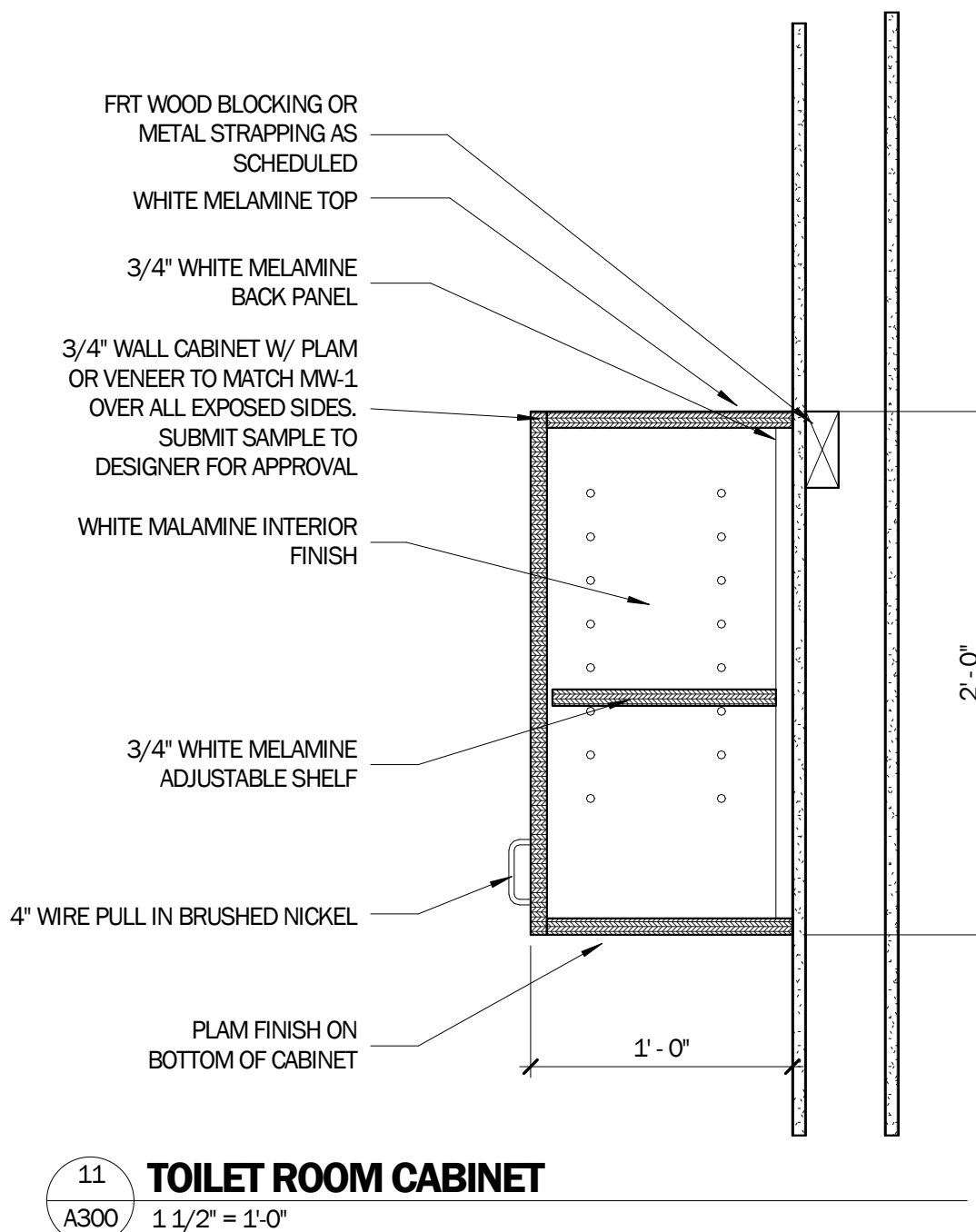
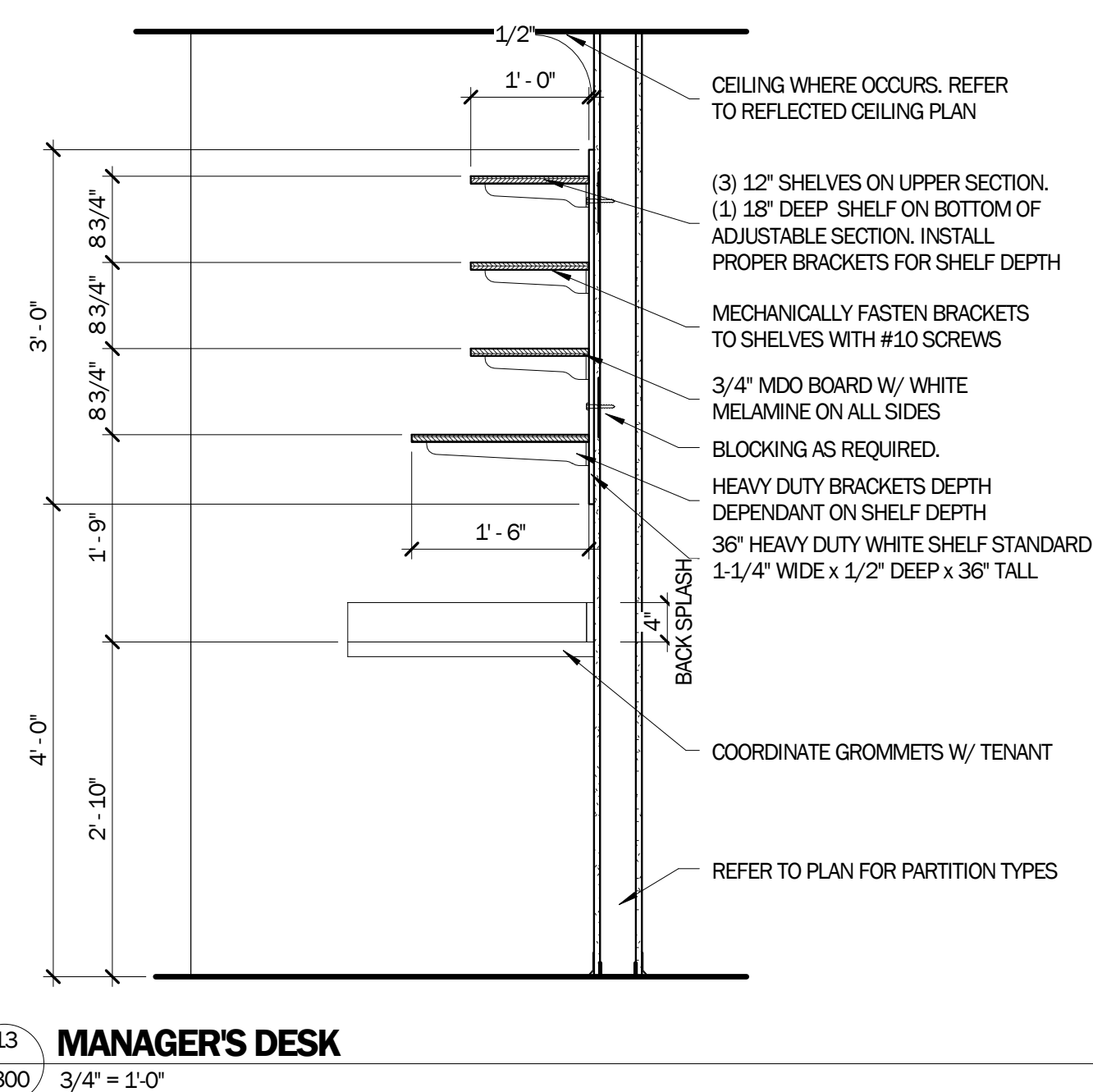
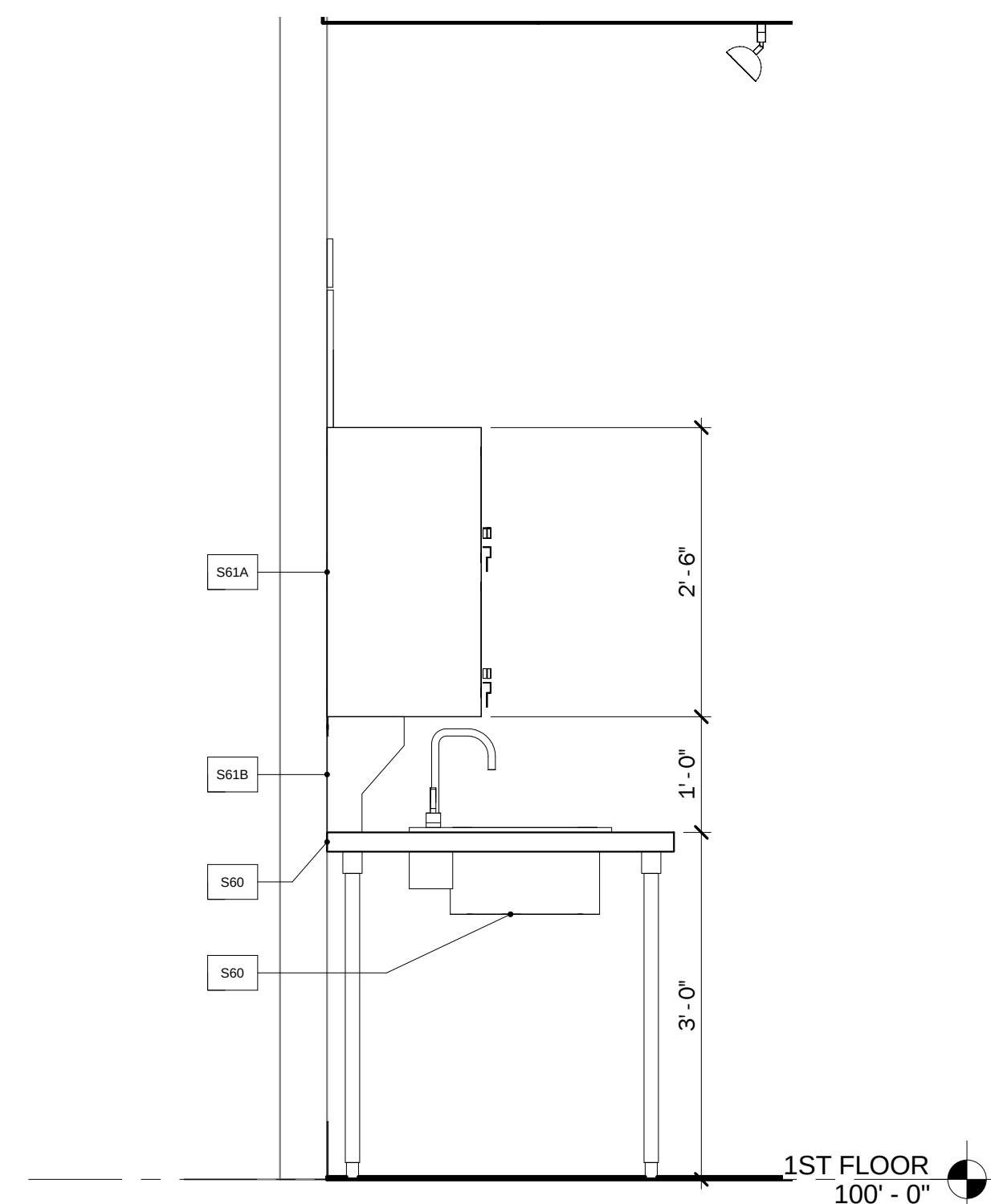
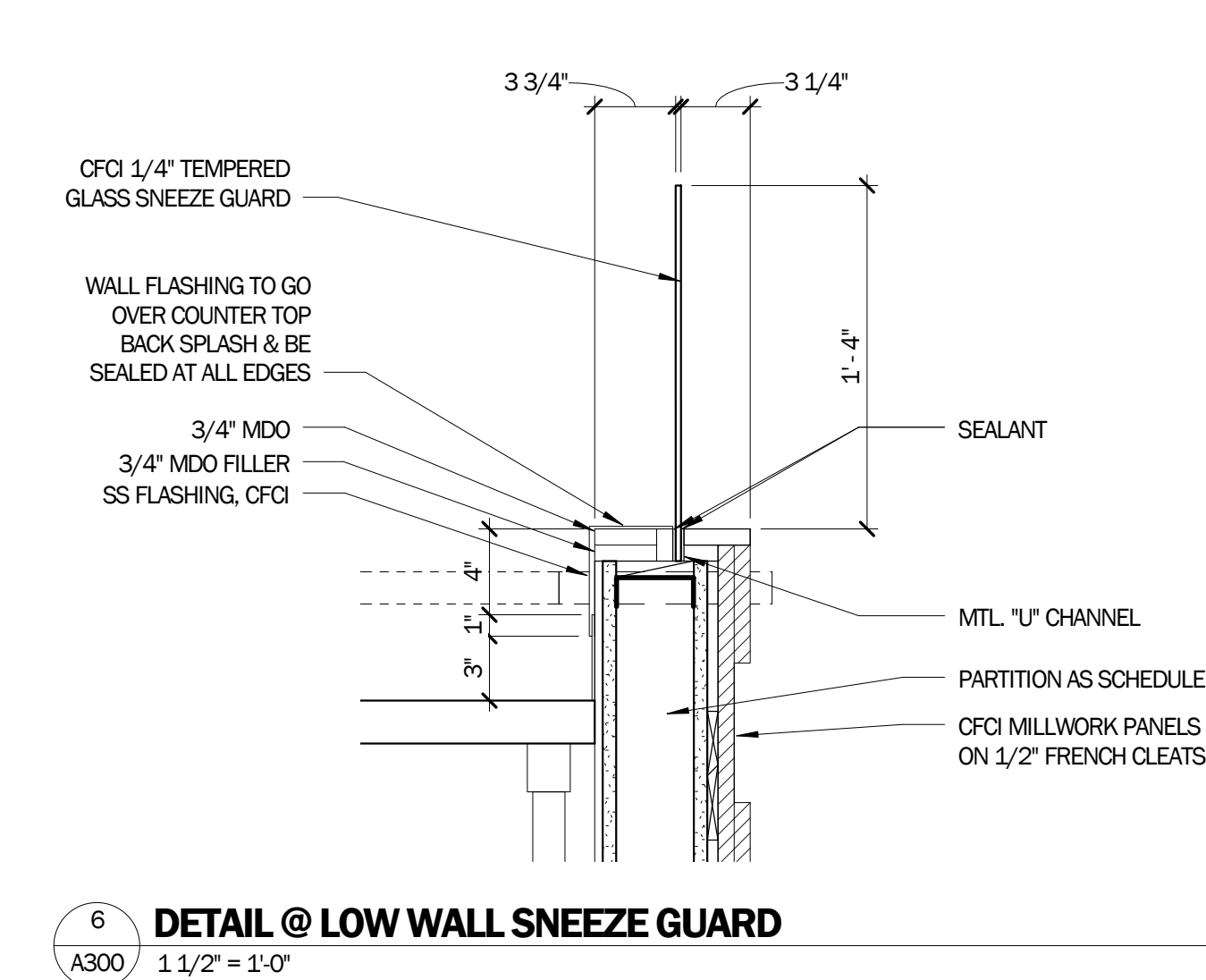
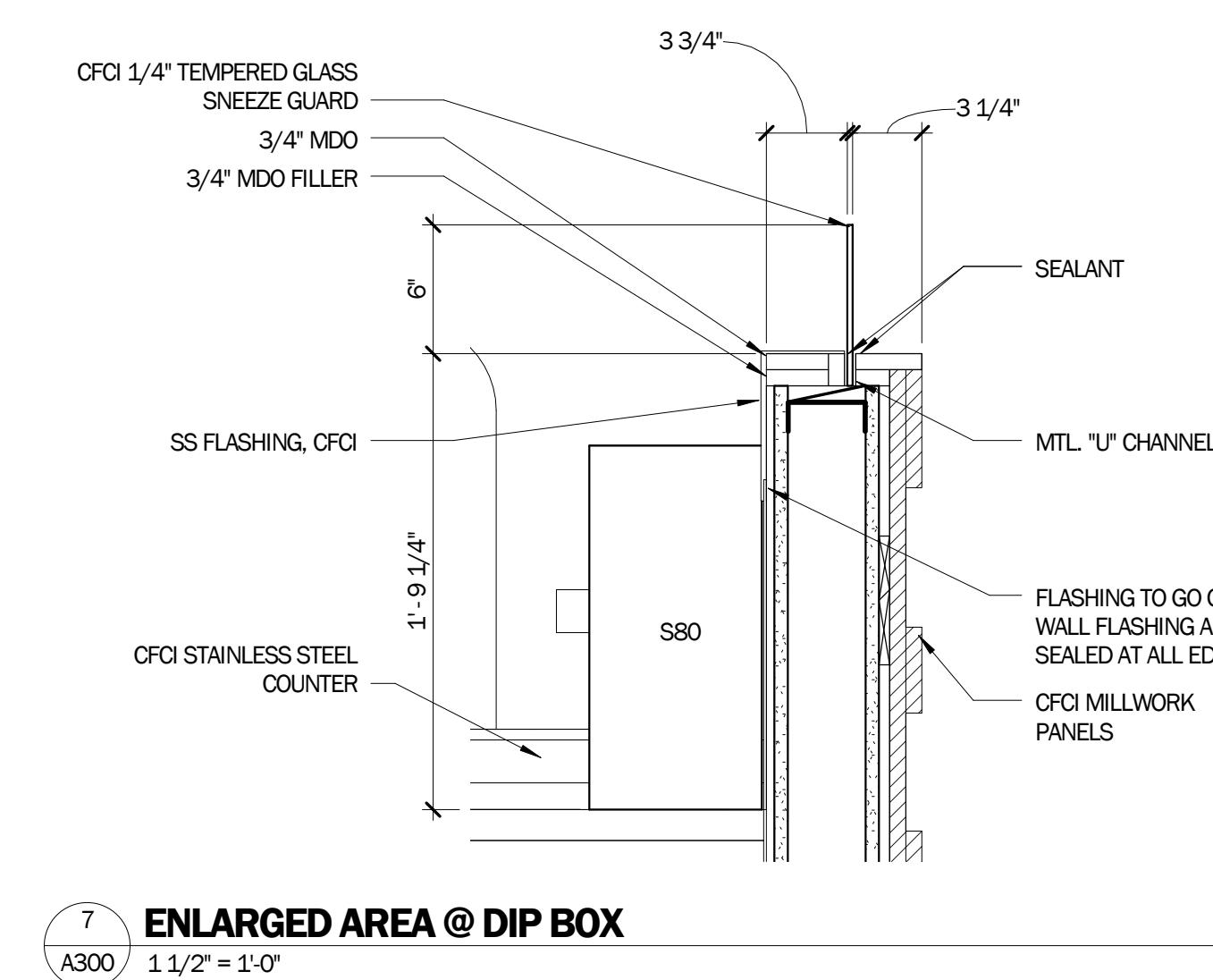
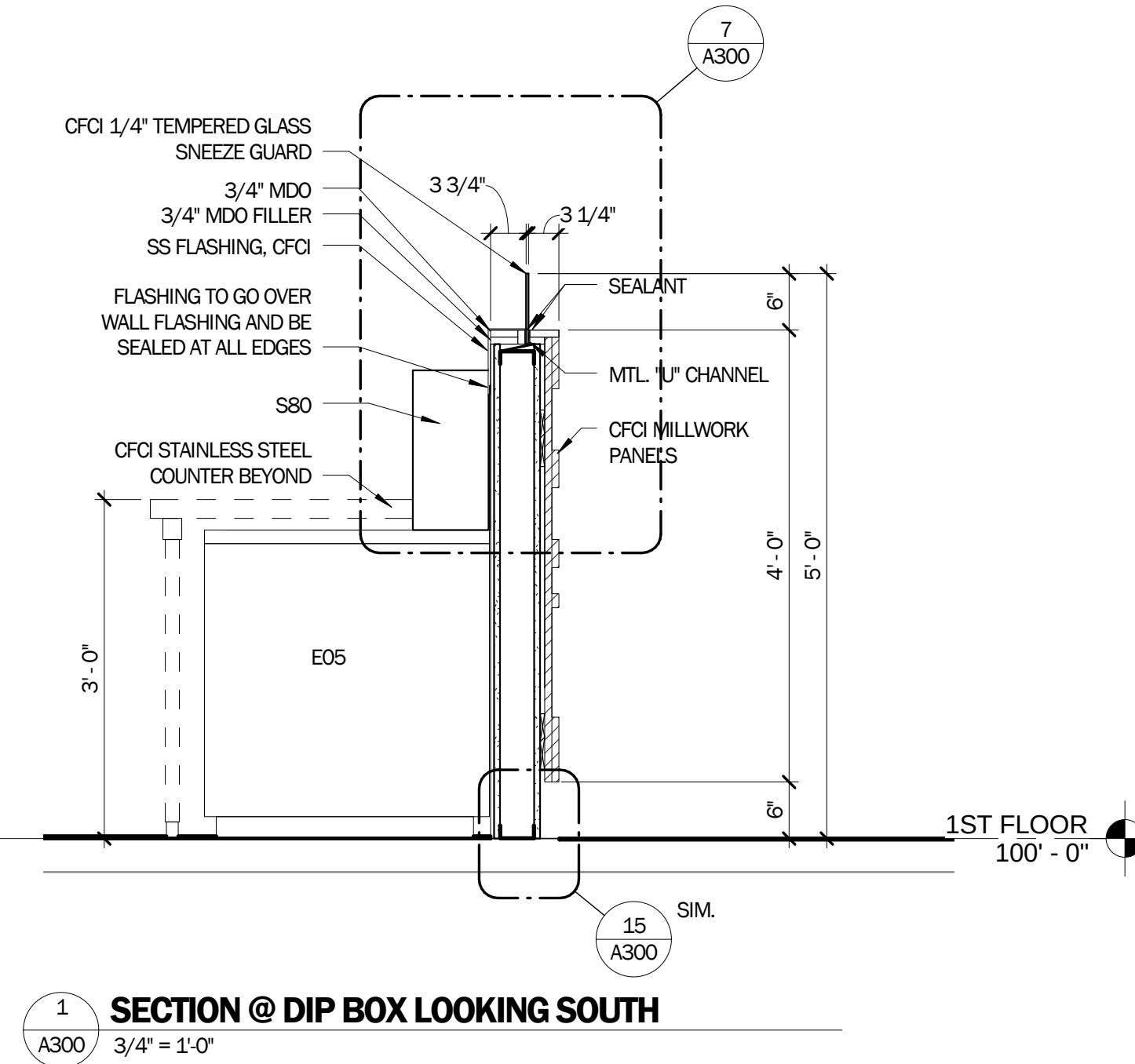
* - NOTE: NOT TAGGED ON PLAN, REF. ELEGATIONS & SECTIONS FOR LOCATIONS. COORDINATE FINAL LOCATIONS WITH TENANT.



