



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JANUARY 16, 2024
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **December 18, 2023 Planning and Zoning Commission Draft Meeting Minutes**

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.

UNFINISHED BUSINESS

NEW BUSINESS

1. **Zoning Map Error Corrections**
2. **PUBLIC HEARING. #24-001: An Application for a Master Sign Plan Amendment for the West Park Office Development Pursuant to Section 405.955 Master Sign Plans**
Dennis McIntire of B&B Theatres, submitted an application to amend the Master



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Sign Plan for the West Park Office Development, that consists of the properties addressed as: 12601, 12609, 12647, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard. The request includes four new building signs for the B&B Movie Theatre. The movie theater also includes a restaurant, bowling alley and arcade that the applicant would like to advertise to the public with the additional signage. The existing low monument sign refacing and the main building signage have received permit approval according to the existing Master Sign Plan. This item requires the recommendation of the Planning and Zoning Commission and approval of the City Council.

WORK AGENDA

- 1. St. Louis County Boundary Commission 5 Year Map Plan**

PENDING APPLICATIONS

- 1. Application #24-002: Preliminary Plat for 324 S. Mason Road Minor Subdivision**

Application #24-003: Conditional Use Permit for Ali's Martial Arts Located at 11615 Olive Boulevard, Suite C

Application #24-004: Olia Village Final Plat at 10300 Olive Boulevard

DEPARTMENT REPORTS

ADJOURNMENT

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.



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Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**DRAFT MINUTES
CITY OF CREVE COEUR
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CALL TO ORDER

The meeting was called to order at 6:00 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

The following staff were also present:

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Wang made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

**1. December 4, 2023 Planning and Zoning Commission Draft Meeting
Minutes**

Mr. Wang made a motion to accept the December 4, 2023 meeting minutes. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



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NEW BUSINESS

1. PUBLIC HEARING. Application #23-038: Conditional Use Permit for 2,594 Square Foot Taziki's Mediterranean Cafe Full-Service Restaurant Located at 12704 Olive Boulevard within Bellerive Plaza

Those speaking to the request were sworn in.

Mr. Scott Barner, 12704 Olive Blvd., Creve Coeur, MO 63141, stated that Taziki's Mediterranean Cafe was founded 25 years ago, and there are currently 95 locations in 17 states.

Mr. Barner presented photos of existing locations, noting the exterior elevations and interior design. He stated that 5-10 locations are planned to open in the St. Louis area, with Creve Coeur being the first.

Mr. Buelter asked the expected hours of operation. Mr. Barner stated 11 AM -9:00 PM Monday - Saturday and 11:00 AM - 8:00 PM on Sundays.

Mr. Buelter asked if there are proposed modifications to the building. Mr. Barner stated it will be painted.

Ms. O'Brien asked if there will be modifications to the landscaping. Mr. Barner stated the existing landscaping will not be disturbed or replaced.

Ms. Bethany Moore, City Planner, stated that the applicant plans to have 85 indoor seats with hours from 11:00 AM - 9:00 PM Monday-Saturday and 11:00 AM - 8:00 PM on Sundays.

Ms. Moore stated that the location was previously allowed to operate as a restaurant without a CUP, as the area was annexed into the City and the use was grandfathered. She stated that the proposed location is in the GC-General Commercial zoning district.

Ms. Moore stated that there are 527 existing spaces within Bellerive Plaza with an overage of 61 spaces.

Ms. O'Brien asked if the landscaping is adequate. Ms. Moore stated that the existing landscaping has been well cared for, and staff does not have concerns.



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Mr. Wang asked how many outdoor seats there will be. Mr. Barner stated there will be 16 outdoor seats.

Mr. Lumley offered the exhibits to the record.

Mr. Potashnick made a motion to recommend approval of the application as outlined in the staff report. Mr. Wang seconded. All in favor.

RESULT: approved

MOVER: Potashnick

SECONDER: Wang

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter

NAYS: None

**2. Application #23-037: Final Plat for the Subdivision of a 8.45 Acre Lot at
871 North Mason Road into Twelve Lots within the D Single Family
Residential Zoning District**

Mr. David Volz, 10849 Indian Head Industrial Blvd., St. Louis, MO 63132, stated that the preliminary plat and the proposed final plat are identical.

Mr. Volz gave a summary of the previous approvals for the project, noting that he received the LOMAR approval before the meeting.

Mr. Potashnick asked how the pre-sales have been. Mr. Volz stated that there are several lots under contract.

Ms. Bethany Moore, City Planner, stated that the request is for a 12-lot subdivision at 871 N Mason Rd within the D-Single Family Residential zoning district.

Ms. Moore stated that the proposed final plat matches the preliminary plat and meets all requirements. She noted the proposed common ground area with a ten-foot landscaping buffer between the neighboring subdivision.

Ms. Moore stated that there will be 5ft sidewalks providing a connection from the adjacent neighborhoods to Millennium Park.



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Ms. Moore noted that City Staff has not seen the LOMR approval, as it was received just before the meeting.

Ms. Moore stated that the revised indentures have been reviewed by the City Attorney, and there were no further comments.

Mr. Gary Vivian, 903 Corum Way Ct., Creve Coeur, MO 63141, stated that he is opposed to having a tree line along his back property. He had concerns regarding the trees blocking the sunlight and encroaching onto his property.

Mr. Jim Piper, McKelvey Homes, stated that he has worked closely with Mr. Vivian. He stated that Mr. Vivian does not want any landscaping to be added near his lot at all. Mr. Piper stated that the landscaping plan has already been revised to reduce the size of the proposed trees near Mr. Vivian's property.

Mr. Vivian thanked Mr. Piper for the changes he has made so far, but still had concerns regarding the size and density of the trees.

Mr. Piper stated that the proposed trees will not grow more than 12ft high. He also noted that the larger trees proposed in the buffer were approved by the Mason Meadows trustees.

Ms. Claudie Godbee, 12712 Corum Way Dr. had concerns that the trees being planted will grow to be too large and may increase disease among existing trees. She asked Mr. Piper to consider putting in a fence rather than a tree buffer.

Ms. Richter asked staff if the zoning ordinance requires certain trees be planted. Mr. Jaggi stated that the landscaped 10ft buffer was a part of the previous approval.

Mr. Alastair Pringle, 12721 Creekside View Dr., stated that he appreciates the applicant planting trees around the bio-basin.

Mr. Pringle had concerns regarding the riprap that was placed after the sewer piping was laid near the creek. He also had concerns regarding large sycamore trees that have died. He asked the applicant to check the stream bank elevation now that the sewer pipe has been laid.



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Mr. Piper stated that additional trees will be planted in the spring to help screen the riprap, but the riprap will remain, as it was a part of the MSD requirements for the approved plan.

Mr. Potashnick made a motion to recommend approval of the final plat as outlined in the staff report. Mr. Wang seconded. All in favor.

RESULT: Approved MOVER: Potashnick SECONDER: Wang AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter NAYS: None

3. #23-039: Consolidation Plat of Lot 24 of Belle Coeur Plat 4 and One Half of A Portion of Previously Vacated Champeix Lane

Mr. Jason Jaggi, Director of Community Development, stated that the request is to incorporate a vacated section of right-of-way into the existing lot.

Ms. LaBonte had concerns that the neighbor may not be aware that they can also incorporate this section of land into their lot. Mr. Jaggi stated that this will typically occur when the property owner plans to make an improvement to the lot.

Mr. Potashnick made a motion to approve the boundary adjustment as outlined in the staff report. Ms. Richter seconded. All in favor.

RESULT: Approved MOVER: Potashnick SECONDER: Richter AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Larry Potashnick, Marjorie Richter NAYS: None
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WORK AGENDA

None

PENDING APPLICATIONS

None



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DEPARTMENT REPORTS

Mr. Jaggi thanked the commission for their time and attention throughout the past year. He stated that staff anticipates a busy upcoming year as well.

ADJOURNMENT

The meeting adjourned at 6:56 PM.

Submitted by:

Recording Secretary

Chair



MEMO TO CITY COUNCIL

Meeting Date: January 16, 2024

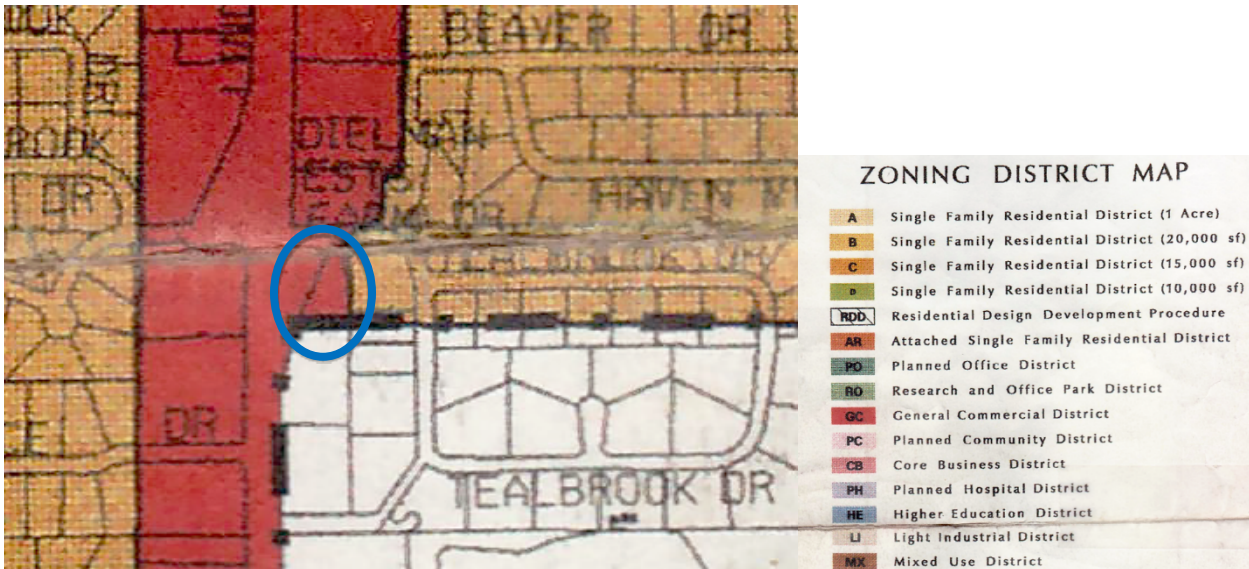
Subject: Zoning Map Correction—346 North Lindbergh