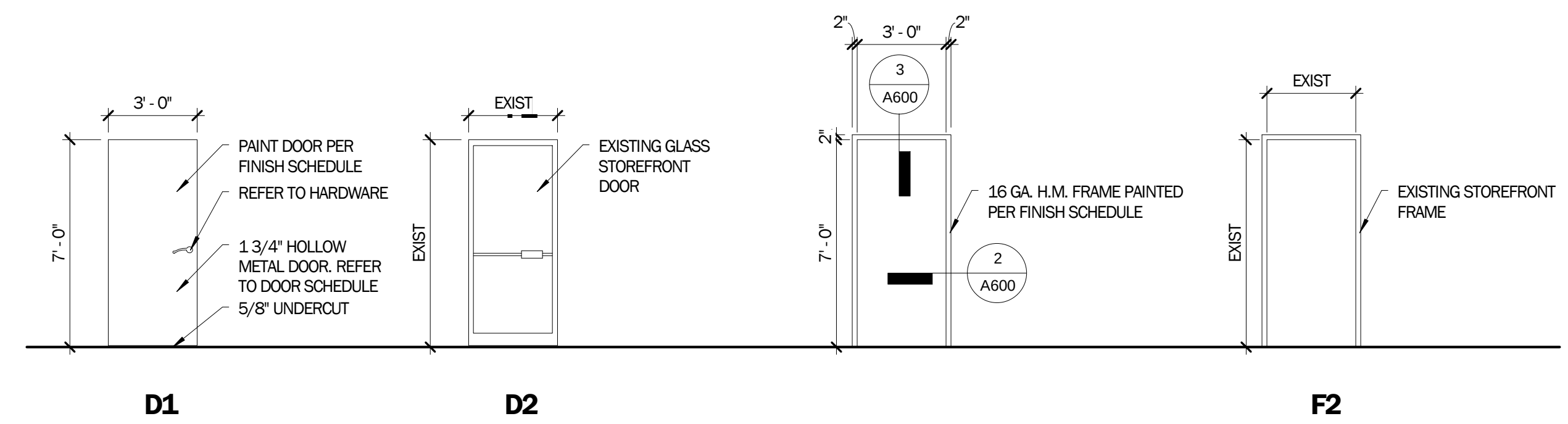
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A103
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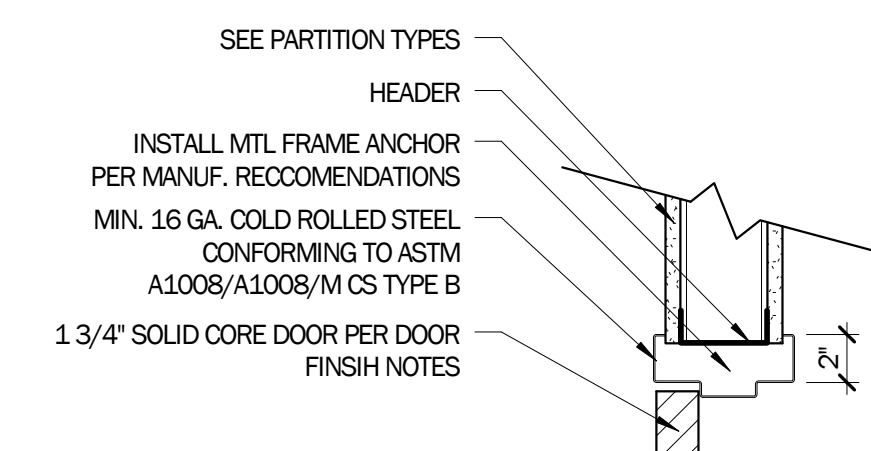


DOOR SCHEDULE											
No.	Door					Frame			Hardwr Set	Fire Rating	Remarks
	Type	Width	Height	Glass	Mat	Type	Glass	Mat			
1	D2	EXIST	7' - 11'	EXIST	EXIST	F2	EXIST	EXIST	EXIST		
2	D1	3' - 0"	7' - 0'	NA	HM	F1	NA	HM	GROUP #2		



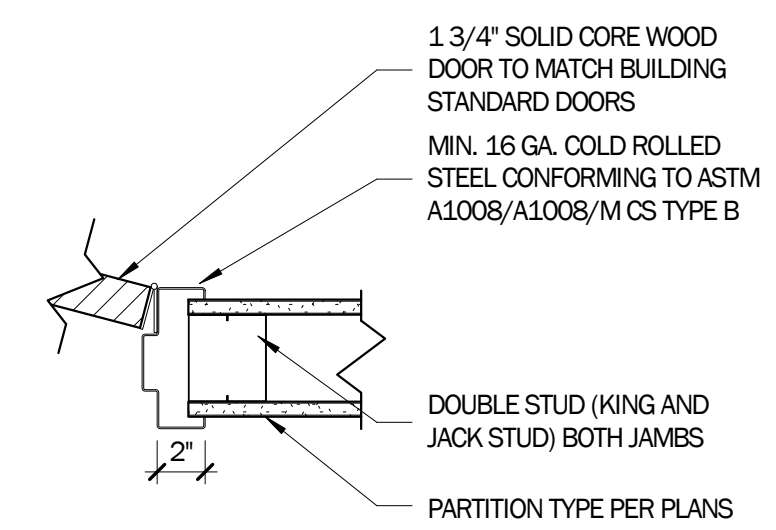
1 DOOR AND FRAME TYPES

A600 1/4" = 1'-0"



3 H.M. DOOR HEAD DETAIL

A600 1 1/2' = 1'-0"



2 H.M. DOOR JAMB DETAIL

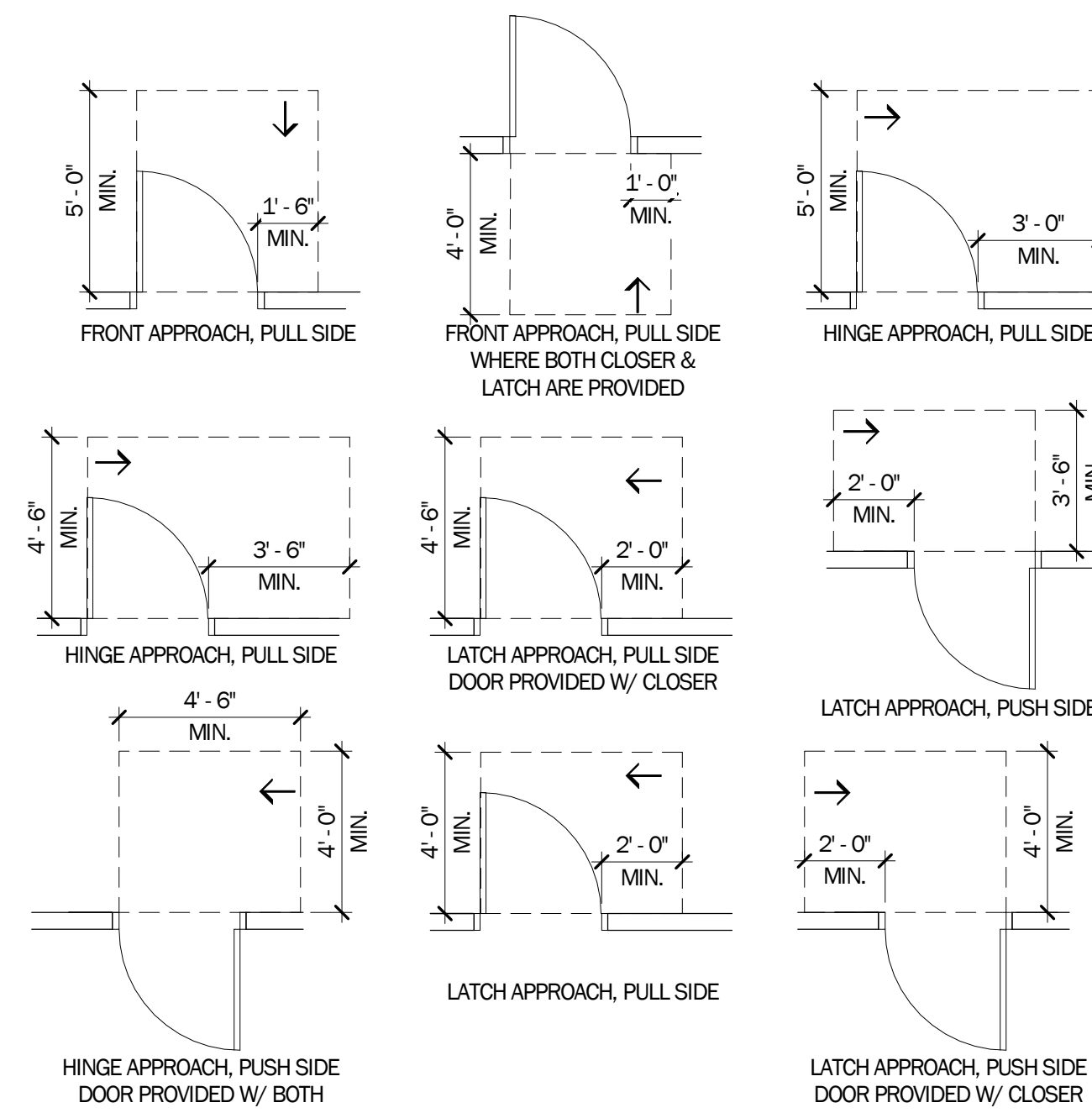
A600 1 1/2' = 1'-0"

HARDWARE SETS:

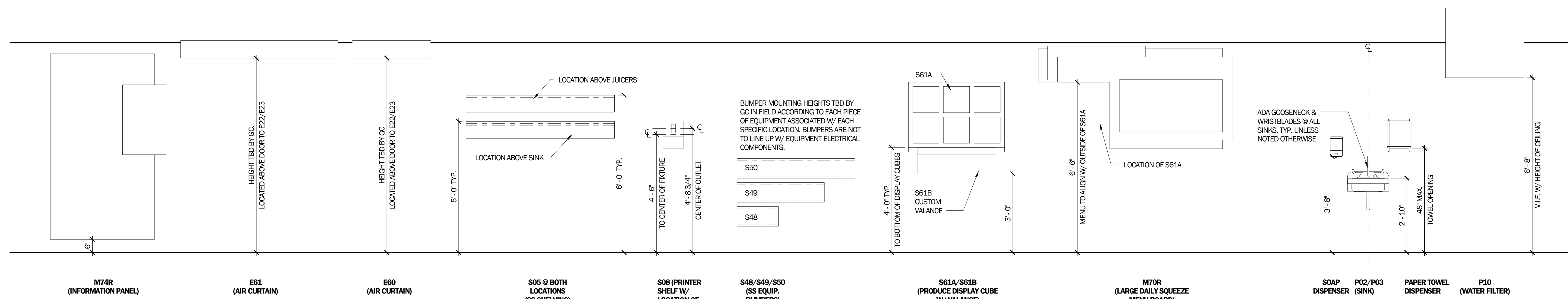
BASIS OF DESIGN EQUAL SUBSTITUTIONS WILL BE ACCEPTED. VERIFY EXISTING BUILDING STANDARD DOOR HARDWARE AND CORE SETS. COORDINATE W/ TENANT AND OWNER FOR INSTALLATION OF CORES

GROUP #2 - PRIVACY DOORS

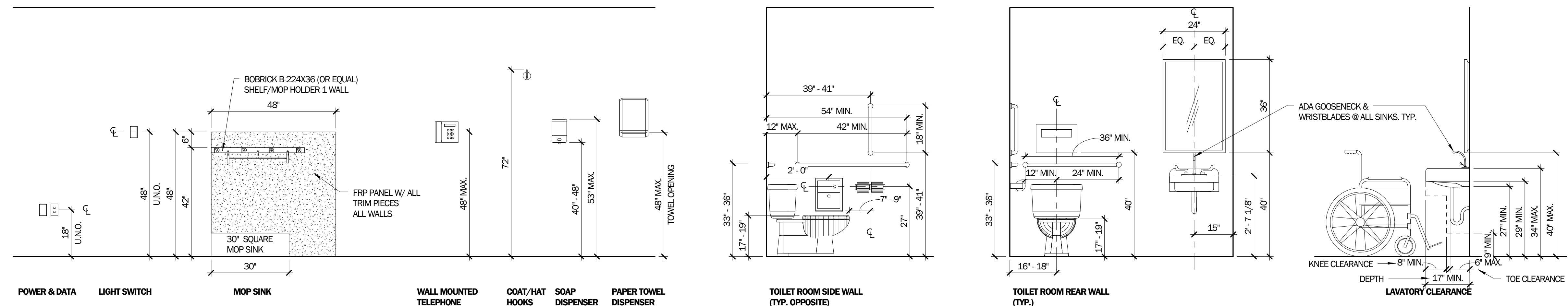
2	Hinges	BB1191 4-1/2"x4-1/2"	HGR	630
1	Lockset	3440 series x AUG	HGR	626
1	Coat Hook	#P27305-CH	Belwith	
1	Wall Stop	236W	HGR	630
3	Silencers	308D	HGR	Grey



ADA DOOR DIAGRAMS



MOUNTING HEIGHTS (TYP.)

$$1/2^n = 1 - 0^n$$


MOUNTING HEIGHTS

$$1/2^8 = 1 \cdot 0^8$$

RKAI

RATAJ-KRUEGER ARCHITECTS, INC.
10777 Sunset Office Dr., Ste. 300, Sunset Hills, MO 63127
(314) 822-4007 www.rkai.net (314) 822-3839 f

STATE OF MISSOURI CERTIFICATE
OF AUTHORITY # A - 2013038641

Aedifica | **case**
engineering

Aedifica Case Engineering
782 Merus Court
St. Louis, MO 63026
T 636, 349.1600
F 636, 349.1730

mechanical
electrical
plumbing
fire protection
structural

KURTIS ROY KRUEGER
NUMBER A - 6259
I hereby specify, pursuant to RSMo 327.411,
this drawing sheet is authenticated by my seal.



JAMBA JUICE WEST OAK SQUARE

11475 OLIVE BLVD
ST. LOUIS, MO 63141

CONSTRUCTION DOCUMENTS[illegible]

THIS SHEET IS PART OF A COMPLETE SET. REFER
TO GENERAL NOTES FOR COMPLETE LIST OF
DOCUMENTS. SHEET SIZE 30 X 42

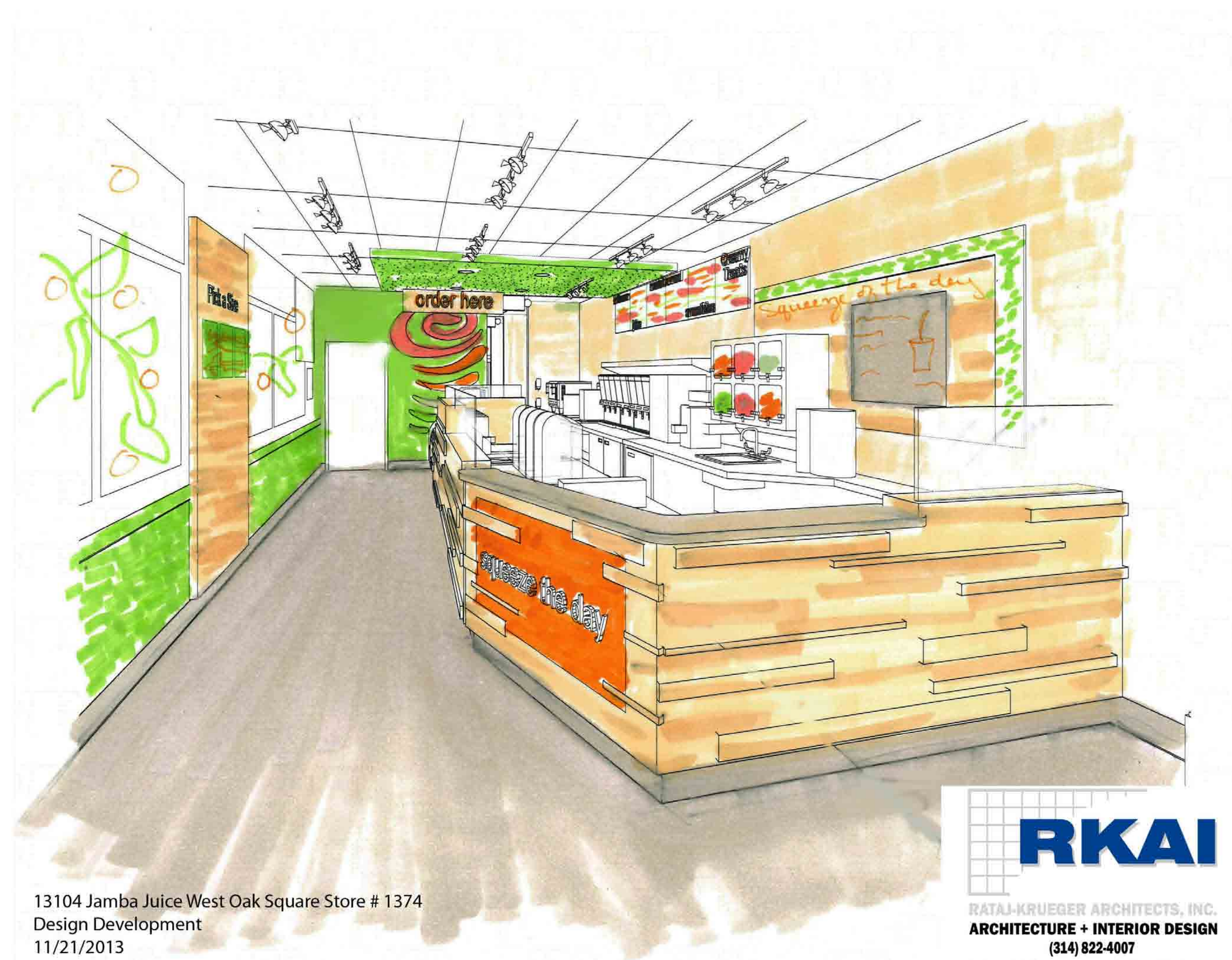
RKAI PROJECT NO.:	13104
ISSUE DATE:	11/26/2013

SHEET NAME:
DOOR SCHEDULE & MOUNTING
DIAGRAMS

SHEET NO.

A600

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MECHANICAL SYMBOLS LEGEND	
	THERMOSTAT
	TEMPERATURE SENSOR
	SMOKE DETECTOR
	FLEXIBLE DUCT
	VOLUME DAMPER
	FIRE DAMPER
	CEILING SUPPLY AIR DIFFUSER
	CEILING RETURN AIR GRILLE
	SIDEWALL AIR DIFFUSER OR GRILLE
	NEW DUCTWORK
	EXISTING DUCTWORK
	CONDENSATE DRAIN
	GAS PIPING
	PIPE TURNING DOWN
	PIPE TURNING UP
	BALL VALVE
	GATE VALVE
	CONNECTION OF NEW TO EXISTING
	CHECK VALVE
	GAS COCK
	UNION
	PRESSURE GAUGE
	STRAINER
	ABOVE FINISHED FLOOR
	AIR DEVICE #
	CFM
	S = SUPPLY
	R = RETURN
	E = EXHAUST

AIR DEVICE SCHEDULE							
PLAN MARK	MANUFACTURER	MODEL	MATL.	NECK SIZE	FRAME TYPE	PANEL SIZE	NOTES
S1	TITUS	TMS	ST	SEE DWG.	LAY-IN	24"x24"	1.2
S2	TITUS	TMS	ST	SEE DWG.	LAY-IN	24"x24"	1.2
R1	TITUS	PAR	ST	SEE DWG.	LAY-IN	24"x24"	1.2

- AIR DEVICE RUN-OUT SHALL BE SAME SIZE AS DIFFUSER NECK.
FLEX DUCT, MAXIMUM LENGTH 3'-0".
- ALL AIR DEVICES TO BE WHITE UNLESS OTHERWISE NOTED.
VERIFY COLOR WITH ARCHITECT.