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

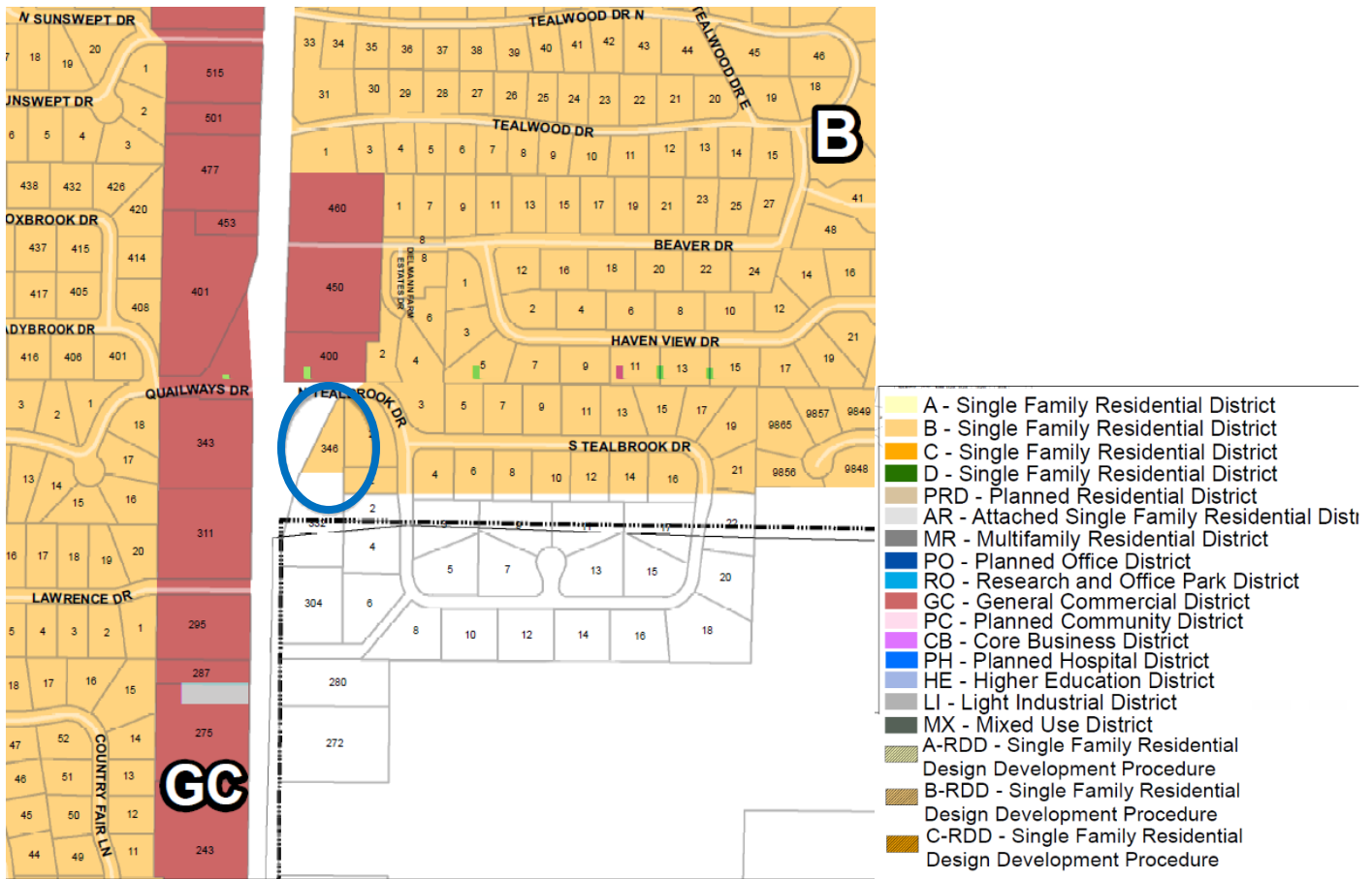
Attachment: Draft Ordinance

The property owner of 346 North Lindbergh reached out to the City late last year stating that he believed the current, effective zoning map was in error for this property. The current Zoning Map was updated and adopted by Ordinance No. 5658 in 2019. The current zoning map shows 346 North Lindbergh within the B-Single Family Residential District. The prior zoning map from 2002 shows this property zoned GC-General Commercial District. Staff concurs that the subject property was erroneously included within the B-Single Family District when the map was updated in 2019. As the map update did not authorize any rezoning of property, this error to the current zoning map needs to be corrected for this property.

The attached correcting ordinance addresses this error which will change this property from B-Single Family Residential to the GC-General Commercial District. The images below show the 2002 Zoning Map with the correct zoning designation and the 2019 update, which is in error.

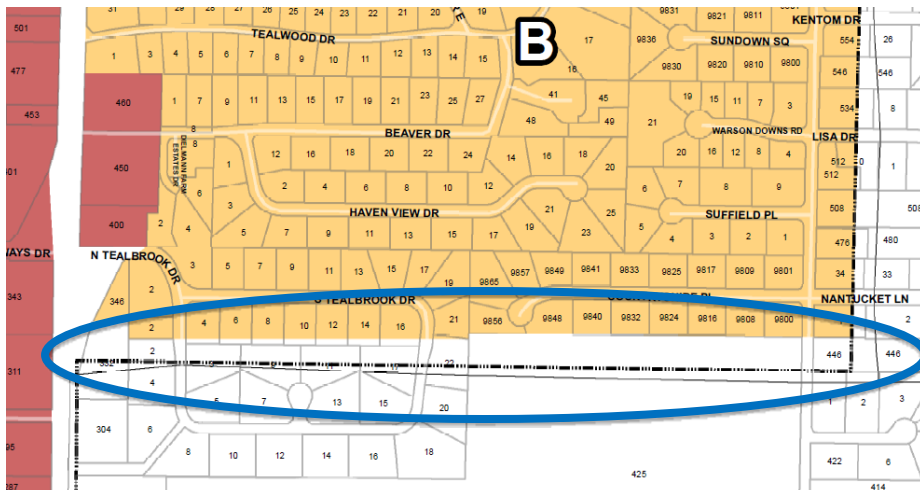


2002 Zoning Map showing 346 N Lindbergh within the GC-General Commercial District

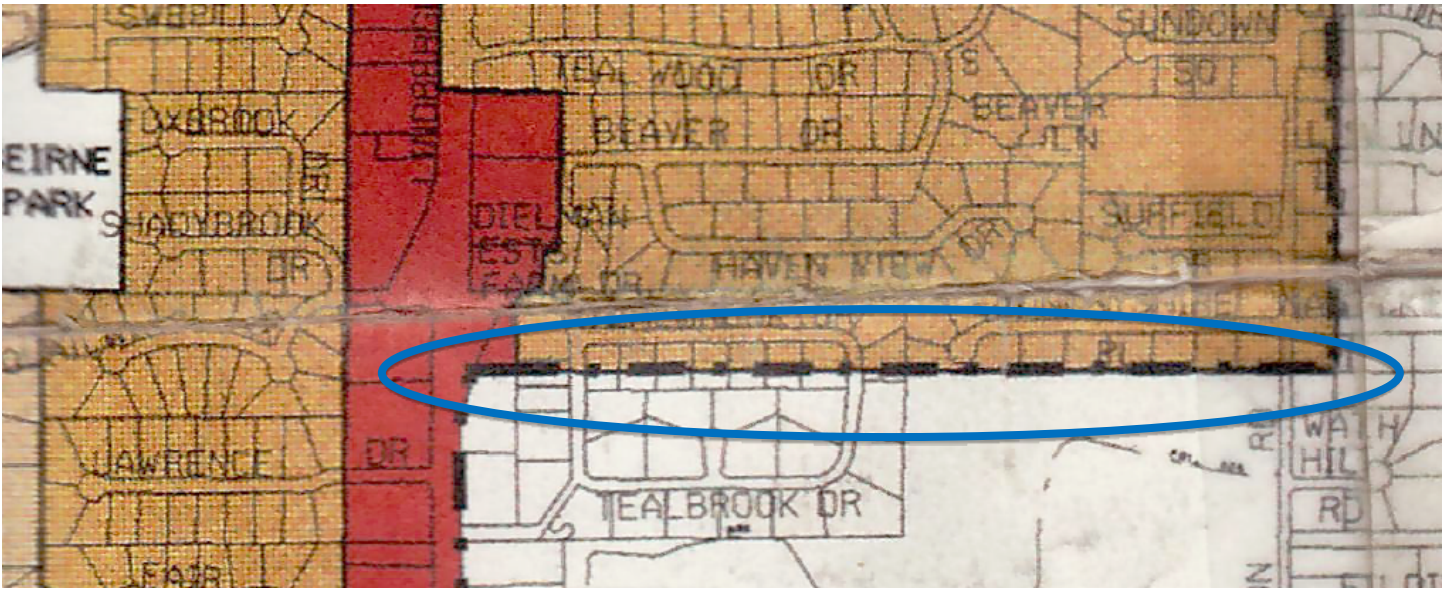


Effective Zoning Map incorrectly showing the easternmost portion of the Priory campus in the A-Single Family District

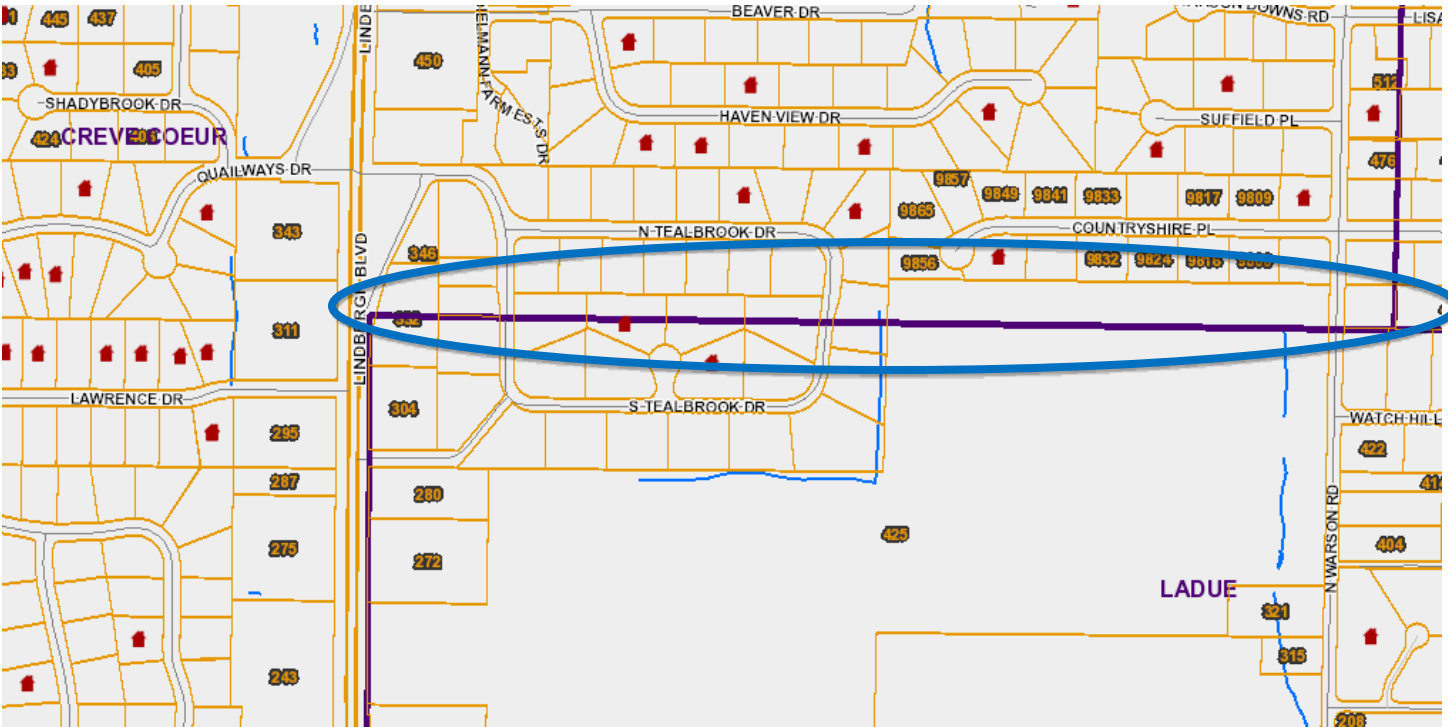
In addition to the error for 346 North Lindbergh, staff has noticed that the zoning map contains formatting errors where the B-Single Family Zoning District was not carried all the way through to the City's southern boundary for all of the properties located on the east side of Lindbergh at the southeast corner of the City that are split between Creve Coeur and Ladue. This formatting discrepancy is shown in the images below. The prior zoning map from 2002 shows a different location for the municipal boundary; however, staff is not sure the reasoning for this difference. St. Louis County's map and the City of Ladue's zoning map both show the municipal line as depicted in the 2019 Creve Coeur zoning map. The attached ordinance will also correct this formatting error to properly designate the split parcels to be located within the B-Single Family Residential District.



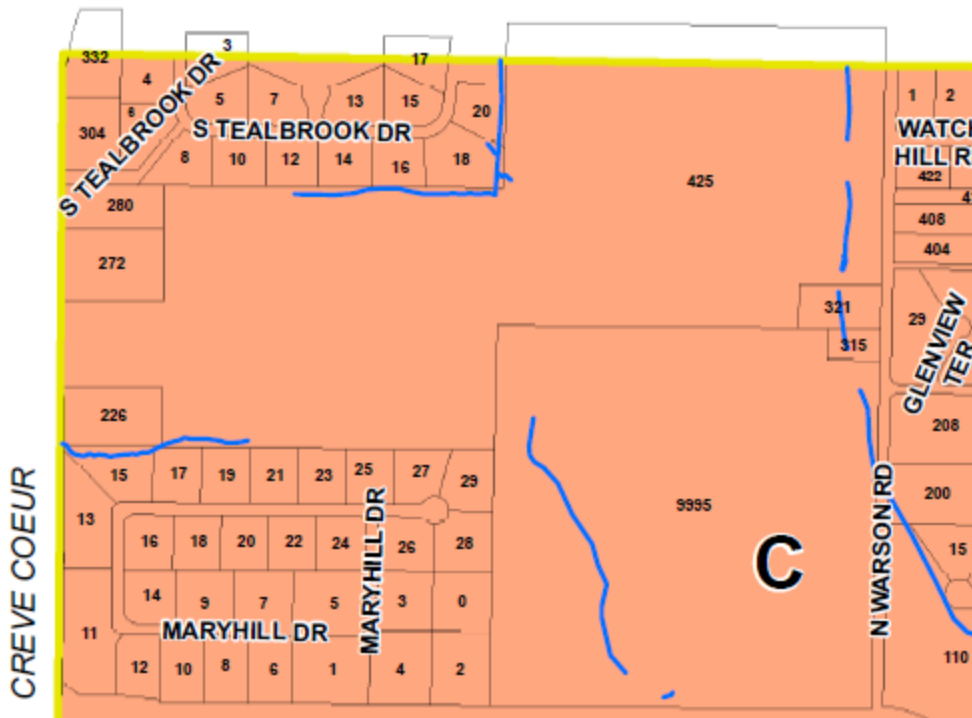
Effective Zoning Map with formatting error that does not include the split parcels with Ladue as being within the B-Single Family Residential District



2002 Zoning Map image showing a different municipal boundary line between the cities of Creve Coeur and Ladue.



St. Louis County GIS map showing the municipal boundary line between the cities of Creve Coeur and Ladue.