ROOFTOP UNIT SCHEDULE														
MARK	MFR	MODEL NO.	GFM	O.A. GFM	ESP	HT	CLG MBH	GAS HTO MBH	ELECTRICAL			REMARKS	WEIGHT	
RTU	TRANS	YS0072	2400	250	0.8	HF	TOT. SENS.	IN. OUT	MCA	MOCP	VOLT/PHASE			
							75.0	54.3	120.0	96.0	37.8	50	208/3	
1. ACCESSORIES: CURB ADAPTOR, ECONOMIZER, BAROMETRIC RELIEF, PROGRAMMABLE THERMOSTAT, LOW AMBIENT CONTROLS.														
2. VERIFY ELECTRICAL VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.														

ROOFTOP UNIT SCHEDULE														
MARK	MFR	MODEL NO.	GFM	O.A. GFM	ESP	HT	CLG MBH	GAS HTO MBH	ELECTRICAL			REMARKS	WEIGHT	
RTU	TRANS	YS0072	2400	250	0.8	HF	TOT. SENS.	IN. OUT	MCA	MOCP	VOLT/PHASE			
							75.0	54.3	120.0	96.0	37.8	50	208/3	
1. ACCESSORIES: CURB ADAPTOR, ECONOMIZER, BAROMETRIC RELIEF, PROGRAMMABLE THERMOSTAT, LOW AMBIENT CONTROLS.														
2. VERIFY ELECTRICAL VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.														

SEISMIC USE GROUP (2)					SEISMIC DESIGN CATEGORY (D)			
LISTING OF EQUIPMENT AND SYSTEM COMPONENTS	ANCHORAGE TO FLOORS, ROOFS, ETC.		SWAY BRACING		LOCATION OF PROFESSIONAL SEALED ANCHORAGE AND SWAY BRACING DETAILS			COMMENTS
	NOT PROVIDED	PROVIDED	NOT PROVIDED	PROVIDED	ON CONST. DOCUMENTS	SEQUENT SUBMITTAL		
					DRAWING NO. OR SPEC. SECTION	SHOP DRAWINGS	SEPARATE PERMIT & PLANS	
FIRE PROTECTION, DETECTION & ALARM EQUIPMENT & SYSTEM COMPONENTS; "SEE ATTACHMENT "C" TABLE 200	X		X					
HAZARDOUS EQUIPMENT & SYSTEM COMPONENTS; "SEE ATTACHMENT "C" TABLE 200		X	X		M101		1. EXISTING GAS METER TO REMAIN. PROVIDE NEW SEISMIC GAS VALVE.	
GAS PIPING 3" OR LESS (Interior and exterior)								
GAS PIPING > 1" OR NON-DUCTILE (Interior)								
EXTERIOR GAS PIPING > 3"								
OTHER EQUIPMENT & SYSTEM COMPONENTS NEEDED FOR CONTINUED OPERATION OF SEISMIC USE GROUP III FACILITIES OR WHOSE FAILURE COULD IMPAIR THEIR CONTINUED OPERATION "SEE ATTACHMENT "C" TABLE 200	X		X					
OTHER GENERAL EQUIPMENT & SYSTEM COMPONENTS								
DUCTWORK	X			X	M101		1. SEISMIC SUPPORTS OF DUCTWORK ARE NOT REQUIRED AS ALL DUCTS ARE LESS THAN 6 SQ.FT. CROSS-SECTIONAL AREA.	
ROOFTOP UNIT		X	X		M101		2. AIR DEVICES SHALL BE ATTACHED WITH MECHANICAL FASTENERS TO CEILING. REFER TO DETAIL ON SHEET M2.	
DIFFUSERS	X			X	M101			

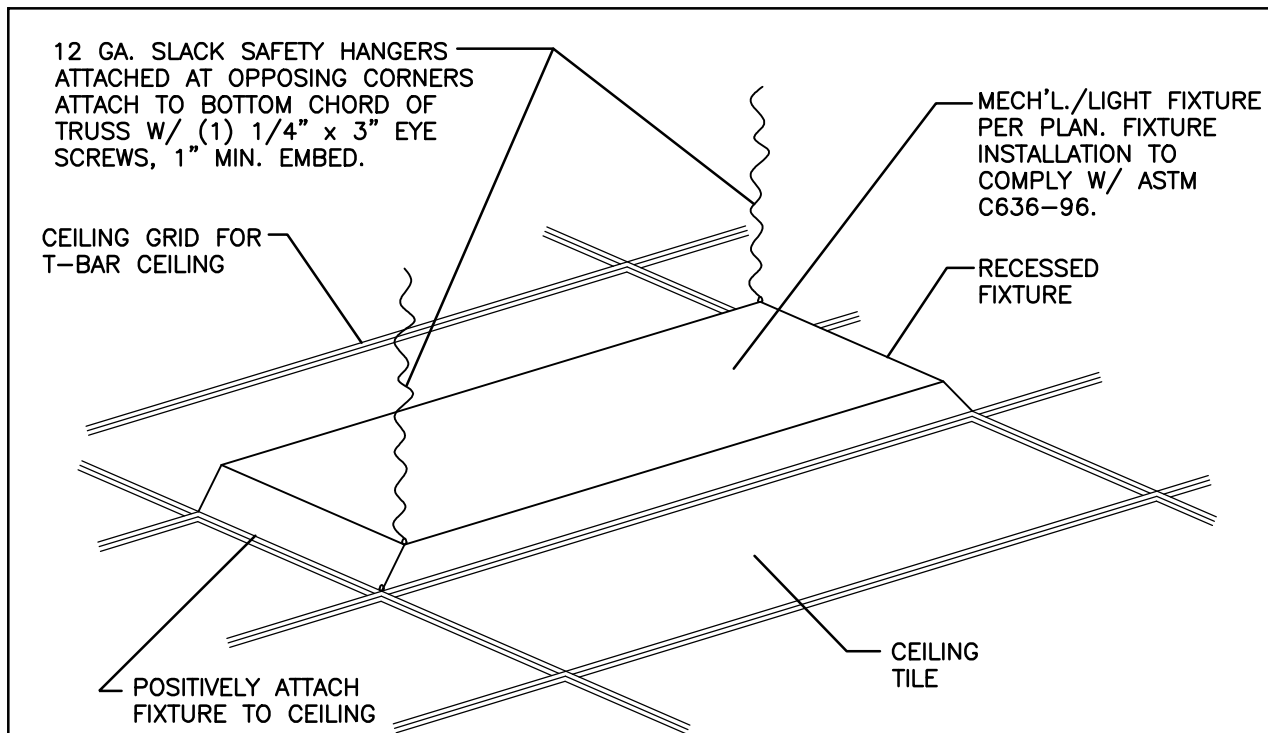
THIS SHEET IS PART OF A COMPLETE SET. REFER TO GENERAL NOTES FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42	
RKAI PROJECT NO.:	13104
ISSUE DATE:	11-26-2013
SHEET NAME: MECHANICAL REFLECTED CEILING PLAN	
SHEET NO. M101 © 2013 RKAI	

2 ELECTRICAL POWER PLAN
E101 SCALE: 1/4"=1'

ELECTRICAL CEILING PLAN
SCALE: 1/4"=1'

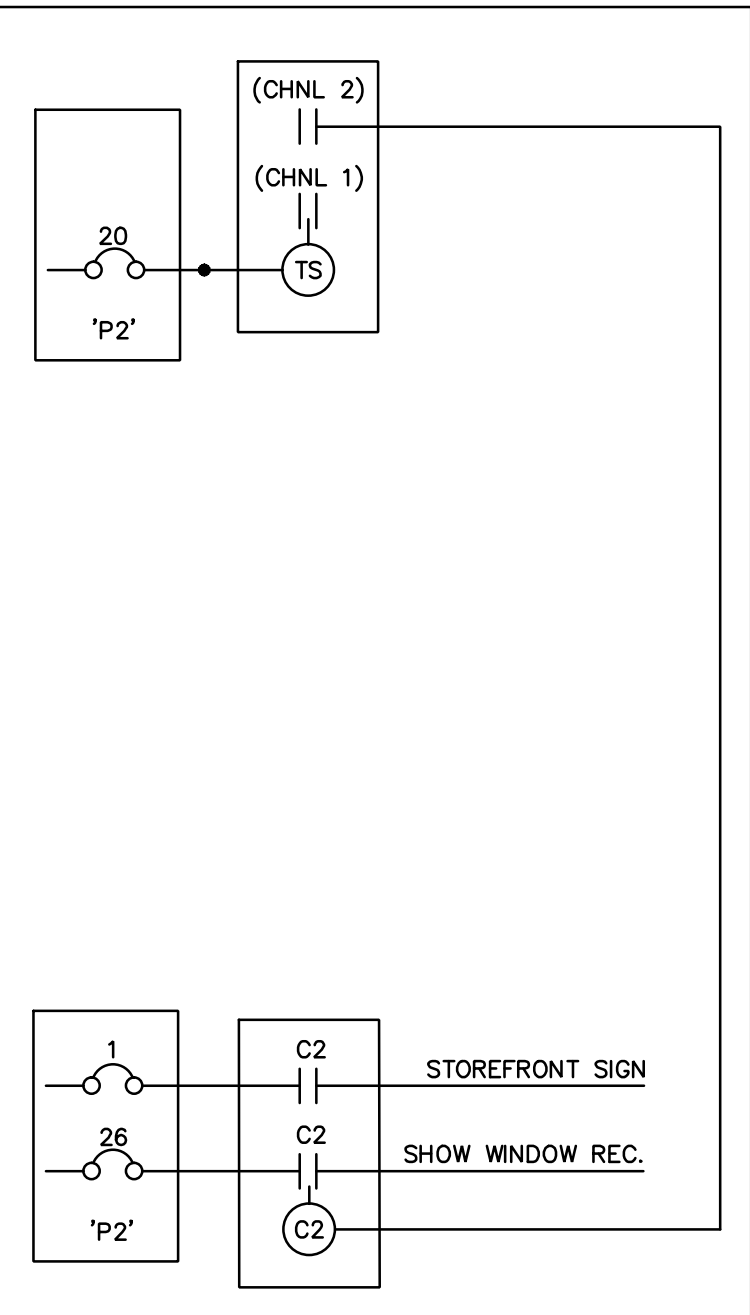
FIRE ALARM BIDDER DESIGN GENERAL NOTE:

1. TENANT FIRE ALARM SYSTEM SHALL BE PROVIDED BY BIDDER DESIGN SUB-CONTRACTOR AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR. SEE SPECIFICATIONS FOR GENERAL REQUIREMENTS.
2. FIRE ALARM SHALL BE INSTALLED BY A LICENSED AGENCY AND IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 79 AND NFPA 72.
3. PROVIDE SYSTEM IN ACCORDANCE WITH LANDLORD AND JURISDICTIONAL REQUIREMENTS.



FOR LIGHTING FIXTURES MORE THAN 20 POUNDS
SEISMIC BRACING FOR RECESSED LIGHT FIXTURE

- | Key # | Keynote Text |
|-------|---|
| ① | NEW TELEPHONE TERMINAL BOARD (TTB). PROVIDE 3/4" PLYWOOD PAINTED WITH FLAME RETARDANT PAINT AND GROUND BUS W/ #6 EQUIPMENT GROUND BACK TO GROUNDING SYSTEM. FURNISH AND INSTALL (1) DEDICATED QUADRUPEX RECEPTACLE AND (1) DUPLEX RECEPTACLE AT 18" AFF. VERIFY LOCATION WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO ROUGH-IN. |
| ② | COORDINATE SIGNAGE OUTLET LOCATION WITH SIGN INSTALLER AND ARCHITECTURAL PLANS. |
| ③ | EC SHALL FURNISH AND INSTALL 208V, 1PH, 30A DISCONNECT SWITCH. |
| ④ | CONNECT NIGHT/EXIT/EMERGENCY LIGHT TO CIRCUIT INDICATED. EMERGENCY LIGHTING CIRCUIT SHALL BE CONNECTED AHEAD OF ALL LIGHTING CONTROLS. |
| ⑤ | PROVIDE 1" CONDUIT AND CABLING FROM POS AREA TO TTB BOARD. |
| ⑥ | ROUTE CIRCUIT THROUGH LIGHTING CONTROL SYSTEM. REFER TO 4/E101 FOR ADDITIONAL INFORMATION. |
| ⑦ | EC TO FURNISH AND INSTALL TIME SWITCH AND CONTACTORS FOR CONTROL OF SIGNAGE AND LIGHTING. |
| ⑧ | LOCATION OF SWITCH BANK. REFER TO 3/E101 FOR ADDITIONAL INFORMATION. |
| ⑨ | FURNISH AND INSTALL 120 VOLT, 1ø POWER FOR SIGN. PROVIDE 20A, 120V SWITCH ABOVE ACCESSIBLE CEILING FOR DISCONNECTING MEANS. PROVIDE DEDICATED #10 COPPER GROUND WIRE FROM EQUIPMENT GROUND BUS IN PANEL FOR CIRCUIT SERVING SIGN. DO NOT USE CONDUIT AS A GROUND. FIELD VERIFY EXACT LOCATION OF ROUGH-IN. |
| ⑩ | CIRCULATION OF AIR FROM WARMER TO COLDER SECTIONS OF INTERIOR RACEWAY SYSTEM EXPOSED TO WIDELY DIFFERENT TEMPERATURES SHALL BE PREVENTED. SPLA AS REQUIRED PER NEC 300.7(A). PROVIDE EXPANSION JOINTS FOR CONDUIT AS REQUIRED TO COMPENSATE FOR THERMAL EXPANSION AND CONTRACTION. |
| ⑪ | REFER TO EQUIPMENT CONNECTION SCHEDULE ON SHEET E102 FOR ADDITIONAL INFORMATION. |
| ⑫ | EC TO FURNISH AND INSTALL 120/208V, 3PH/4 WIRE, 100A MCB PANEL. |
| ⑬ | PROVIDE CEILING MOUNTED RECEPTACLES AS REQUIRED PER NEC 210.62. |
| ⑭ | EC TO FURNISH AND INSTALL 120/208V, 3PH/4 WIRE, 200A MCB PANEL. |
| ⑮ | EC SHALL FURNISH AND INSTALL 208V, 1PH, 30A DISCONNECT SWITCH. COORDINATE LOCATION IN FIELD WITH EQUIPMENT. |
| ⑯ | CONNECT RESTROOM LIGHTING AND EXHAUST FAN TO BOH LIGHTING CIRCUIT. FAN TO BE CONTROLLED WITH RESTROOM LIGHTS. |
| ⑰ | PROVIDE WP GF RECEPTACLE FOR CONNECTION TO HEAT TRACE EQUIPMENT. COORDINATE LOCATION WITH EQUIPMENT PROVIDER. |



4 LIGHTING CONTROLS

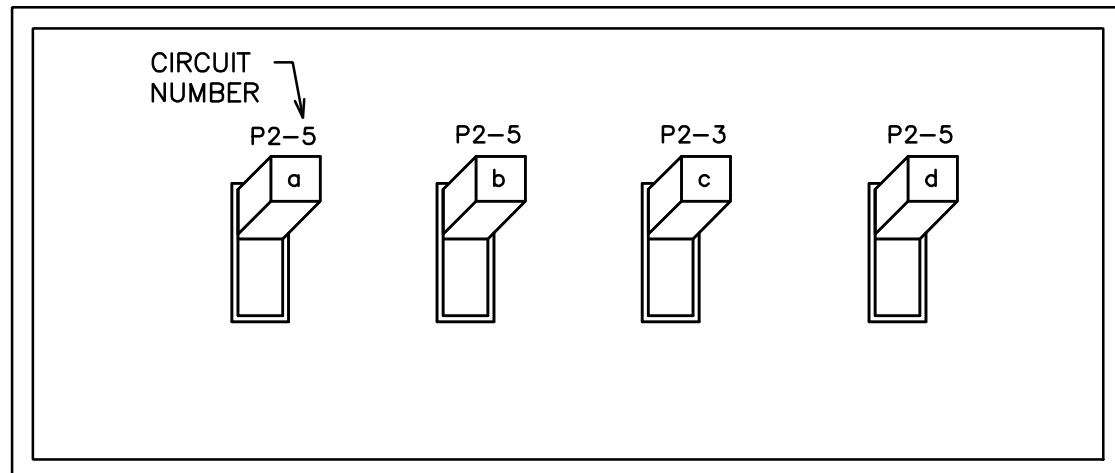
Sheet Notes

1. AFTER CLOSE OUT THE EC SHALL PROVIDE ENGINEER AS BUILT DRAWINGS INDICATING ALL ELECTRICAL FIELD CHANGES.
2. CONDUIT TO BE RUN CONCEALED IN MILLWORK. CONDUCTOR SIZE #12 UNLESS NOTED OTHERWISE.
3. ALL KITCHEN RECEPTACLE SHALL BE GFCI PROTECTED, NEC SECTION 210.8 (B).
4. EC TO PROVIDE HANDLE TIE ON ALL MULTIBRANCH CIRCUIT CIRCUITS TO NEC 210.4(B).
5. ALL SPARE CIRCUIT BREAKERS AND DISCONNECT SWITCHES SHALL BE LEFT IN THE OFF POSITION.
6. COORDINATE ALL CONCRETE TIEING/CORE DRILLING TO ENSURE THAT ANY UNDER SLAB, TIE, ETC. ARE NOT DAMAGED DURING FLOOR OUT AND OR CORE DRILLING. PRIOR APPROVAL AND COORDINATION WITH PROPERTY MANAGER IS REQUIRED FOR CONCRETE WORK.
7. PROVIDE ADEQUATE PROTECTIVE SHIELDING FOR LAMPS IN FOOD PREPARATION AREAS.
8. EC IS RESPONSIBLE FOR CLEANING, TOUCH-UP AND REFURBISHMENT OF ALL REUSED ELECTRICAL EQUIPMENT AND LIGHT FIXTURES TO A 'LIKE NEW APPEARANCE', IN CASES WHERE CONDITION OF EQUIPMENT IS DEEMED INCAPABLE OF A 'LIKE NEW APPEARANCE' EC SHALL REPLACE.
9. EC SHALL REPLACE ANY EQUIPMENT DAMAGED DURING THE CONSTRUCTION PERIOD THAT WAS TO BE REUSED. REPLACEMENT EQUIPMENT SHALL BE OF EQUAL QUALITY AND CHARACTERISTIC TO THAT WHICH IS BEING REPLACED.
10. EC TO PROVIDE A NEW PANEL DIRECTORY. DIRECTORY SHALL INCLUDE NEW LOADS AS DEFINED IN THE PANEL SCHEDULE FOR THIS REMODEL AND THE ELIMINATION OF ANY CIRCUITS AS A RESULT OF THE DEMOLITION

Electrical symbols

SYMBOL	DESCRIPTION
	BRANCH CIRCUIT #12 CONDUCTORS UNO IN CONDUIT HIDDEN WITHIN WALL OR CEILING.
	HASH MARKS: a. LONG HASH INDICATES NEUTRAL CONDUCTOR. b. SHORT HASH INDICATES NUMBER OF CURRENT CARRYING CONDUCTORS.
	ALL CIRCUITS TO BE RUN WITH SEPARATE GROUNDING CONDUCTORS, DO NOT USE CONDUIT FOR GROUNDING.
UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
WP	WEATHERPROOF
AFF	ABOVE FINISHED FLOOR
UNO	UNLESS NOTED OTHERWISE
TTB	TELEPHONE TERMINAL BOARD
SA	SMALL APPLIANCE
NF	NON-FUSED
PROVIDE	FURNISH AND INSTALL COMPLETE
(E)	EXISTING
	JUNCTION BOX
	20A, 1P, 120V, GROUNDING TYPE DUPLEX CEILING MOUNT RECEPTACLE
	20A, 1P, 120V, GROUNDING TYPE DUPLEX RECEPTACLE (+18" AFF UNO)
	20A, 1P, 120V, GROUNDING TYPE DOUBLE DUPLEX RECEPTACLE (+18" AFF UNO)
	20A, 1P, 120V, GROUNDING TYPE DUPLEX RECEPTACLE WITH ISOLATED GROUND (+18" AFF UNO)
	20A, 1P, 120V, GROUNDING TYPE DOUBLE DUPLEX RECEPTACLE WITH ISOLATED GROUND (+18" AFF UNO)
	20A, 1P, 120V, GROUNDING TYPE GROUND FAULT INTERRUPTION DUPLEX RECEPTACLE (+18" AFF UNO)
	20A, 1P, 120V, GROUNDING TYPE DUPLEX RECEPTACLE (FLOOR MOUNTED)
	20A, 1P, 120V, STANDARD LIGHT SWITCH. '5a' INDICATES SWITCH DESIGNATION, 'OS' INDICATES OCCUPANCY SENSOR TYPE SWITCH (WATSTOPPER MODEL# WS-250) OR EQUAL, 'MO' INDICATES MANUAL OVERRIDE, 'D' INDICATES DIMMABLE
	COMBINATION DATA OUTLET RJ-45: EC TO PROVIDE 3/4" CONDUIT STUB-UP 6" ABOVE CEILING WITH PLASTIC BUSHING. EC TO PROVIDE CAT5E CABLE BETWEEN DEVICE BOX AND TTB. COMPLETE ALL CABLING AND TERMINATIONS FOR A FULLY OPERATIONAL SYSTEM.
	SINGLE TELEPHONE OUTLET RJ-11: EC TO PROVIDE 3/4" CONDUIT STUB-UP 6" ABOVE CEILING WITH PLASTIC BUSHING. EC TO PROVIDE CAT5E CABLE BETWEEN DEVICE BOX AND TTB. COMPLETE ALL CABLING AND TERMINATIONS FOR A FULLY OPERATIONAL SYSTEM.
	PANELBOARD
	SMOKE DETECTOR
	HEAT DETECTOR

- NOTE:
1. ALL SWITCHES, COVER PLATES, RECEPTACLE FINISHES SHALL BE AS DIRECTED BY CONSTRUCTION MANAGER.



SWITCH BANK DETAIL NOTES

1. SWITCHES ARE TO SERVE LIGHTING FIXTURE TYPES AS INDICATED.
2. MAXIMUM SWITCH HEIGHT TO BE 48" AFF TO CENTER OF SWITCH.
3. CIRCUIT LIGHTING AS INDICATED.
4. SWITCH BANK LOCATIONS SHALL NOT BE LOCATED IN DECORATIVE TILE BACK SPLASHES AREAS.

3 SWITCH BANK DETAIL
E101 NTS



JAMBA JUICE WEST OAK SQUARE

11475 OLIVE BLVD
ST. LOUIS MO 63141

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THIS SHEET IS PART OF A COMPLETE SET. REFER TO GENERAL NOTES FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42

RKAI PROJECT NO.:

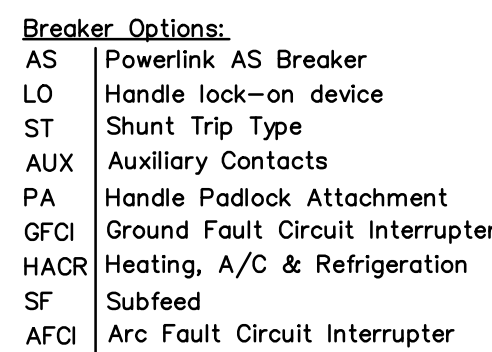
ISSUE DATE: 11-26-2013

SHEET NAME:

ELECTRICAL PLAN

SHEET NO.
E101

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PANEL NOTES:

1. EC TO PROVIDE HANDLE TIE ON ALL MULTIWIRED BRANCH CIRCUITS PER NEC 210.4(B).
2. ALL SPARE CIRCUIT BREAKERS AND DISCONNECT SWITCHES SHALL BE LEFT IN THE OFF POSITION.

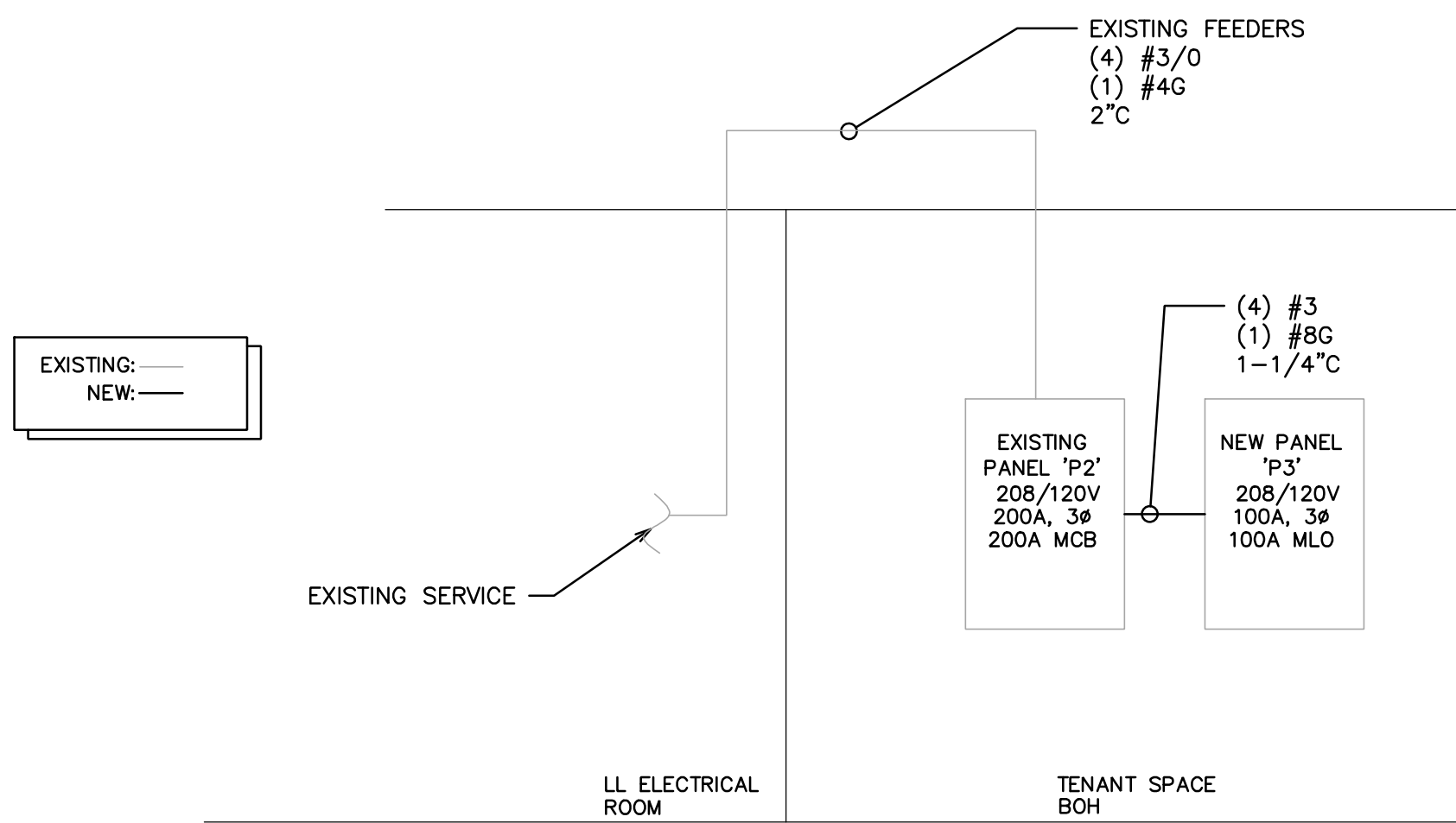
LIGHTING SCHEDULE				
Mark	Manufacturer	Model		Description
A	CREE	LR6-10L / LT6WH-DR	11W	6" LED DOWNLIGHT
B	LITHONIA	2GT8 3 32 A12 MVOLT 1/3 GEB10IS	(3)31T8	LAY-IN FLUORESCENT LIGHTING FIXTURE, 2'X4", 277V WITH CLEAR ACRYLIC PRISMATIC LENS WITH GASKET. BAKED -ON WHITE ENAMEL FINISH.
C	KASON FIXTURE	1810F00048	120V. 48" 2X64W	WALK-IN COOLER/FREEZER FLUORESCENT LIGHT
EM	LITHONIA	ELM2-LED	3W	(2) HEAD EMERGENCY LIGHTING WITH 90 MIN. BATTERY BACKUP
D	SOLAIS LIGHTING	X124/25/30k/1600/WHITE/1/HL	22W	(3) HEADS PER TRACK GC TO SUBMIT COORDINATING TRACK FOR APPROVAL.