City of Ladue Zoning Map showing the split parcels shared with Creve Coeur all zoned by Ladue as C-Residential

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE CORRECTING ERRORS TO THE OFFICIAL ZONING DISTRICT MAP OF
THE CITY OF CREVE COEUR**

WHEREAS, the City's existing zoning map was adopted by the City Council in 2019 with Ordinance 5658; and

WHEREAS, the prior zoning map was professionally updated in 2002 having been previously adopted by the City Council in 1996 with Ordinance 1771, and

WHEREAS, the property located at 346 North Lindbergh, attached as Exhibit A, is incorrectly shown on the effective zoning map as being in the "B" Single Family Residential District instead of the "GC" General Commercial District; and

WHEREAS, certain properties located east of Lindbergh Boulevard that are partially located with the City of Ladue and the City of Creve Coeur, as shown in the attached Exhibit A, are not displayed in their entirety within the correct zoning district due to formatting errors; and

WHEREAS, the Planning and Zoning Commission has reviewed these issues and recommends the corrections be made; and

WHEREAS, the City Council being fully informed finds that correcting the effective zoning map is necessary and is in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; and

WHEREAS, all parties desiring to be heard on the matter, 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,

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

SECTION 1: The City of Creve Coeur Official Zoning Map, which became effective on September 9, 2019 by Ordinance 5658, is hereby corrected to show the property addressed as 346 North Lindbergh Boulevard to be located within the GC-General Commercial District.

SECTION 2: The City of Creve Coeur Official Zoning Map, which became effective on September 9, 2019 by Ordinance 5658, is hereby further corrected to address formatting issues for the properties located east of Lindbergh Boulevard that are located both within the City of Ladue and the City of Creve Coeur so that all portions of these properties located within the City of Creve Coeur are shown within the B-Single Family Dwelling District.

SECTION 3: The adoption of this Ordinance is to correct an error in the classification of the property addressed as 346 North Lindbergh Boulevard and to address formatting issues. All other aspects of the effective Zoning Map of the City of Creve Coeur remain in effect as adopted by the City Council with Ordinance 5658.

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 _____, 2024.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

**AN ORDINANCE ADOPTING A REVISED ZONING DISTRICT MAP FOR THE CITY OF
CREVE COEUR PURSUANT TO THE REQUIREMENTS OF SECTION 405.190 OF THE
ZONING ORDINANCE OF THE CITY OF CREVE COEUR**

WHEREAS, The City's existing zoning map has not been professionally updated since 2002 and the zoning map has not been officially adopted since 1996 with Ordinance 1771; and

WHEREAS, In order to provide an accurate version of the zoning map to the public, Staff engaged a consultant to prepare an updated and re-formatted zoning map, pursuant to Section 405.190; and

WHEREAS, The revised map has been reviewed by Staff and is believed to be an accurate depiction of the existing zoning district boundaries which are reflective of all zoning updates throughout the past several years since the map was last updated, and does not involve any rezoning of properties from their current designation; and

WHEREAS, Section 405.190 of the zoning ordinance of the City of Creve Coeur requires the adoption of an official comprehensive zoning district map of the city, properly attested and kept on file in the office of the City Clerk; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 vote, recommended approval of the revised Zoning Map at its meeting on August 19, 2019; and

WHEREAS, the City Council being fully informed finds that approving the revised zoning map would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; and

WHEREAS, all parties desiring to be heard on the matter, 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,

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

SECTION 1: The City of Creve Coeur Zoning Map, prepared by Horner & Shifrin dated August 15, 2019, is hereby adopted as the official zoning map for the City. The first sentence of Section 405.190.A is hereby amended to read: "The boundaries of the various zoning districts are shown upon the Zoning District Map dated August 15, 2019, unless otherwise provided by ordinance."

SECTION 2: The adoption of this zoning map is not intended to rezone any property, but rather to reflect all zoning changes since the adoption of the prior map. Procedures to approve a zoning change were not followed. In the event any previously approved and effective zoning amendment ordinance is not accurately reflected on the map, such ordinance shall remain controlling. .

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 9th DAY OF September, 2019.

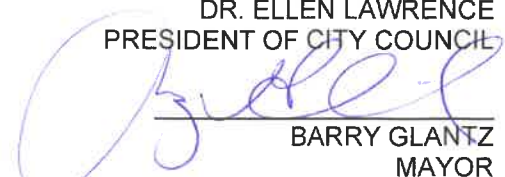
APPROVED THIS 9th DAY OF September, 2019.

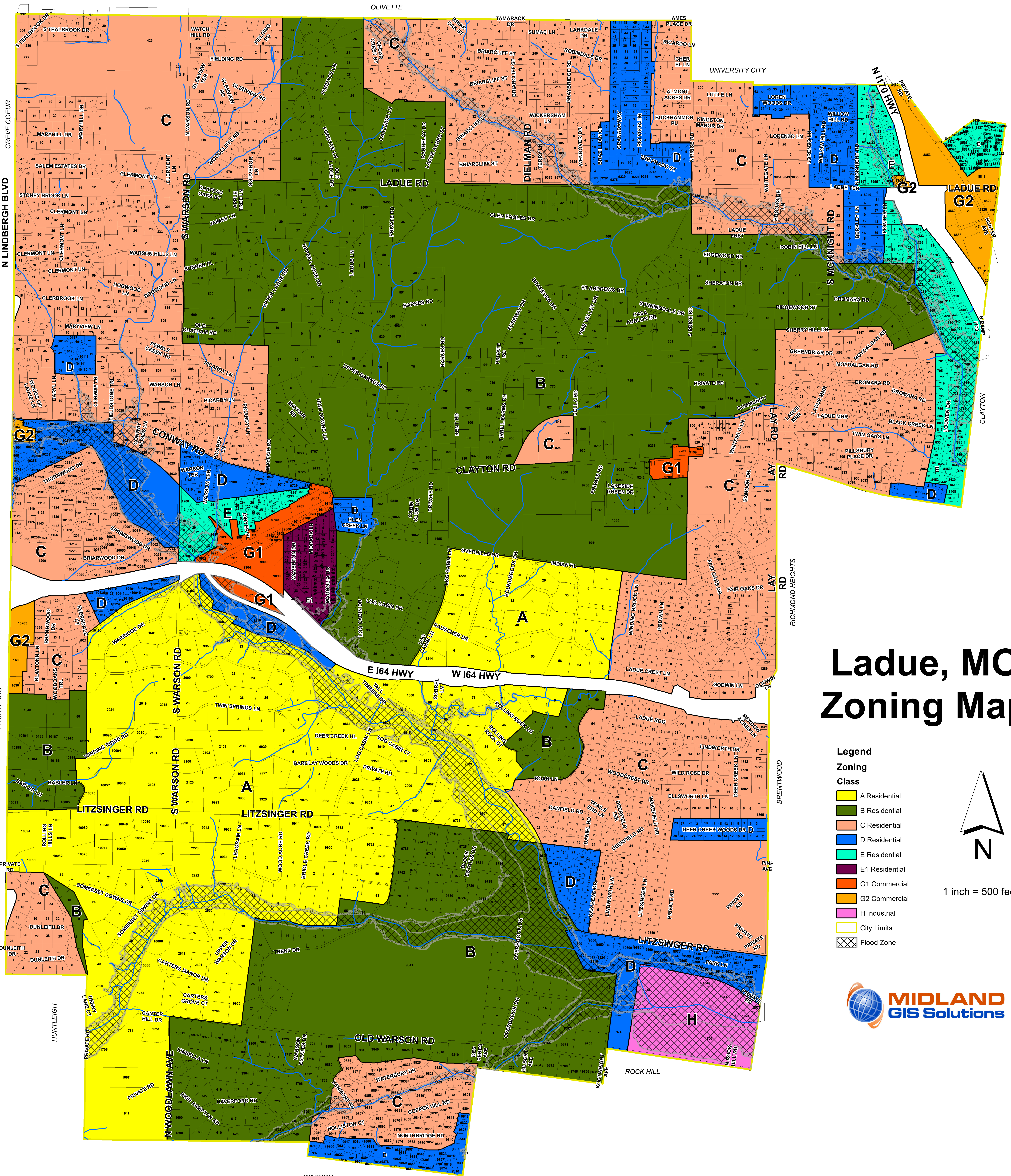
ATTEST:


DEBORAH RYAN
CITY CLERK



DR. ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL


BARRY GLANTZ
MAYOR



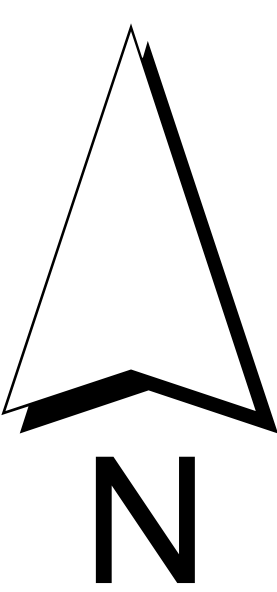
Ladue, MO Zoning Map

Legend

Zoning

Class

- A Residential
- B Residential
- C Residential
- D Residential
- E Residential
- E1 Residential
- G1 Commercial
- G2 Commercial
- H Industrial
- City Limits
- Flood Zone



1 inch = 500 feet



Date: 3/22/2018



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #24-001: AN APPLICATION FOR A MASTER SIGN PLAN AMENDMENT FOR THE WEST PARK OFFICE DEVELOPMENT PURSUANT TO SECTION 405.955 MASTER SIGN PLANS

FOR THE MEETING OF: Tuesday, January 16, 2024, 6:00 P.M.

LOCATION: 12601, 12609, 12645, 12647, 12649, 12653, 12655 and 12657 Olive Boulevard, within the West Park Office Development, zoned CB-Core Business District.

REQUEST: Dennis McIntire of B&B Theatres, submitted an application to amend the master sign plan for the West Park Office Development, that consists of the properties addressed as: 12601, 12609, 12647, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard. The request includes four new building signs for the B&B Movie Theatre. The movie theater also includes a restaurant, bowling alley and arcade that the applicant would like to advertise to the public with the additional signage. The existing low monument sign refacing and the main building signage have received permit approval according to the existing Master Sign Plan.

ADDITIONAL INFORMATION: Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage for planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public rights-of-way subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

APPLICANT: Dennis McIntire
B&B Theatres
PO Box 129
Liberty, MO 64069

Key Issues:

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

Creve Coeur 2030 Comprehensive Plan References

- West Olive & Large Commercial Properties Mixed-Use (MU) District
- Design Guidelines

Zoning Code References

- Section 405.350 "CB" Core Business District
- Section 405.955: Master Signage Plans



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 1/9/2024

ATTACHMENTS: Applicant's Materials received December 15, 2023 and January 9, 2024, Draft Ordinance

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The West Park Office Development Master Sign Plan was approved in 2021 and includes the properties addressed as 12601, 12609, 12645, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard, which include the former AMC Theater, now B&B Theatres, Edge@West at 12645 Olive Boulevard, the office buildings at 12647 and 12655 Olive Boulevard, Buffalo Wild Wings, and the multitenant retail center. The Master Sign Plan replaced a common sign plan which was approved at a staff level in 2001.

This proposal is to amend the Master Sign Plan to allow for more exterior building signage for B&B Theatres. Under the current Master Sign Plan, the theater building at 12657 Olive Boulevard is allowed a single building sign totaling 187 square feet. This request is to allow four additional signs in order to advertise the multiple attractions inside the building. The applicant is proposing two signs on each side of the main entrance arraigned in a horizontal band across the building. The total square footage of all proposed signage is 368.9 square feet.



Figure 1: Site Plan for West Park Office Development signage with movie theater location circled in red.

Building Signs

The sign plan proposes four new wall signs. Two new wall signs on either side of the main entrance which will each share a maximum of 150 square feet. The signs will be located in “band” across the upper exterior wall of the building. The 119.3 square foot “B&B Theatres” sign has already received permit approval as it is within the allowed square footage for the previous sign in the existing Master Sign Plan.

PROPOSED RENDERING



Figure 2: Proposed wall signs.

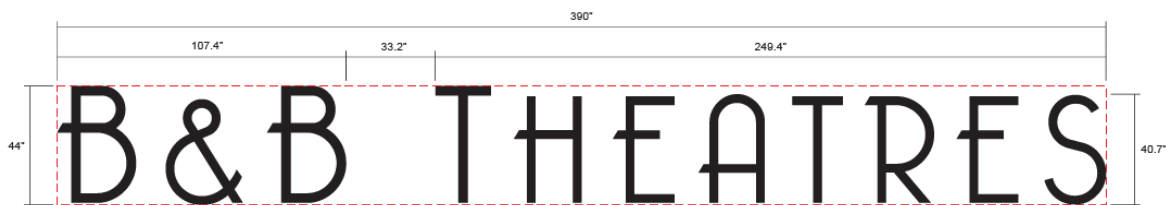


Figure 3: B&B Theatres sign, 119.3 Square Feet.

The proposed signage for the western portion of the façade includes two signs totaling 100.7 square feet. The “B-Roll” sign is 47.3 square feet and the “Outtakes” sign is 53.4 square feet. Both signs will be “halo” illuminated channel letters. These signs are for the additional uses within the theater besides the movie screens.

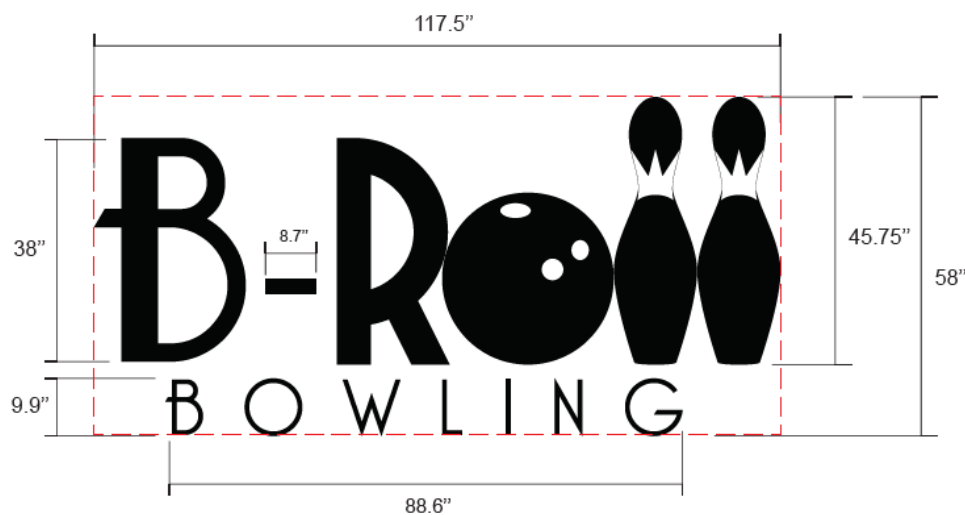


Figure 4: Bowling Sign, 47.3 Square Feet.

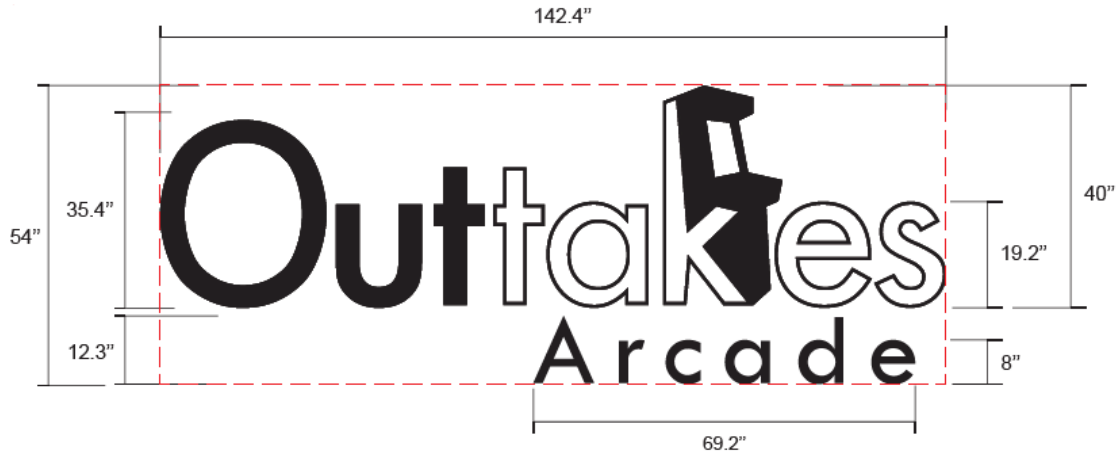


Figure 5: Arcade Sign, 53.4 Square Feet.

The proposed signage for the eastern portion of the façade includes two signs totaling 148.9 square feet. The “Grand Screen” sign is 112.7 square feet and the “Screen X” sign is 36.2 square feet. Both signs will be “halo” illuminated channel letters.

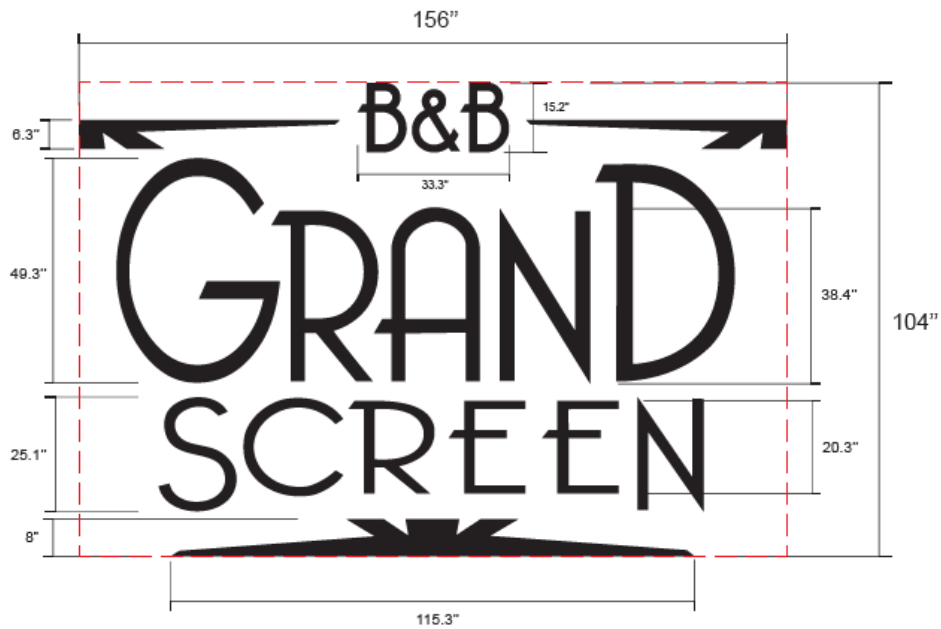


Figure 6: Grand Screen Sign, 112.7 Square Feet.

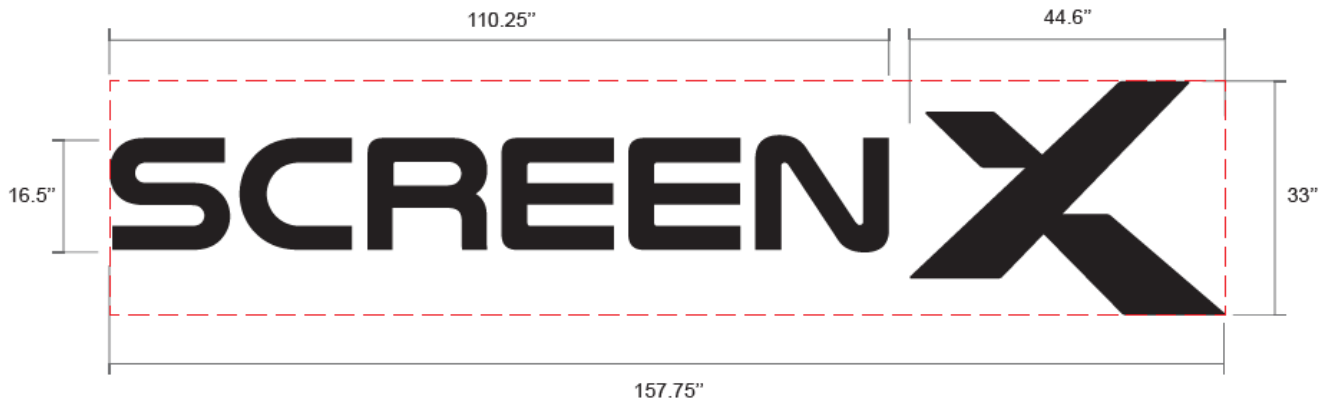


Figure 7: Screen X Sign, 36.2 Square Feet.

Existing Ground Sign

One low monument sign is existing for the theater at the corner of Whispering Pines Drive and Olive Boulevard. The low monument sign has received permit approval to be refaced as shown in Figure 8. The masonry base is existing and the total square footage of each sign face is 27 square feet which is allowed under the current Master Sign Plan.

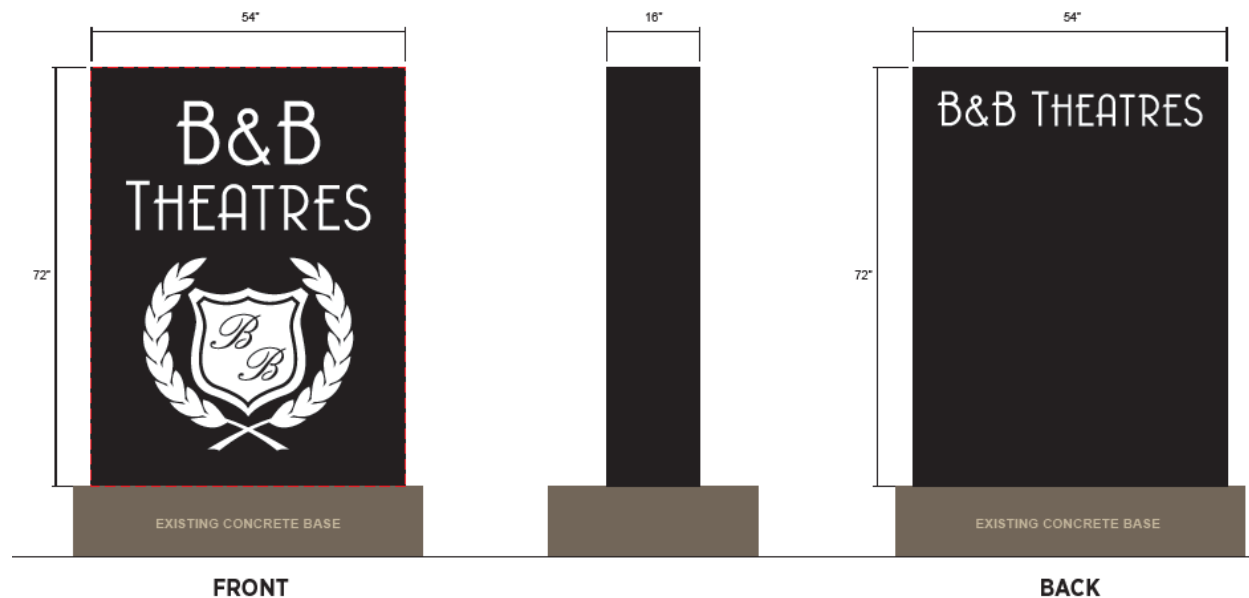


Figure 8: Refaced low monument sign, 27 Square Feet.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family and Multi-Family Residential	R3 and R4 District, Unincorporated St. Louis County	N/A
South	BJC-West County Hospital	PH-Planned Hospital District	Olive Boulevard
East	Heritage Place Shopping Center	CB-Core Business District/ Unincorporated St. Louis County	N/A
West	Retail	St. Louis County	Whispering Pines Drive

CREVE COEUR 2030 COMPREHENSIVE PLAN REVIEW

The West Park office development is within the West Olive and Large Commercial Properties area of the Mixed-Use (MU) Place Type District. The Campus Place Type is intended for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers. While the Comprehensive Plan does not provide specific direction regarding signage for such uses, the Design Guidelines offer further guidance in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design.