1. EC TO PROVIDE ALL LIGHTING FIXTURES LISTED IN SCHEDULE AND AND REQUIRED LAMPS.
2. PROVIDE ADEQUATE PROTECTIVE SHIELDING FOR LAMPS IN FOOD PREPARATION AREAS.

TAG	QTY.	DESCRIPTION	EQUIV ALENT LOAD	ELECTRICAL DATA			VOLTAGE	PHASE	FEEDER SIZE				CONDUIT	CKT#	REMARKS
				MCA AMPS	MOPP AMPS				PHASE	COND.	NEUTRAL	GROUND			
E04A	1	ORANGE JUICE DISPENSER	345	3	20	120	1	1	12	12	12	3/4	P2-13	—	
E04B	2	ORANGE JUICE DISPENSER	978	8.5	20	120	1	1	12	12	12	3/4	P2-15 P2-40	—	
E05	1	DIP BOX CAB.	920	8	20	120	1	1	12	12	12	3/4	P2-21	—	
E06	4	BLENDER	1800	15	20	120	1	1	12	12	12	3/4	P2-25,27, 29 P3-29	—	
E07	1	WHEAT GRASS MACHINE	1800	—	20	120	1	1	12	12	12	3/4	P2-39	—	
E08	1	CARROT JUICER MACHINE	1630	15	20	120	1	1	12	12	12	3/4	P3-11	—	
E13A	1	PASTRY CASE	788	6.57	20	120	1	1	12	12	12	3/4	P2-4	—	
E15	1	2 DOOR FRIDGE	460	4	20	120	1	1	12	12	12	3/4	P2-16	—	
E20	2	SINGLE DOOR FRIDGE	633	5.5	20	120	1	1	12	12	12	3/4	P2-6 P2-8	—	
E22B	1	WALK-IN COOLER	3450	20	20	208	1	2	12	12	12	3/4	P2-36,38	—	
E23B	1	WALK-IN FREEZER	6032	29	30	208	1	2	10	10	10	3/4	P2-35,37	—	
E30	1	ICE MACHINE	2243	19.5	20	120	1	1	12	12	12	3/4	P3-24	—	
E59A	1	CITRUS JUICER	300	—	20	120	1	1	12	12	12	3/4	P2-24	—	
E60	2	AIR CURTAIN	254	2.4	20	208	1	2	12	—	12	3/4	P3-6,8 P3-10,12	—	
E74	1	OVEN	6240	30	40	208	1	2	8	—	10	3/4	P3-2,4	—	
E76	1	RICE COOKER	1800	15	20	120	1	1	12	12	12	3/4	P2-34	—	
E100	1	COFFEE MAKER	5544	23.1	25	208	1	2	10	10	12	3/4	P3-7,9	—	
EC SHALL VERIFY EQUIPMENT PROVIDED MATCHES THAT IN SCHEDULE PRIOR TO ENERGIZING CIRCUIT. VERIFY ELECTRICAL OUTLET MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS AND CONSTRUCTION MANAGER PRIOR TO ROUGH-IN.															

UNIT	VOLTAGE	FLA	MCA	MOP A/POLE	GROUNDING AND UNGROUNDED CONDUCTORS	CONDUIT	SWITCH DISCONNECT AT UNIT	CIRCUIT	CONNECTION NOTES
RTU-1	208V, 3 PHASE	---	37.8	50/3	(3) #10 THWN & (1) #8 GND	3/4"	60A, 3-POLE, NONFUSED	P3-1,3,5	COORDINATE REQUIREMENTS WITH MECHANICAL CONTRACTOR
WH-1	120V, 1 PHASE	--	--	20/1	(2) #12 THWN & (1) # 12 GND	3/4"	120V, 20A	P3-14	COORDINATE REQUIREMENTS WITH PLUMBING CONTRACTOR
EF-1	120V, 1 PHASE	--	--	20/1	(2) #12 THWN & (1) # 12 GND	3/4"	120V, 20A	P2-3	CONTROLLED BY GS LIGHT SWITCH. FAN FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO COMPLETE FINAL ELECTRICAL CONNECTIONS.

NOTE:
 VERIFY EXACT OVER CURRENT PROTECTION/ DISCONNECT REQUIREMENTS (PER NEC ART. 440) WITH EQUIPMENT MANUFACTURER NAMEPLATE DATA UPON RECEIPT AT JOB SITE AND
 COMPARE WITH ELECTRICAL CONNECTION SCHEDULE. CONTACT ENGINEER WITH ANY DISCREPANCIES. ELECTRICAL CONTRACTOR TO MAKE ALL FINAL ELECTRICAL CONNECTIONS. EC
 TO PROVIDE DISCONNECT, UNO.



1 ELECTRICAL RISER DIAGRAM

ELECTRICAL RISER NOTES:

1. FIELD VERIFY PANEL NAME PLATE RATINGS, OVERCURRENT PROTECTION AND CONDUCTOR SIZING WITH THOSE INDICATED ON THESE PLANS. WHERE DIFFERENCES ARISE WHICH ARE IN VIOLATION OF NEC CODE AND OR LOCAL CODE CONTACT ENGINEER.
2. EC IS RESPONSIBLE FOR FIELD VERIFICATION OF SITE CONDITIONS AND COORDINATING ALL ELECTRICAL SERVICE REQUIREMENTS WITH OPERATIONS MANAGER. EC SHALL REPORT ANY DIFFERENCES OR DISCREPANCIES TO ENGINEER PRIOR TO BID. NO EXTRAS OR CHANGE ORDERS SHALL BE GIVEN FOR THE EC'S FAILURE TO VISIT SITE PRIOR TO BIDDING.

JAMBA JUICE WEST OAK SQUARE

111475 OLIVE BLVD
ST. LOUIS MO 63141

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THIS SHEET IS PART OF A COMPLETE SET. REFER
TO GENERAL NOTES FOR COMPLETE LIST OF
DOCUMENTS. SHEET SIZE 30 X 42

RKAI PROJECT NO.:	13104
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ISSUE DATE: 11-26-2013

SHEET NAME:
ELECTRICAL RISER
AND SCHEDULES

SHEET NO.
E102

SEISMIC USE GROUP (2)		SEISMIC CODE CATEGORY (3)				EARTHQUAKE LOAD RESISTANCE			SEISMIC DESIGN CATEGORY (D)	
LISTING OF EQUIPMENT AND SYSTEM COMPONENTS	ANCHORAGE TO FLOORS, ROOFS, ETC.		SWAY BRACING		LOCATION OF PROFESSIONAL SEALED ANCHORAGE AND SWAY BRACING DETAILS			COMMENTS		
	NOT PROVIDED	PROVIDED	NOT PROVIDED	PROVIDED	ON CONST. DOCUMENTS	SUBSEQUENT SUBMITTAL				
					DRAWING NO. OR SPEC. SECTION	SHOP DRAWINGS	SEPARATE PERMIT & PLANS			
WASTE PIPING	X		X					2A 2B		
VENT PIPING	X		X							
WATER PIPING	X		X							
STORM PIPING	X		X							
WATER HEATER (MORE THAN 400 LBS)	X			X	P201			3		
WATER HEATER (LESS THAN 400 LBS)	X		X							
NOTE: IT IS THE BASIC INTENT OF THIS CODE BLOCK TO DECLARE & SWAY BRACING IS BEING PROVIDED ON THE PROJECT. IF SO, TO DECLARE WHETHER OR NOT THE DETAILS ARE SHOWN ON THE PLANS OR WILL BE SHOWN ON A SUBSEQUENT SUBMISSION. IF SEISMIC RESTRAINT IS NOT REQUIRED BY CODE THIS CAN BE STATED IN COMMENTS.										
NOTE A: SHOP DRAWINGS SHOULD BE SUBMITTED TO THE COUNTY A MINIMUM OF 2 WEEKS PRIOR TO PLANNED INSTALLATION TO ALLOW FOR PLAN REVIEW AND DISTRIBUTION TO INSPECTOR. ADDITIONAL TIME MAY BE NEEDED IF SUCH SUBMISSION ARE DEFERRED.										

- SEISMIC NOTES:
- TABLE 500, EXCEPTION $I_p = 1.0$, COMPONENTS DOES NOT WEIGH MORE THAN 400 LBS AND FLEXIBLE CONNECTION ARE PROVIDED.
 - TABLE 500, EXCEPTIONS:
 - THE FOLLOWING SANITARY DRAIN, WASTE AND VENT PIPE: SCHEDULE 40 PVC, 6" OR LESS IN DIAMETER; SCHEDULE 80 PVC, 4" OR LESS IN DIAMETER; SERVICE WEIGHT & NO HUB CAST IRON, 2" OR LESS IN DIAMETER.
 - THE FOLLOWING STORM DRAIN PIPE: SCHEDULE 40 & SCHEDULE 80 PVC, 3" OR LESS IN DIAMETER; SERVICE WEIGHT AND NO HUB CAST IRON, NOT APPLICABLE.
 - THE FOLLOWING WATER PIPE: TYPE L&M COPPER, 2-1/2" OR LESS IN DIAMETER; SCHEDULE 40 & 80 CPVC, 3" OR LESS IN DIAMETER.
 - FLEXIBLE CONNECTION ARE NOT REQUIRED FOR CONNECTIONS TO APPLIANCES OR PLUMBING FIXTURES THAT ARE MOUNTED TO WALLS OR FLOORS.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE PLAN REVIEWER.
 - SEISMIC DETAIL ARE ATTACHED TO SET OF DRAWINGS. SEE SHEET P4.
 - TYPICAL SEISMIC ANCHORAGE (OR SWAY BRACING) IS PROVIDED ON DRAWINGS FOR REFERENCE ONLY. SHOP DRAWINGS ARE REQUIRED.

KITCHEN EQUIPMENT SCHEDULE		PLUMBING SYMBOLS LEGEND	
ITEM NUMBER	DESCRIPTION	SYMBOL	DESCRIPTION
E22	WALK-IN COOLER	—G—	GAS PIPING
E23	WALK-IN FREEZER	—CD—	CONDENSATE DRAIN PIPING
E30	ICE MACHINE	—C—	COLD WATER PIPING
E100	COFFEE MAKER	—H—	HOT WATER PIPING
P01	WATER CLOSET (RESTROOM)	—SW—	SANITARY WASTE PIPING ABOVE GRADE
P02	HAND LAVATORY (RESTROOM WALL MOUNTED)	—SB—	SANITARY WASTE PIPING BELOW GRADE
P03	HAND LAVATORY (WALL MOUNTED)	—FW—	FILTERED WATER PIPING
P04	MOP SINK	—140—	140" WATER PIPING
P06C	WATER HEATER	—GW—	SANITARY VENT PIPING
P10	WATER FILTER (LARGE)	—V—	SANITARY VENT PIPING
P13	SWING-TYPE FAUCET	VTR	VENT THROUGH ROOF
P15	COUNTERSINK FAUCET	—DO—	PLUMBING TRAP
P15A	PREP SINK FAUCET	—D—	PIPE TURNING DOWN
P17	DETERGENT DISPENSER	—O—	PIPE TURNING UP
P18	LAVATORY FAUCET	— —	CHECK VALVE
P20	JANITOR SINK FAUCET	— —	UNION
P24	PRE-RINSE	AFF	ABOVE FINISHED FLOOR
S01	4-COMP SINK	CO	CLEAN OUT
S12	DISPENSING COUNTER - CRATHCO	—P—	PRESSURE REGULATING VALVE (PRV) (50 PSI)
S14	DIPPER WELL/FAUCET	—B—	BALL VALVE
S44	INTEGRAL PREP SINK	—CA—	COMPRESSED AIR
S44A	INTEGRAL HAND SINK W/ SPLASHGUARD	—FW—	FILTERED WATER
S57	ICE BIN - BLENDER STATION	—EW—	ELECTRIC WATER FOUNTAIN
S57A	WET UD TRAY	GCO	GRADE CLEAN OUT
S61A	PRODUCE DISPLAY CUBES W/ DRAIN	—C—	CIRCUIT SETTER BALANCE VALVE
SEE EQUIPMENT PLAN FOR ADDITIONAL INFORMATION		—P—	POINT OF CONNECTION

FORMULA FOR SIZING RESTAURANT GREASE INTERCEPTORS	
INTERIOR IN-FLOOR GREASE INTERCEPTORS	
Length X Width X Depth/231 = Gallons X .75 Fill Factor X Number of Compartments = Size of Grease Interceptor (GPM)	
Discharge from 3-Compartment Sink	
Compartment Dimensions:	
18" X 18" X 15" / 231 = 21 X .75 Fill Factor X 4 Compartments = 64 GPM HOLDING CAPACITY	

PLUMBING FIXTURE SCHEDULE						
MARK	FIXTURE	SAN.	VENT	C.W.	H.W.	REMARKS
GI-1	GREASE TRAP SCHIER PATG 3475	3"	2"	—	—	75 G.P.M. GREASE TRAP 150 LB. CAPACITY GREASE INTERCEPTOR WITH VENTED FLOW CONTROL AND ASSOCIATED PIPING PER CODE REQUIREMENTS.
FS-1	FLOOR SINK ZURN Z1901 CAST IRON, LESS FLANGED WITH 1/2 GRATE.	2"	2"	—	—	—
FD-1	FLOOR DRAIN ZURN FD2290 7" NICKEL STRAINER CAST IRON BODY	2"	2"	—	—	PROVIDE WITH TRAP PRIMER CONNECTION
TMV-1	LEONARD MIXING VALVE TM-420A-LF	—	—	3/4"	3/4"	1" OUTLET, DIAL THERMOMETER, RANGE 1 GPM - 15 GPM. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL MECHANICAL MIXING VALVE ON HOT WATER SUPPLY SET FOR 110°F
ET-1	EXPANSION TANK AMTROL ST-12	—	—	3/4"	—	INSTALL PER MANUFACTURER'S GUIDELINES.