Per the Design Guidelines, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists, there should be an attempt to bring in a unifying element (such as size). (Pg. 17).

The proposed signs are well-designed and in similar style and use of materials to each other and the proposed halo lit sign design represent high quality materials. The placement of the additional signage maintains symmetry on the building. Staff finds that the existing and proposed signage is in keeping with the Design Guidelines and the Comprehensive Plan with respect to continuity of signage within the West Park development and with the utilization of high-quality sign materials,

ZONING CODE REVIEW

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

The Sign Regulations allow for flexibility through the approval of a comprehensive sign package that creates an overall identity for non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of a ten (10) acre campus, where all signs are compatible in theme, quality, and character with the surrounding area, per the Master Sign Plan provision under Section 405.955 below:

Section 405.955. Master Signage Plans.

- A. In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres, HE Higher Education District, and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres).*
- 1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*
 - 2. Any application submitted pursuant to Subsection (A)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.*
 - 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:*
 - a. Proposed signs are consistent with the purpose of this Article.*
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.*
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.*
 - 4. The Zoning Administrator may approve minor changes to an approved master sign plan which he determines to be consistent with the scope and intent of such plan.*

The proposed Master Sign Plan amendment is largely consistent with the intent of the Sign Regulations provision for master sign plans. All of the signs represent a similar style and design, and are mostly limited to a single building that is set back from Olive Boulevard within the development. The request represents a total of 368.9 square feet of signage which is a large amount for a single building.

Staff reviewed the allowed signage for the AMC Creve Coeur 12 Theater, located at 10465 Olive Boulevard, within the Creve Coeur Pavilion development, which does not have a Master Sign Plan, and the Dierbergs grocery store within the West Oak Square development, located at 11481 Olive Boulevard, which does have a Master Sign Plan. Staff took the allowed signage for the AMC theatre and the Dierbergs, which includes additional uses inside the grocery store, into consideration when discussing the proposed signage for B&B Theatres. Staff suggested the proposed exterior signage be reduced and

arranged in a “band” across the building similar to the signage at Dierbergs (Figure 9). The applicant has agreed and submitted revised plans on January 9, 2024 in accordance with staff’s recommendation.

Although the other movie theater in Creve Coeur, AMC 12 (Figure 10), is only allowed one smaller sign on the front facade, that location does not have a Master Sign Plan or include additional uses within the building. The AMC 12 also showcases movie poster boxes on the exterior to advertise the movies being offered, while B&B Theatres does not. Previously, this theater had a larger sign on the front façade but when it was replaced, it was subject to the zoning code allowances for signs in non-residential districts per Section 405.950, which allows a maximum of 50 square feet. Under the current master sign plan, the main building signage square footage allowance for B&B Theatres is 187 square feet and the “B&B Theatres” sign (Figure 3) is 119.3 which does show a significant reduction in size. Staff encourages the Planning and Zoning Commission to discuss the need for multiple signs on a single building façade, their location on a non-street facing façade and the size given the multiple uses that are housed within the theater building.



Figure 9: Dierbergs Markets at West Oak’s Master Sign Plan



Figure 10: AMC 12 sign, 45 Square Feet.

FORM OF THE DRAFT ORDINANCE

Should the Commission find West Park Office development's Master Sign Plan amendment reasonable, attached is a draft ordinance that contains the following customary conditions:

- Ordinance 5738 shall be amended to allow for the additional building signage for B&B Theatres within the West Park Office Development consisting of properties addressed as 12601, 12609, 12645, 12647, 12649, 12653, 12655 and 12657 Olive Boulevard as proposed in the Applicant's Materials submitted December 15th, 2023 and January 9th, 2024.
- The Applicant shall submit sign permit and/or building permit applications for the proposed signage.
- The Applicant shall follow the Master Signage Plan approved May 10, 2021, and as amended herein for B&B Theatres, for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- All other conditions of Ordinance No. 5738 shall remain in effect.

CONCLUSION AND ACTION

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

"I move to recommend approval of the West Park Office Development Master Signage Plan amendment, submitted with Application #24-001, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of January 16, 2024" (conditions may be added, eliminated, or modified by separate motion).

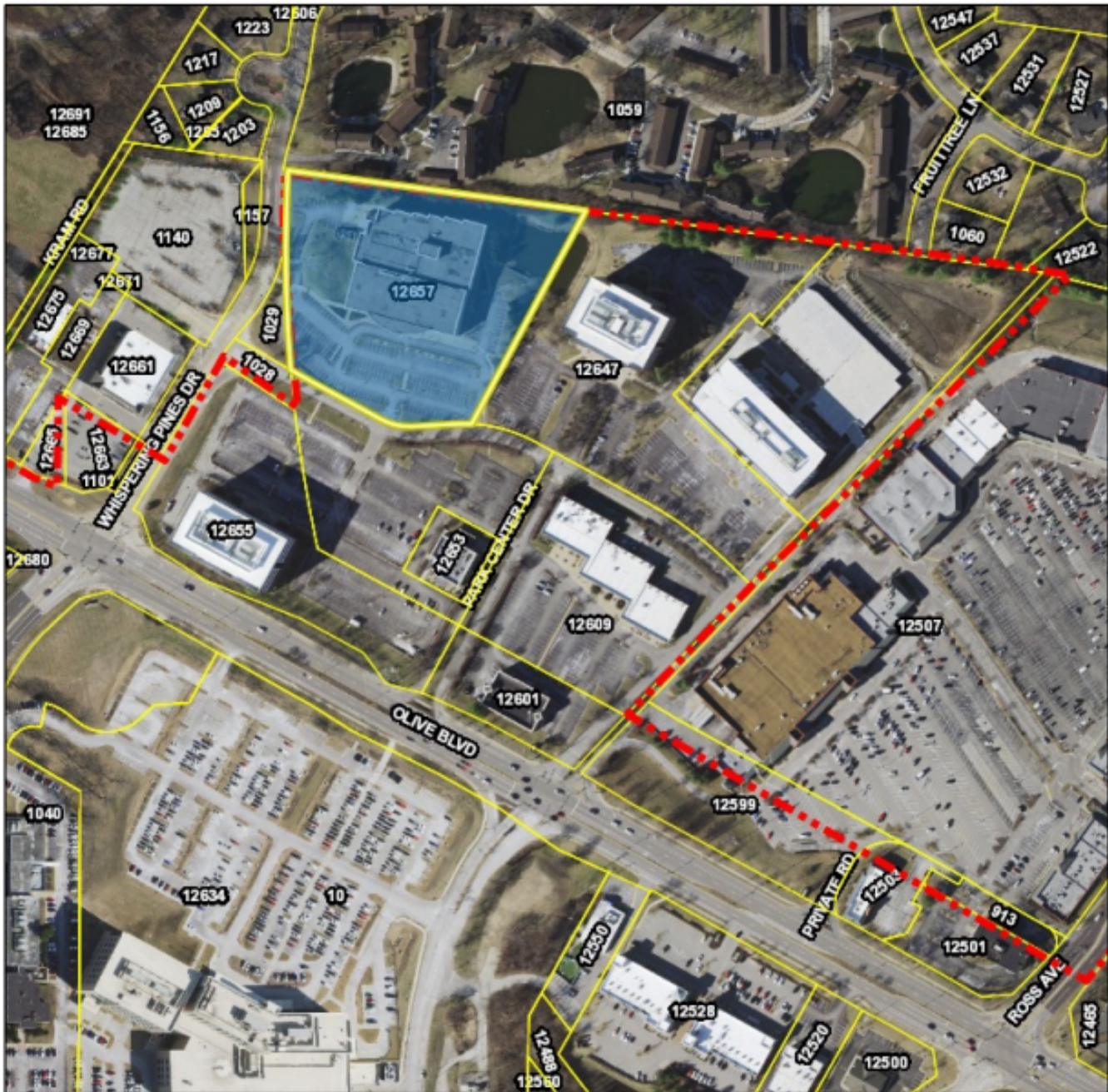
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



City Limits

Parcels

January 4, 2024



Prepared By

HORNER+SHIFFRIN

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO ORDINANCE NUMBER 5738 FOR THE WEST PARK OFFICE DEVELOPMENT MASTER SIGN PLAN AND AUTHORIZING ADDITIONAL SIGNAGE FOR THE B&B THEATRES BUILDING WITHIN THE WEST PARK OFFICE DEVELOPMENT

WHEREAS, an application was submitted by Dennis McIntire, on behalf of B&B Theatres, for an amendment to the Master Sign Plan for the West Park Office Development as authorized in Ordinance Number 5738, in the CB-Core Business Zoning District to allow for additional building signage for B&B Theatres; and

WHEREAS, City Council approved Ordinance Number 5738 on May 10, 2021 authorizing as an alternative to what would otherwise be allowed, a comprehensive plan of signage for the West Park Office development pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, all new or altered signage on the campus shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur based upon the recommendation of the Planning and Zoning Commission; and

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

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on January 16, 2024, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendment at its meeting on January 16, 2024; and,

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

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

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

Section 1: A Master Sign Plan amendment attached hereto as Exhibit 1 is authorized for the West Park Office Development campus, generally located at 12601, 12609, 12645, 12647, 12649, 12653, 12655, and 12657 Olive Boulevard zoned "CB" Core Business Commercial zoning district.

Section 2: Ordinance 5738 is hereby amended to allow for the additional building signage for B&B Theatres within the West Park Office Development consisting of properties addressed as 12601, 12609, 12645, 12647, 12649, 12653, 12655 and 12657 Olive Boulevard as proposed in the Applicant's Materials submitted December 15th, 2023 and revised January 9th, 2024. The Applicant shall submit sign permit applications for the proposed signage prior to installation. The

BILL NO. _____

ORDINANCE NO. _____

Applicant shall follow the Master Signage Plan approved May 10, 2021, and as amended herein for B&B Theatres, for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. All other conditions of Ordinance No. 5738 shall remain in effect.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2024.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: _____

Location of Project: _____ Locator # _____

Subject for Agenda: _____

Applicant:

Architect _____ Engineer _____ Contractor _____ Agent _____ Owner _____

Applicant:	Applicant's Representative (if applicable):
<i>Name</i> _____	<i>Name</i> _____
<i>Company (If Applicable)</i> _____	<i>Company (If Applicable)</i> _____
<i>Address</i> _____	<i>Address</i> _____
<i>Address</i> _____	<i>Address</i> _____
<i>Telephone #</i> _____	<i>Telephone #</i> _____
<i>Fax #</i> _____	<i>Fax #</i> _____
<i>Email:</i> _____	<i>Email:</i> _____
 _____	 _____
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Owner's Acknowledgement (if different from applicant):		
<i>Name</i> _____	<i>Company (If Applicable)</i> _____	
<i>Address</i> _____		
<i>Phone</i> _____	<i>Fax</i> _____	<i>Email</i> _____

<i>Applicant's Signature</i>		

Description of Request (attach additional sheets as needed)

General Description: _____

Rationale

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

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan 4 hard copies	☐ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

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

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

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

Permit Drawings | Exterior Sign Package | REVISED

B&B Theatres

12657 Olive Blvd, Creve Coeur, MO 63141



PROPOSED RENDERING



BUILDING SQUARE FOOTAGE



Building Height = 45'
Building Width = 235'
Overall SQFT = 10,575 SQFT



330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

PROJECT NUMBER

PROJECT
Exterior Building Signage
Creve Coeur, MO

CLIENT
B&B Theatres

CONTACT
Jim King

PROOF DATE
11/07/23

REVISION DATE
12/04/23, 01/09/24

SALES REP
Andy Hrdlicka

DRAWN BY
Jillian Furman

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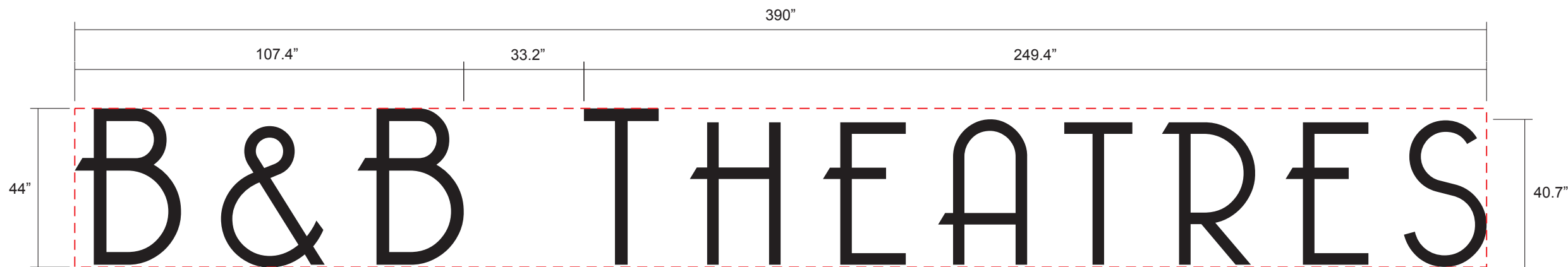
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1 B&B THEATRES

119.3 SQFT



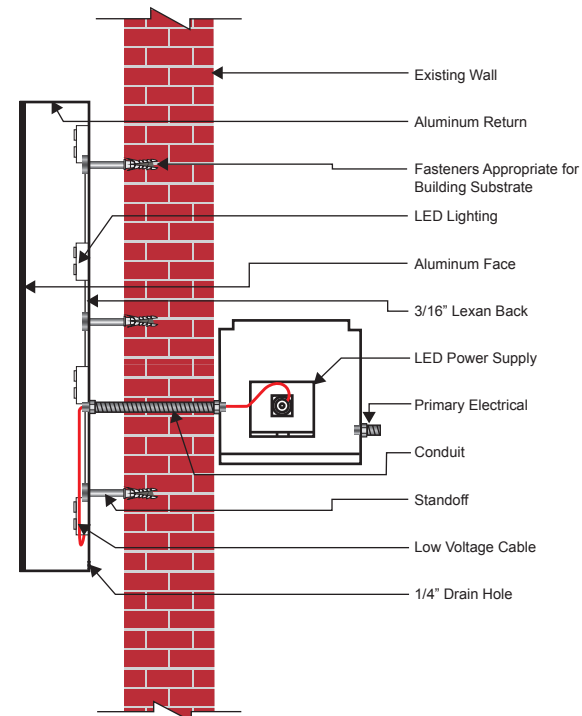
MATERIAL SPECIFICATIONS

Halo Lit Channel Letter Sign
Exterior Sign
Halo lit channel letters
Aluminum faces and returns
Painted Black, satin finish
3" return depth
Illuminated with white LEDs
Letters individually stud mounted with 1.625" spacers
Spacers painted 1 PMS color
UL labels on top
Remote power supplies
Include mounting pattern

COLOR DETAILS

Black, Satin

SIGN CONSTRUCTION DETAILS



INSTALLATION DETAILS



Hardware:
HILTI KWIK BOLT 3
EXPANSION ANCHOR
CARBON STEEL

Diameter: 1/2"
Thread Length: 2-3/16"
Anchor Length: 3-3/4"

Installation:
2-1/2" Embedment into
Solid Wall

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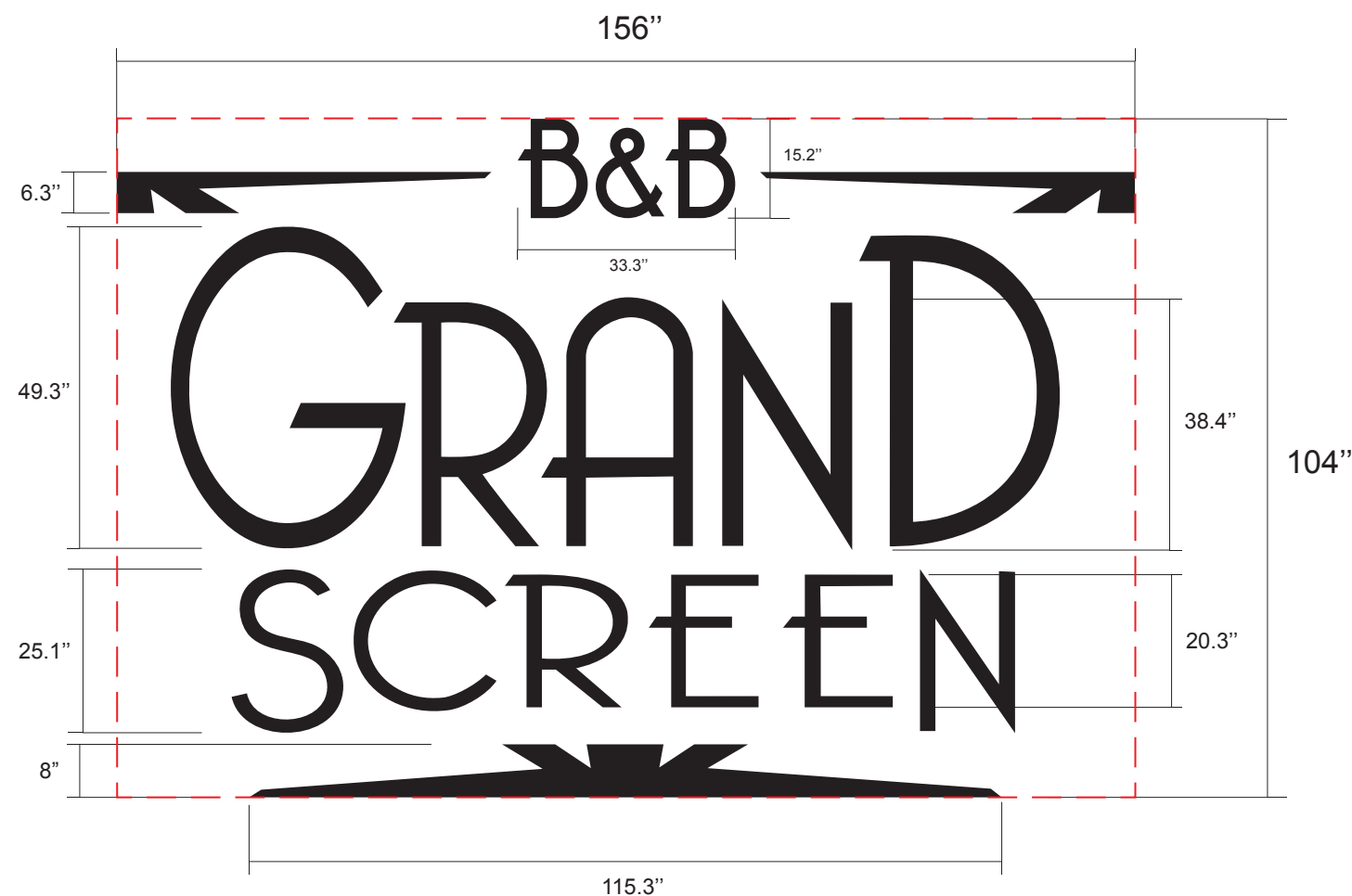
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2 GRAND SCREEN

112.7 SQFT



MATERIAL SPECIFICATIONS

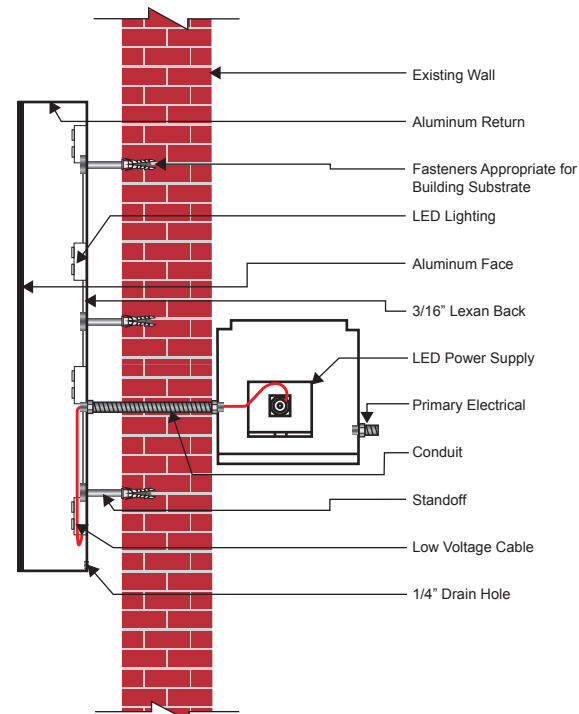
Halo Lit Channel Letter Sign

- Exterior Sign
- Halo lit channel letters
- Aluminum faces and returns
- Painted Black, satin finish
- 3" return depth
- Illuminated with white LEDs
- Letters individually stud mounted with 1.625" spacers
- Spacers painted 1 PMS color
- UL labels on top
- Remote power supplies
- Include mounting pattern

COLOR DETAILS



SIGN CONSTRUCTION DETAILS



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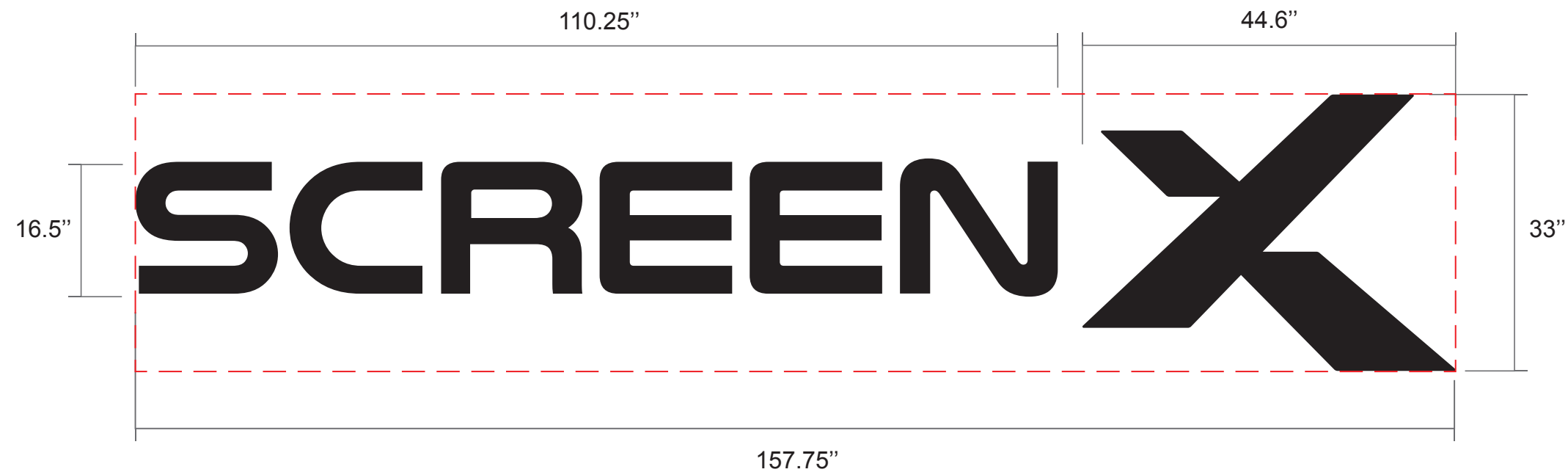
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3 SCREEN X

36.2 SQFT



MATERIAL SPECIFICATIONS

Halo Lit Channel Letter Sign

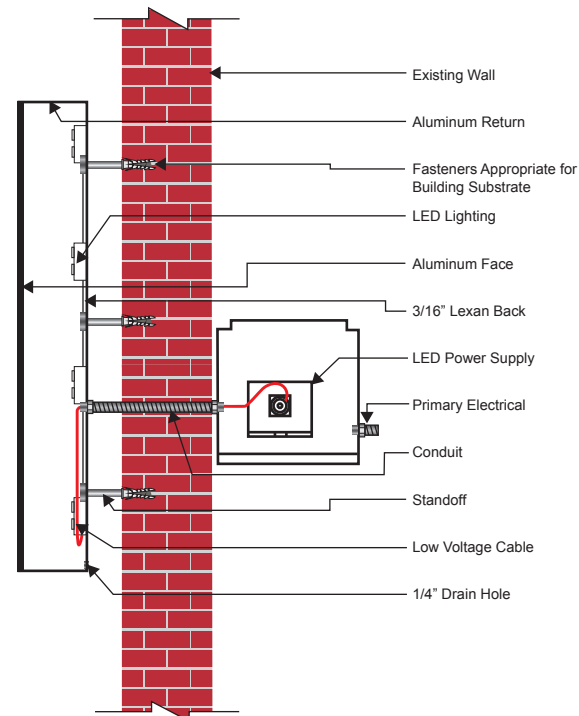
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COLOR DETAILS