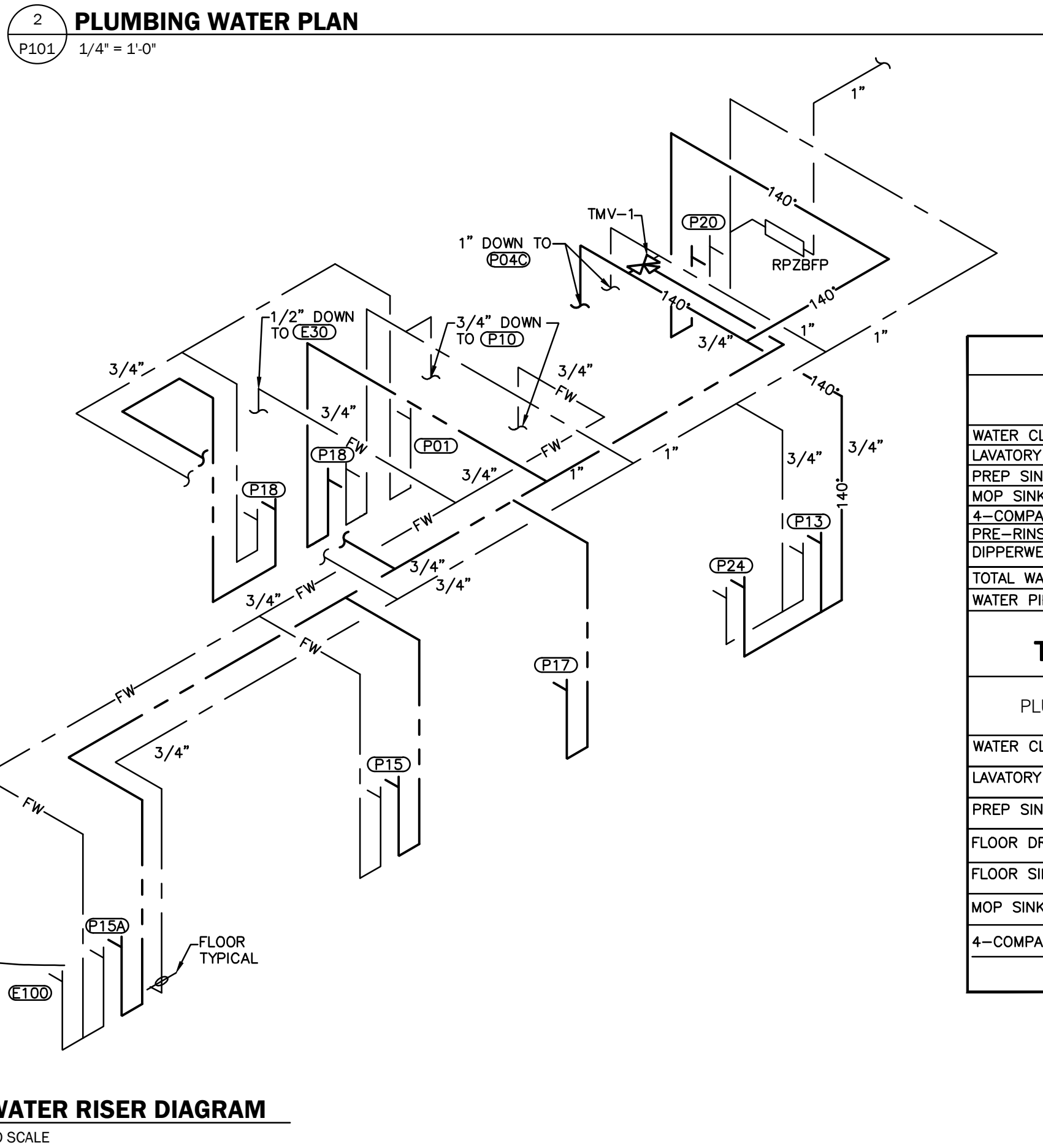
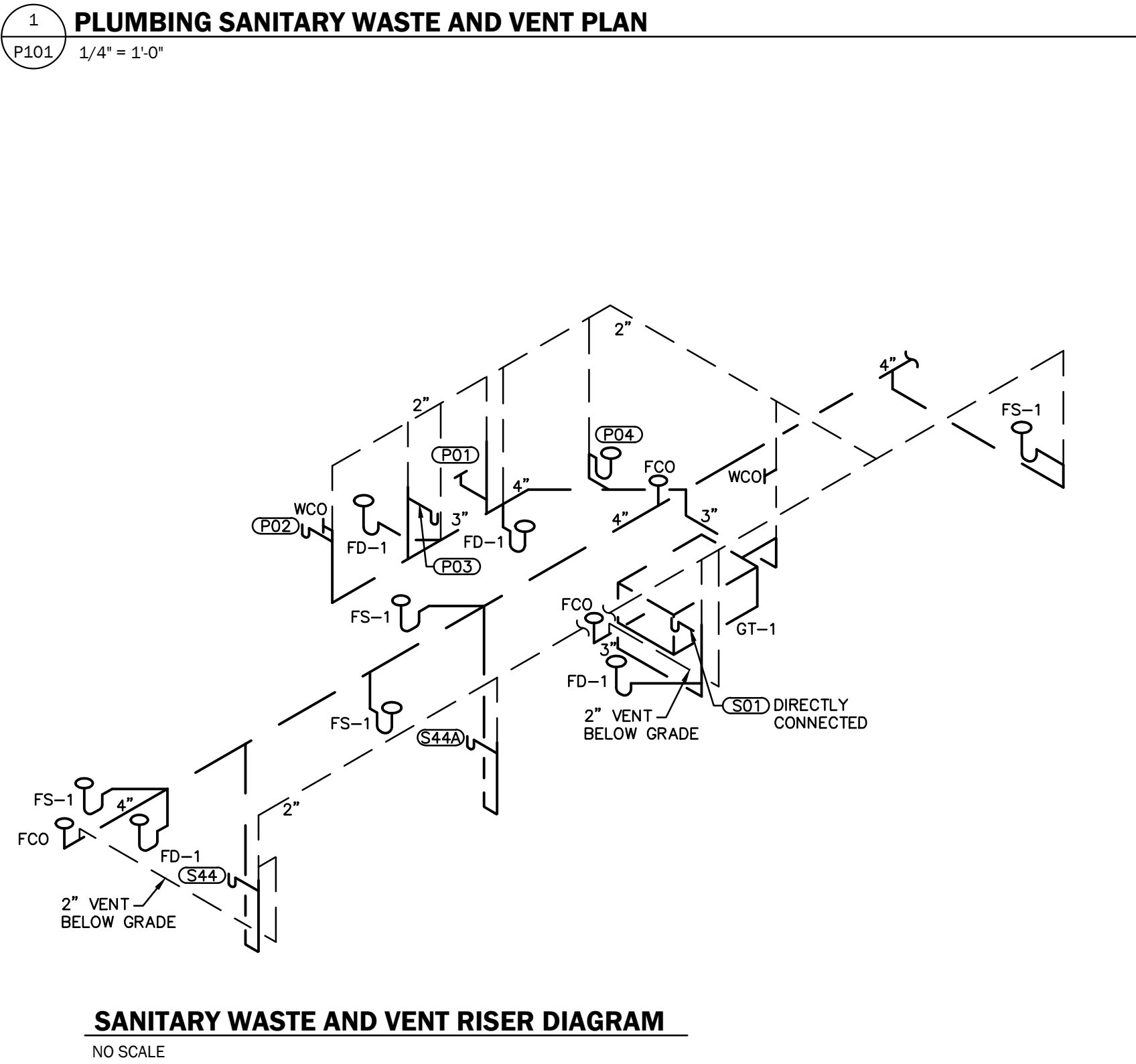
WATER HEATER SCHEDULE							
MARK	MFR	MODEL	STORAGE	RECOVERY	RISE	VOLT/PHASE	HEAT INPUT
GWH-1	RHEEM	HE-55-130	55	188 GPH	100	120/1	130 MBH

PLUMBING KEYED NOTES

- ROUTE SANITARY WASTE PIPING TO CONNECT TO EXISTING SANITARY WASTE PIPING IN FIELD. VERIFY EXACT SIZE, LOCATION AND INVERT ELEVATION IN FIELD PRIOR TO WORK. CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
- ROUTE SANITARY VENT PIPING UP THROUGH ROOF. MAINTAIN MINIMUM 10'-0" FROM OUTSIDE AIR INTAKES. VERIFY EXACT LOCATION IN FIELD.
- (NOT SHOWN) SANITARY WASTE PIPING FROM DISPENSING COUNTER TO ROUTE AS HIGH AS POSSIBLE BELOW COUNTER. DISCHARGE INDIRECTLY INTO HUB DRAIN BELOW COUNTER WITH MINIMUM 2" AIR GAP.
- (NOT SHOWN) SANITARY WASTE PIPING FROM DIPPERWELL AND ICE BIN TO ROUTE AS HIGH AS POSSIBLE BELOW COUNTER. DISCHARGE INDIRECTLY INTO FLOOR SINK WITH MINIMUM 2" AIR GAP.
- (NOT SHOWN) SANITARY WASTE PIPING FROM ICE MACHINE TO DISCHARGE INDIRECTLY INTO EXISTING FLOOR DRAIN WITH MINIMUM 2" AIR GAP. ROUTE WASTE PIPES FROM ICE BIN AND DISPENSER SEPARATELY TO FLOOR DRAIN.
- SANITARY VENT PIPING BELOW GRADE.
- CONDENSATE DRAIN PIPING IN FREEZER, PROVIDE TYPE "L" COPPER CONDENSATE DRAIN PIPING WITH 1-1/2" THICK FIBERGLASS INSULATION OVER ELECTRICAL HEAT TRACE (SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR) SEE ELECTRICAL DRAWINGS. PVC CONDENSATE DRAINS INSIDE COOLERS, FROM EVAPORATOR COILS. SLOPE 2% AND HOLD TIGHT TO COOLER WALL. ALL SURFACE MOUNTED PIPING SHALL BE INSTALLED ON 1" SPACER TO ALLOW FOR CLEANING.
- CONDENSATE PIPING FROM EVAPORATOR TO DISCHARGE INTO FLOOR SINK WITH MINIMUM 2" AIR GAP FROM LIP OF BASIN.
- ROUTE COLD WATER PIPING TO CONNECT TO EXISTING WATER SERVICE SERVING SPACE. VERIFY EXACT SIZE, POINT OF CONNECTION AND ROUTING IN FIELD PRIOR TO WORK. COORDINATE WITH WATER COMPANY AND LANDLORD EXACT CONNECTION REQUIREMENTS. CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
- COLD WATER PIPING DOWN TO WATER FILTER. SEE EQUIPMENT PLANS FOR ADDITIONAL INFORMATION. PROVIDE WATTS 009 REDUCED PRESSURE BACKFLOW PREVENTER PRIOR TO CONNECTION TO EQUIPMENT.
- COLD WATER PIPING BELOW GRADE TO DIPPERWELLS. SEE EQUIPMENT PLAN FOR ADDITIONAL INFORMATION.
- FILTERED COLD WATER PIPING TO ICE MACHINE. PROVIDE WATTS 009 REDUCED PRESSURE ZONE BACKFLOW PREVENTER PRIOR TO CONNECTION TO EQUIPMENT.
- PROVIDE WATTS 009 REDUCED PRESSURE ZONE BACKFLOW PREVENTER ON COLD WATER SERVICE. ROUTE RELIEF PIPING TO DISCHARGE INDIRECTLY INTO MOP SERVICE BASIN. PROVIDE MINIMUM 2" AIR GAP FROM LIP OF BASIN.
- 3" PVC EXHAUST VENT FOR WATER HEATER. MAINTAIN MINIMUM 10'-0" FROM OUTSIDE AIR INTAKES. SEE WATER HEATER DETAIL ON DRAWING P201.
- 3" PVC INTAKE FOR WATER HEATER. SEE WATER HEATER DETAIL ON DRAWING P201.

TABLE TO CALCULATE WATER FIXTURE UNITS			
PLUMBING FIXTURE	WATER FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL WATER FIXTURE UNITS
WATER CLOSET	2.5	1	2.5
LAVATORY	1	2	2
PREP SINK	2	2	4
MOP SINK	3	1	3
4-COMPARTMENT SINK	3	1	3
PRE-RINSE	3	1	3
DIPPERWELL	2	1	2
TOTAL WATER FIXTURE UNITS FOR ALL FIXTURES			19.5 = 14 GPM
WATER PIPE SIZE			1" WATER SERVICE

TABLE TO CALCULATE DRAINAGE FIXTURE UNITS			
PLUMBING FIXTURE	DRAINAGE FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL DRAINAGE FIXTURE UNITS
WATER CLOSET	4	1	4
LAVATORY	1	2	1
PREP SINK	3	2	3
FLOOR DRAINS (FD-1)	4	4	16
FLOOR SINKS (FS-1)	4	4	16
MOP SINK	3	1	3
4-COMPARTMENT SINK	4	1	4
TOTAL DRAINAGE UNITS FOR ALL FIXTURES			48 = 4" SANITARY



RKAI

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Darrell Roy Case,
NUMBER E-23303
I hereby specify, pursuant to RSMo 327.411,
this drawing sheet is authorized by my seal.

JAMBA JUICE WEST OAK SQUARE

11475 OLIVE BLVD
ST. LOUIS MO 63141

MARK	DATE	DESCRIPTION

THIS SHEET IS PART OF A COMPLETE SET. REFER
TO GENERAL NOTES FOR COMPLETE LIST OF
DOCUMENTS. SHEET SIZE 30 X 42

RKAI PROJECT NO.: 13104
ISSUE DATE: 11-26-2013

SHEET NAME:
PLUMBING PLANS

SHEET NO.
P101
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BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 1,024 SQUARE-FOOT SNACK AND NONALCOHOLIC BEVERAGE
BAR LOCATED AT 111475 OLIVE BOULEVARD
WITHIN THE WEST OAK SQUARE SHOPPING CENTER**

WHEREAS, under Section 405.210 Table A, all snack and nonalcoholic beverage bars (NAICS 722515) are permitted as a conditional use in the "CB" Core Business zoning district, and thus requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Jeff Evanston, of Showme West Oak LLC, Jamba Juice, for a conditional use permit for a 1,024 square-foot, four-seat smoothie bar located at 11475 Olive Boulevard within West Oak Square Shopping Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, February 3, 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 February 3, 2014; and

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

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

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

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

BILL NO. _____

ORDINANCE NO. _____

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a snack and nonalcoholic beverage bar at 11475 Olive Boulevard within the West Oak Shopping Center, in the "CB" Core Business zoning district, whose legal description is as follows:

A tract of land in U.S. Survey 1962, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K (340)) at its intersection with the Southwestern line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern road line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide, thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 8244, Page 2390; thence Northeasterly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

Section 2: 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 1,024 square foot snack and nonalcoholic beverage bar at 11475 Olive Boulevard within the West Oak Shopping Center.
2. Seating is limited to a maximum of 16 seats, whether inside or outside.
3. A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if any of the allowed seating is placed outdoors, adjacent to the building.