Black

SIGN CONSTRUCTION DETAILS



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Andy Hrdlicka

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4 B-ROLL BOWLING

47.3 SQFT



MATERIAL SPECIFICATIONS

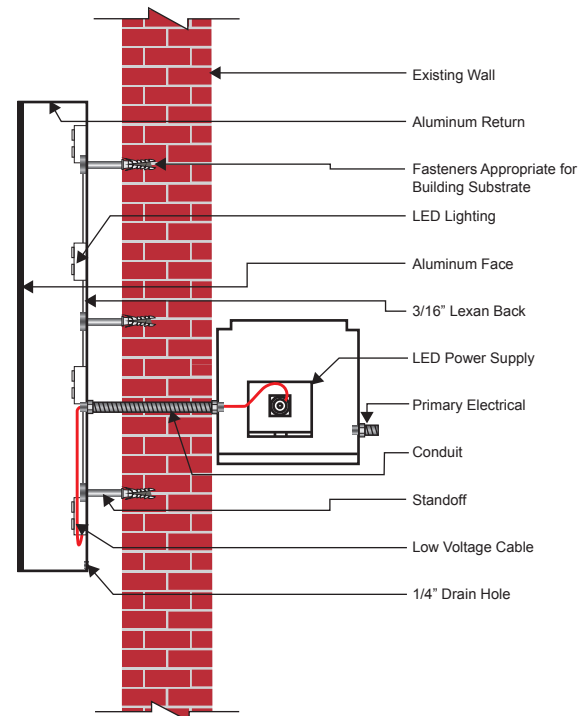
Halo Lit Channel Letter Sign

- Exterior Sign
- Halo lit channel letters
- Aluminum faces and returns
- Painted Black, satin finish
- 3" return depth
- White areas to be RTA vinyl, kiss cut and applied to faces
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COLOR DETAILS



SIGN CONSTRUCTION DETAILS



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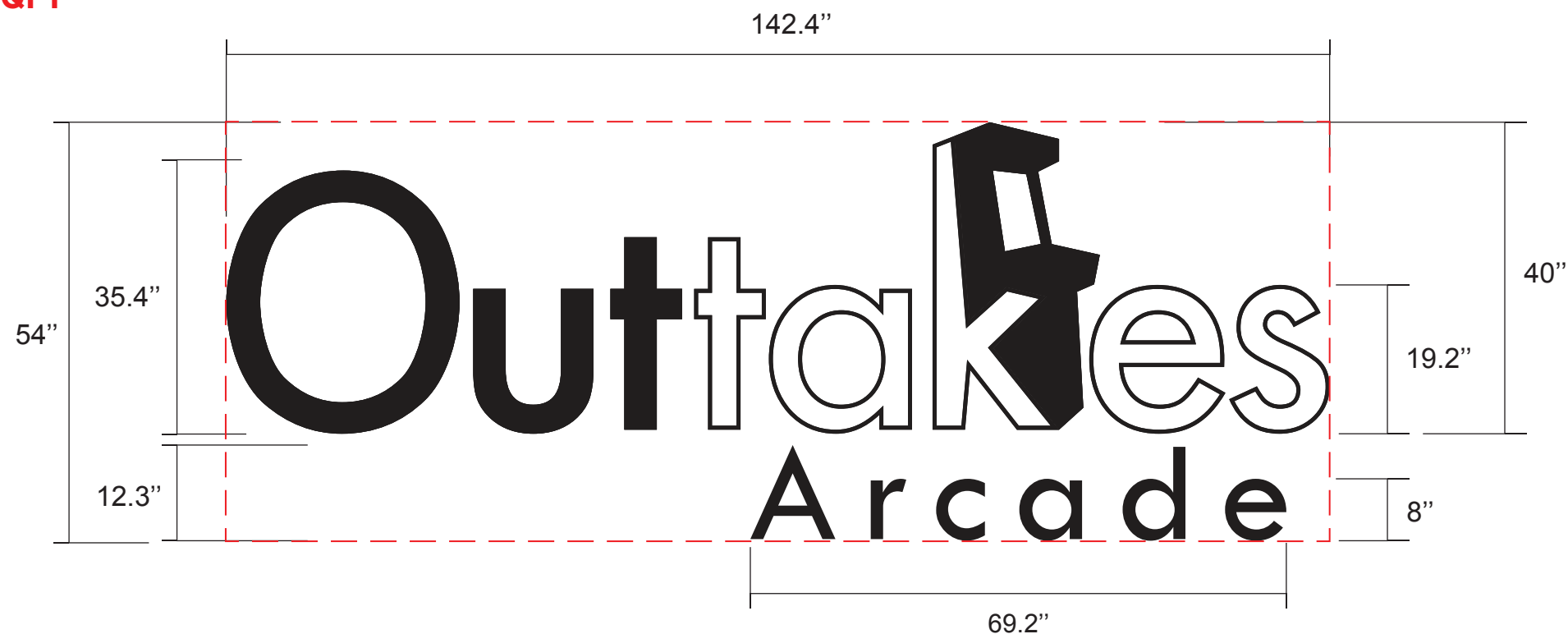
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5 OUTTAKES ARCADE

53.4 SQFT

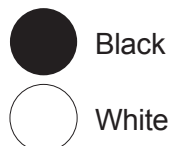


MATERIAL SPECIFICATIONS

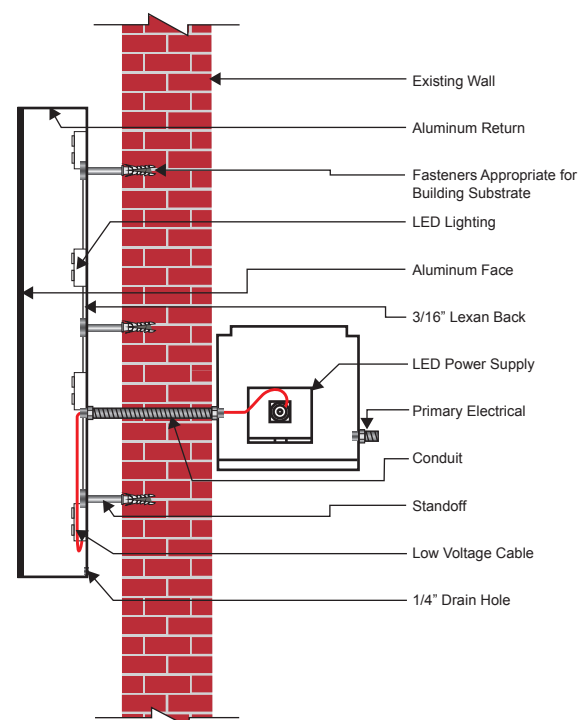
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Spacers painted 1 PMS color
UL labels on top
Remote power supplies
Include mounting pattern

COLOR DETAILS



SIGN CONSTRUCTION DETAILS



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6 MONUMENT SIGN

27 SQFT



MATERIAL SPECIFICATIONS

Monument Sign
72”h x 54”w x 16”d
Constructed of aluminum, internally illuminated
Painted Black, satin finish
Crest logo: routed out of aluminum and backed with flat white acrylic
Logo to have Black RTA vinyl (opaque), kiss cut, applied to acrylic
B&B Theatres: routed out of aluminum and backed with flat white acrylic
Internally illuminated with White LEDs

Mounting
Cabinet to have angle running along the bottom edges on the inside
Sign to be bolted into concrete base with welded angle supports on each side of cabinet



COLOR DETAILS

- Black, Satin
- Black Vinyl
- White

EXISTING CONCRETE BASE



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SIGN 6 | MONUMENT SIGN | RENDERINGS



SIGN THAT WAS REPLACED
27 SQFT



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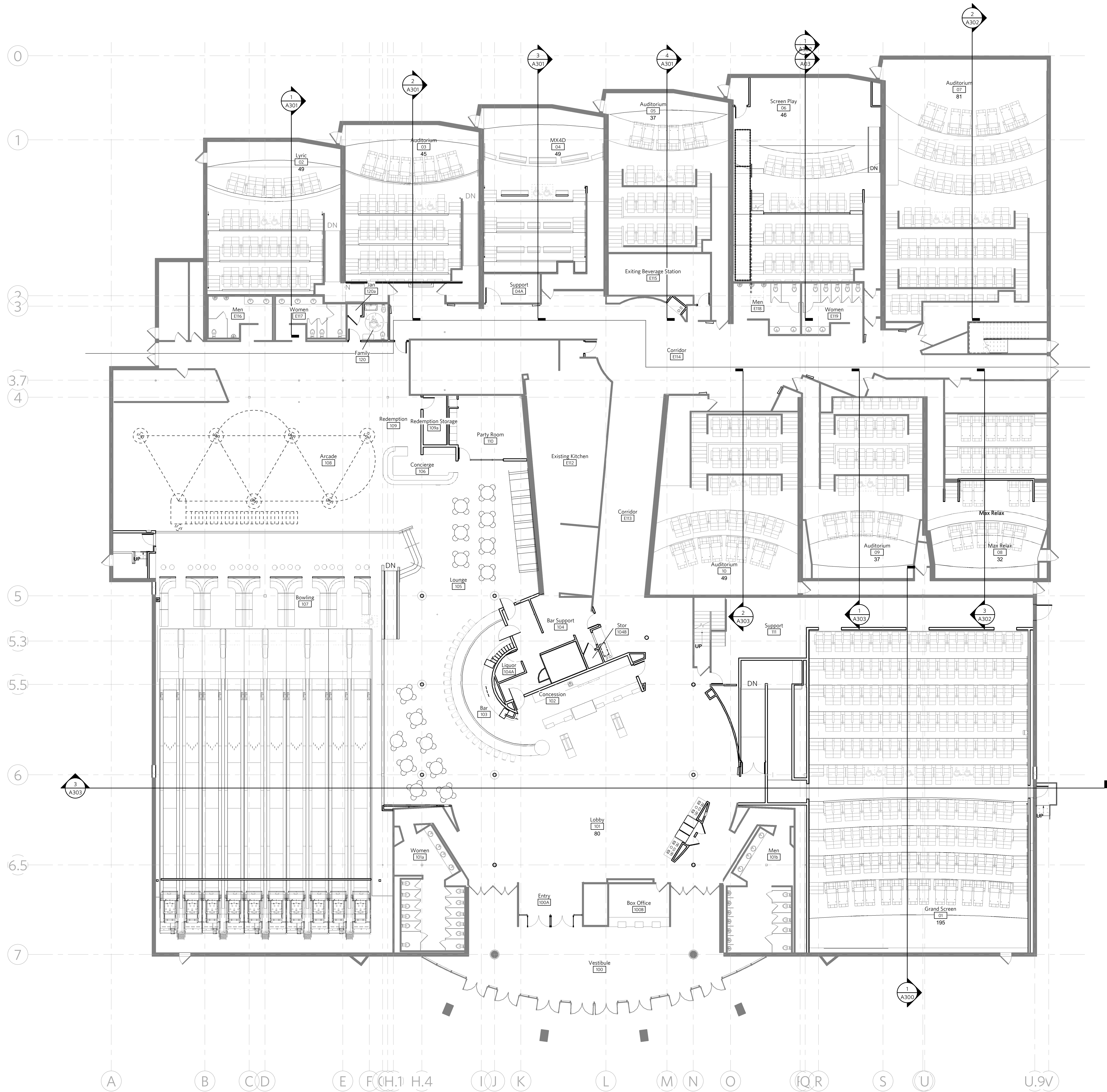
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1 Floor Plan
3/32" = 1'-0"

B&B WEST OLIVE

12657 Olive Blvd
Creve Coeur, MO 63141



REV	ISSUE	DATE
	PERMIT SET	05.10.2022

OVERALL FLOOR PLAN

A100

**AN ORDINANCE AUTHORIZING A NEW MASTER SIGN PLAN FOR WEST PARK OFFICE
DEVELOPMENT PURSUANT TO SECTION 405.955 MASTER SIGN PLANS
OF ARTICLE VIII SIGN REGULATIONS**

WHEREAS, Lawrence R. (Larry) Chapman, of CV Edge@West, LLC c/o SENECA & Chapman Ventures, LLC, on behalf of West Park Office Development has submitted an application for a master sign plan for the West Park office development to allow for new building monument signs, as well as additional directional signs to accommodate the new building under construction; and

WHEREAS, the boundaries of the Master Sign Plan will be for the entire West Park campus, as demonstrated in the West Park Master Sign Plan, attached as Exhibit 1, for the properties addressed as 12601, 12609, 12647, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on April 19, 2021, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 7-0 vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on April 19, 2021; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and is in the public interest; 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,

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

SECTION 1: A Master Sign Plan is approved for the West Park Office Development campus, generally located at 12601, 12609, 12647, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard, zoned CB-Core Business District, as shown in Exhibit 1.