BILL NO. _____

ORDINANCE NO. _____

4. Hours of operation shall not exceed 7:00 am to 9:00 pm, seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
5. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
6. There shall be no outdoor storage or placement of any materials or equipment.
7. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
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, if applicable. 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 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.

BILL NO. _____

ORDINANCE NO. _____

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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MEMORANDUM TO THE PLANNING & ZONING COMMISSION

Meeting Date: February 3, 2014

Subject: Form-Based Code (FBC), Definitions

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

Attachments: Draft Definitions Section
Work Schedule

The last section of the draft FBC to be created is the “Definitions” section. Staff believe that it is important for such a section to be a part of the FBC development since this type of zoning contains many “terms of art” that are applicable to specific design elements of the code. Since these words or phrases may not be familiar to many people or, taken in another context, they could mean something different, they should be defined by the code.

The members of the Commission should review the definitions for statements that are unclear or misleading. Also, they should be checked for internal consistency (where definitions refer to each other) and earlier sections of the code should be checked for terms that are not yet in the definitions section. This latter point will become more pressing as the Commission begins to review the final draft of the entire FBC on February 18, 2014.

Staff will be seeking comments and direction on this item from the Commission during the work agenda on February 3rd.

Section 405.400.G

Form-Based Code Definitions

SECTION 405.400.G.FORM-BASED CODE DEFINITIONS

1. Purpose and Intent

The following terms are defined for the purpose of the FBC Form-Based Code. Terms not defined herein may be defined elsewhere in the Zoning Ordinance. In such case, the definition contained in the Zoning Ordinance will be used. Certain terms in the Form-Based Code are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

2. Definitions of Form-Based Code Terms

ACCESSORY UNIT

A building (maximum floor area of 650 square feet) that is not the primary structure, located on a lot that can be used as additional residential or home occupation space by the owner of the primary structure.

ALLEY/ALLEY ACCESS EASEMENT

The public right-of-way for vehicles and pedestrians within a BLOCK that provides access to the rear of buildings, vehicle parking (e.g., garages), utility meters, and recycling and garbage bins. Also, the easement for public access as described above.

BALCONY

An exterior platform attached to the building FAÇADE, forward of its STANDARD BUILDING LINE. BALCONIES, where required in the BUILDING ENVELOPE STANDARD, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof. BALCONIES aligned vertically on adjacent floors may post up to one another and share a single roof element. BALCONIES shall project no less than five (5) feet from the FAÇADE and shall be no less than seven (7) feet in width. BALCONIES may not project within five (5) feet of a COMMON LOT LINE.

BAY or BAY WINDOW

Generally, a roughly U-shaped enclosure, extending the interior space of the building outward of the exterior building wall. The minimum interior clear width at the main wall shall be four (4) feet; the projection not greater than thirty-six (36) inches beyond the SBL; and, walls and windows shall be between ninety (90) degrees (perpendicular) and zero (0) degrees (parallel) relative to the primary wall from which they project.

BLOCK

An increment of land comprised of lots, ALLEYS, and tracts circumscribed and not traversed by streets (PEDESTRIAN PATHWAYS excepted). BLOCKS shall be measured at the frontage lot lines.

BLOCK CORNER

The outside corner of a BLOCK at the intersection of any two streets. Some of the requirements of the BUILDING ENVELOPE STANDARDS are specific to BLOCK CORNERS. Inside corners, where the resulting angle formed by the BLOCK face is less than 180 degrees (concave), are not considered BLOCK CORNERS for the purposes of this Code.

BUILDABLE AREA

The area of the lot that building(s) may occupy, which includes the entire area of the lot behind the SBL, exclusive of any setbacks. The BUILDABLE AREA sets the limits of the building footprint now and in the future—additions to structures must be within the designated area.

BUILDING CORNER

The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Some of the proscriptions of the BUILDING ENVELOPE STANDARDS are specific to BUILDING CORNERS. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees, are not considered BUILDING CORNERS for the purposes of this FBC.

BUILDING ENVELOPE STANDARDS (BES)

The part of the FBC that establishes basic parameters regulating building form, including the BUILDABLE AREA, placement (in three dimensions) and certain permitted/required building elements, such as storefronts, BALCONIES, and STREET WALLS. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done. The applicable BES for a site is determined by its STREET FRONTAGE as per the REGULATING PLAN.

COLONNADE (also known as Arcade)

A roofed or built structure, extending beyond the OCL and over the sidewalk or PUBLIC PLAZA, open to the STREET-SPACE except for supporting columns, piers, or arches. Residential or office units may occupy the space over the COLONNADE.

COMMERCE (see USE)

[NAICS numbers]

COVERED SIDEWALK

A roofed or built structure attached to the FAÇADE and extending beyond the SBL and over the sidewalk, open to the STREET-SPACE except for supporting columns, piers, or arches. The area within a COVERED SIDEWALK shall be open to all public access in conformance with federal, state and local accessibility requirements; see BES for complete specifications.

COMMON LOT LINE(S)

Lot lines shared by adjacent private lots.

DOORYARD

The area, within the STREET-SPACE, between the FAÇADE of the building (generally the SBL) and the property line. STOOPS, BALCONIES, and for appropriate COMMERCE uses, temporary displays, café seating and other encroachments as specified by the City may be placed within the DOORYARD area.

DORMERS

Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EAVE HEIGHT

Where used to limit building height in the Code, EAVE HEIGHT shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

EAVE LINE

The visible and continuous structural edge of the roof in instances where the roof projects beyond the FAÇADE.

FAÇADE

The building face; the building elevation facing the STREET-SPACE. Building walls facing interior courts, COMMON LOT LINES, and ALLEYS are not FACADES.

FENESTRATION

Openings in the building wall allowing light and views between interior and exterior. FENESTRATION is measured as glass area (excluding mullions and similar window frame elements with a dimension greater than one (1) inch) for conditioned space and as open area for parking structures or other un-conditioned, enclosed space.

FIRST FLOOR

See GROUND STORY.

FRONT PORCH

The ground floor platform attached to the FAÇADE or SBL side of the main building that provides an area for standing and sitting outside of the main entrance.

GARAGE ENTRY

An opening (with curb cut) in the building FAÇADE and/or STREET WALL where vehicles may enter into the BLOCK interior for general parking and business servicing.

GARDEN WALL

A masonry wall defining a property line or delineating a private area.

GATEWAY FEATURE

A decorative structure, architectural element, public art, or other landscape element that identifies a point of entry into the FBC or other cohesive area. Such features typically contain or display some characteristic that is associated with the area being entered and are repeated where multiple entry points are identified.

GENERAL FRONTAGE BUILDING

Building types as defined in the BUILDING ENVELOPE STANDARDS for FBC General Frontage Sites.

GROUND STORY

The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second floor.

LOCAL FRONTAGE BUILDING

Buildings as defined in the BUILDING ENVELOPE STANDARD for FBC local frontage sites.

OPEN AREA

The area within the BUILDABLE AREA and behind the PARKING SETBACK LINE, accessible to all occupants of the particular building or site, and open to the sky. OPEN AREAS shall not be built-upon, parked on or driven upon, except for emergency access.

OPTIONAL COLONNADE LINE (OCL)

A line/plane described in the BUILDING ENVELOPE STANDARDS, specific to COLONNADE buildings, defining the distance at which COLONNADE piers or columns may be located, relative to the adjacent street or right-of-way. The OCL extends vertically for the full clear height of the COLONNADE and generally parallel to the street. The upper stories above the COLONNADE columns/piers shall be built-to the OPTIONAL COLONNADE LINE (OCL) as

shown on the REGULATING PLAN. The OCL is a requirement for COLONNADE buildings, not a permissive minimum as is a set-back.

PARKING SETBACK LINE

A line/plane described in the BUILDING ENVELOPE STANDARDS which extends vertically and generally parallel to the SBL. All parking shall occur behind this line, excepting where it is below grade or approved pursuant to a variance. The PARKING SETBACK LINE is a permissive minimum distance from the SBL and parking may be placed anywhere within the lot behind this line, except where otherwise specified in this Code.

PEDESTRIAN PATHWAY

Interconnecting paved ways that provide pedestrian and bicycle passage through BLOCKS running from a STREET-SPACE to another STREET-SPACE, an ALLEY or an interior BLOCK parking area. The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right of way.

POCKET PARK

A small area of open space that is developed and maintained for active or passive recreational use by the residents of a neighborhood or occupants of a development. Such parks shall be situated between other elements in the city such as buildings, walls, green walls, or art installations. A clear demarcation must be visible on three sides so that it stands out as a "pocket." Each park will have its own identity and has to be developed specifically to the site in question with a green element that is visible and a clear priority, preferably with a focus on long-term solutions, i.e. vegetation that becomes more green and attractive in time.

PRIVACY FENCE

An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along ALLEYS and COMMON LOT LINES.

PUBLIC ART

Public art in Creve Coeur refers to quality works of original art in any media for temporary or permanent placement that have been planned as an integral part in public settings.

PUBLIC PLAZA

A continuous open space which is readily accessible to the public at all times, pre-dominately open above and designed specifically for use by people as opposed to serving as a setting for a building. Situated at prominent locations within the FBC and often dedicated to important events or citizens, PUBLIC PLAZAS shall not include active recreation structures such as ball fields and courts. See the Regulating Plan for Urban Design Incentives for the specific controls on PUBLIC PLAZAS.

REGULATING PLAN

The part of the FBC that is the coding key for the BUILDING ENVELOPE STANDARDS and STREET SPACE STANDARDS that provide specific information for the development of each building site and street type. The REGULATING PLAN also contains the general development regulations that govern how sites relate to each other, to adjacent STREET-SPACES, the overall FBC, and the surrounding neighborhoods.

RESIDENTIAL YIELD

The total number of individual dwelling units available for sale or rent within a given development. It is not an accounting of square footage or numbers of bedrooms.

RETAIL

See USE.

STANDARD BUILDING LINE (SBL)

A line/plane described in the BUILDING ENVELOPE STANDARDS, defining the STREET FRONTAGE which extends vertically and generally parallel to the street, at which the building FAÇADE shall be placed. The SBL is a requirement, not a permissive minimum as is a set-back.

STOOP

An entry platform on the SBL side of a building that is generally not large enough to accommodate seating. STOOPS may be roofed, but they shall not be enclosed.

STORY/STORY HEIGHT

That space within a building, and above grade, that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. STORY HEIGHT parameters are as specified by the appropriate BUILDING ENVELOPE STANDARDS.

STREET FRONTAGE

That portion of the lot or building that is coincident with the SBL as required by the FBC.

STREET-SPACE

Includes all space between fronting SBLs, but not GARAGE ENTRIES or ALLEYS.

STREET WALL

A masonry wall set back not more than eight (8) inches from the SBL and built to the height specified in the BUILDING ENVELOPE STANDARDS. A vehicle entry gate (opaque, maximum eighteen (18) feet wide) and a pedestrian entry gate (maximum six (6) feet wide) are both allowed within any required STREET WALL length.

USE

The activity permitted within any given property as established within the Building Envelope Standards (BES) and Table A of the Zoning Ordinance. In all instances, specific use definitions shall be as found in the North American Industry Classification System at the time of last adoption of Table A.

Potential Approval Schedule for Form-Based Code
January 6, 2014

Meeting Date	Project Accomplishment
January 21	Complete “Urban Design Incentives”
February 3	Draft “Definitions” section
February 18	Complete “Definitions”; provide complete draft
March 3	Call for final changes
March 17	Review changes (if necessary)
April 7	Conduct Public Hearing
April 21	Recommendation to City Council
May 5	First reading at City Council
May 19	Possible approval



city of CREVE COEUR

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MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: February 3, 2014

Subject: Comprehensive Plan Update

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

Attachments: Comprehensive Plan Update review schedule
Proposed Table of Contents

REVIEW SCHEDULE

On February 11, 2013, the Planning & Zoning Commission joined the City Council for a joint work session to discuss an update to the 2002 Comprehensive Plan. It was generally agreed that the process should begin in the spring and carry through the rest of the year, as necessary, but that it should not continue into 2014 if at all possible. Unfortunately for the update process, the project load before the City expanded more than anticipated and there were insufficient resources to process those projects and advance the Comprehensive Plan update.

The surge of projects has now passed but a spring increase, similar to last year, is possible. Staff suggest, therefore, that the Commission undertake an aggressive schedule to attempt to complete the update by mid-year. The attached schedule would accomplish that goal although it does truncate the process originally contemplated one year ago. If members of the Commission believe that crucial steps are missing, or the time estimates are not appropriate, they are asked to voice those concerns at the work session on February 3rd so the group can, hopefully, resolve the schedule at that time.

DRAFT TABLE OF CONTENTS

In order to start the update in an efficient direction, Staff have prepared a draft Table of Contents for Planning Commission review. During the issues identification last year, it was noted that there were sections of the plan that appeared to overlap while others appeared to be artificially combined. The intent behind the attached draft is to clarify the structure of the various sections and include the significant additions of Capital Improvement Plan and Environment issues. Some smaller changes to the terms used are also offered in an attempt to distinguish the subsections through standardized wording. All changes are shown in bold print. One significant element that has not changed is the separation of the plan into geographic zones. These zones were well considered in 2002 and, due to the popularity of the plan, they have become part of the local knowledge-base when land use discussions take place. Staff see no reason to abandon or redefine these areas, at this time.

In the end, the exact words and phrases chosen are a question of style and readability rather than a question of technical correctness, so any input from the members of the Commission is appreciated.

Potential Approval Schedule for Comprehensive Plan Update
January 24, 2014

Meeting Date	Project Accomplishment
February 3	Propose layout/table of contents
March 3	Review first draft of revised plan
March 17	Review second draft
April 7	Approve draft for public review/comment
April 21	Work session to receive public comment
Late April/May ?	Open house presentation of plan?
May 19 or June 2	Conduct public hearing/possible approval

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Specific Action Areas

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