SECTION 2: Such approval of the Master Signage Plan for the West Park campus shall be subject to the following conditions:

1. The Applicant shall follow the Master Sign Plan received April 13, 2021 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the

Master Sign Plan, unless approved by the City of Creve Coeur. Any existing signs not shown on the approved plan shall be promptly removed.

2. The Applicant shall submit sign permits for the proposed new signs referred to in the Master Sign Plan.
3. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way, and outside of the sight triangle.
4. The Applicant shall provide a more detailed landscape plan for each monument sign that is consistent with the requirements elsewhere in the Sign Regulations of 2.5 times landscaped area for each square foot of sign area, per side, and to include a mix of native plantings consistent with the landscaping design for the Zoning Administrator's approval.
5. The Buildings addressed as 12645 and 12647 Olive Boulevard are provided with only one wall sign as they do not face two or more public streets.
6. The Building addressed as 12645 is provided with one wall sign at 60 square feet as shown in Exhibit 1.
7. The office building signs at 12655 and 12647 Olive Boulevard shall comply with Section 405.950(D)(2) of Attached Signs For Multi-Floor Office, Mixed-Use.
8. Any modification to the existing monument signs shall include a brick base to be consistent with the design standards.
9. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
10. Permitted temporary banners attached to a building are allowed as provided under Section 405.950(G)(2).
11. All Multi-Tenant Real Estate Signs shall comply with Section 405.950(F) Multi-Tenant Real Estate Information Signs.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 10th DAY OF May, 2021.



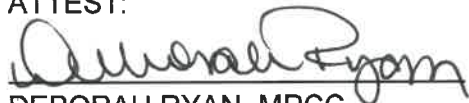
HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10th DAY OF May, 2021.



DR. ROBERT HOFFMAN
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



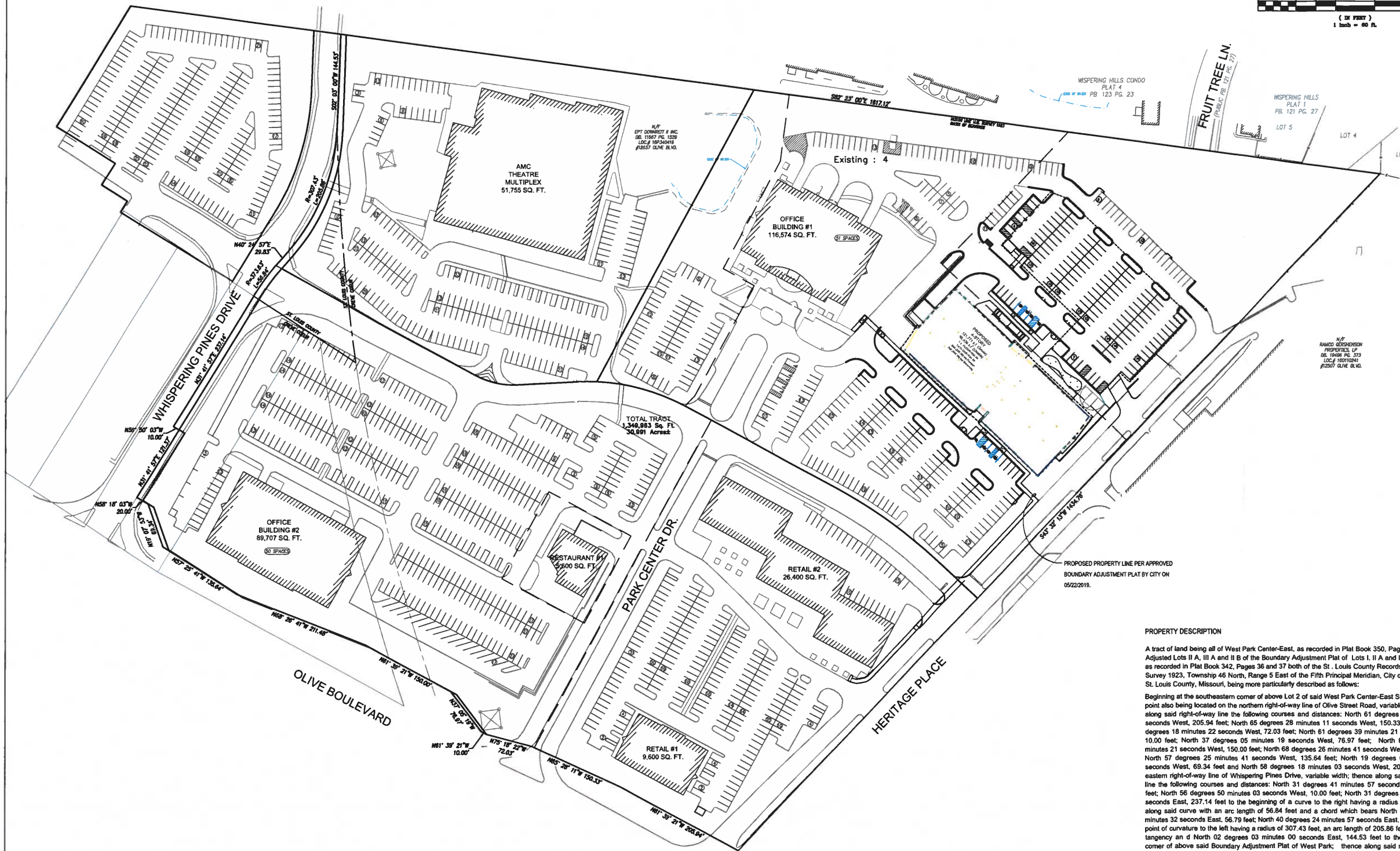
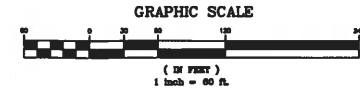
West Park Campus Master Signage Plan

Resubmittal April 2021

1. Overall Campus Plan
2. West Park Existing Signs site plan (2 pages)
3. Inventory of existing and proposed free-standing signs
4. Edge @ West Signage Master Plan
5. Sign permit drawings 12645 Olive Blvd. (5 pages)
6. Design Requirement Narrative

CAMPUS PLAN
FOR
WEST PARK CENTER

A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PROPERTY DESCRIPTION

A tract of land being all of West Park Center-East, as recorded in Plat Book 350, Page 460 and 461, Adjusted Lots II A, III A and II B of the Boundary Adjustment Plat of Lots I, II A and III A West Park, as recorded in Plat Book 342, Pages 36 and 37 both of the St. Louis County Records, located in Us Survey 1923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeastern corner of above Lot 2 of said West Park Center-East Subdivision, said point also being located on the northern right-of-way line of Olive Street Road, variable width; thence along said right-of-way line the following courses and distances: North 61 degrees 39 minutes 21 seconds West, 205.94 feet; North 65 degrees 28 minutes 11 seconds West, 150.33 feet; North 75 degrees 18 minutes 22 seconds West, 72.03 feet; North 61 degrees 39 minutes 21 seconds West, 10.00 feet; North 37 degrees 05 minutes 19 seconds West, 76.97 feet; North 61 degrees 39 minutes 21 seconds West, 150.00 feet; North 68 degrees 26 minutes 41 seconds West, 211.48 feet; North 57 degrees 25 minutes 41 seconds West, 135.64 feet; North 19 degrees 07 minutes 53 seconds West, 69.34 feet and North 58 degrees 18 minutes 03 seconds West, 20.00 feet to the eastern right-of-way line of Whispering Pines Drive, variable width; thence along said right-of-way line the following courses and distances: North 31 degrees 41 minutes 57 seconds East, 121.37 feet; North 56 degrees 50 minutes 03 seconds West, 10.00 feet; North 31 degrees 41 minutes 57 seconds East, 237.14 feet to the beginning of a curve to the right having a radius of 373.63 feet; along said curve with an arc length of 56.84 feet and a chord which bears North 36 degrees 02 minutes 32 seconds East, 56.79 feet; North 40 degrees 24 minutes 57 seconds East, 29.83 feet to a point of curvature to the left having a radius of 307.43 feet, an arc length of 205.86 feet to a point of tangency an d North 02 degrees 03 minutes 00 seconds East, 144.53 feet to the northwestern corner of above said Boundary Adjustment Plat of West Park; thence along said northern line of said plat, South 62 degrees 23 minutes 00 seconds East, 1,617.12 feet to the northeastern corner thereof; thence along the eastern line of said Boundary Adjustment Plat of West Park, South 43 degrees 32 minutes 13 seconds West, 1,434.76 feet to the POINT OF BEGINNING.

Containing 1,349,963.09 square feet or 30.991 acres, more or less.

GEORGE M. STODOL, E-20116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

ARCHITECT
batesforum
2119 HANDELL - BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PL 314 428-1010 PL 314 428-1170

CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2119 HANDELL BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PL 314 428-1100 PL 314 428-1117

CIVIL ENGINEER
STODOL & ASSOCIATES
Consulting Engineers, Inc.

STRUCTURAL ENGINEER
ALPER AUDI, INC.
STRUCTURAL ENGINEERS

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

DRAWN BY J.E.F.	CHECKED BY G.M.S.
DATE 05-19-2020	JOB NO. 215-6397
U.S.D. P. # 19MSD-00249	BASIC MAP # 160
S.L.C. MET # "	MET SUP. # "
U.S.M.A. # "	

EDGE @ WEST
OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
CV EDGE @ WEST, LLC

DRAWING ISSUE	
DESCRIPTION	DATE
SITE CONCEPT PLAN	05-19-2020

DRAWING TITLE
SITE CAMPUS PLAN

DRAWING NO.

Campus-1

Forum # Project # Consult # 215-6397

PREPARED FOR
SENECA & CHAPMAN VENTURES, LLC
C/O LAWRENCE CHAPMAN
1401 S. BRENTWOOD BLVD, SUITE 625
ST. LOUIS, MO 63144
314-952-7790
314-961-5903



12647 BLDG. TENANT DIRECTORY SIGN



12643 (A) TENANT WALL SIGNS



12643 (B) TENANT WALL SIGNS



12643 (C) TENANT WALL SIGNS



12601 (SOUTH ELEV.) TENANT WALL SIGN



12601 (NORTH ELEV.) TENANT WALL SIGNS



12601 STREET FRONT IDENTITY & TENANT MONUMENT SIGN



AMC THEATRE (187sf) WALL SIGN
Primary signs on this building will be limited to 187sf as measured in one rectangle.



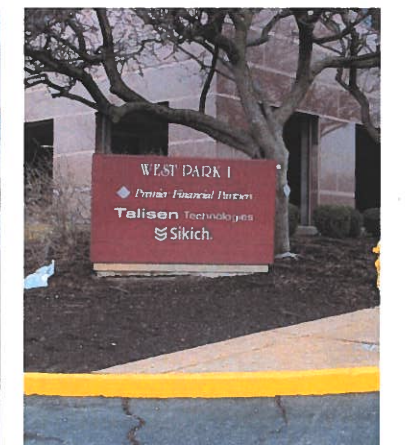
AMC THEATRE PARKING DIRECTIONAL MONUMENT
Sign is in STL County and outside of Creve Coeur governance.



12655 WEST WALL SIGN & AMC MONUMENT



12655 SOUTH WALL SIGN



12655 BLDG. TENANT DIRECTORY SIGN



BUFFALO WILD WINGS SOUTH WALL SIGN



BUFFALO WILD WINGS WEST WALL SIGN



WEST PARK | BWW MONSIGN

BUILDING TENANT DIRECTORY SIGNS



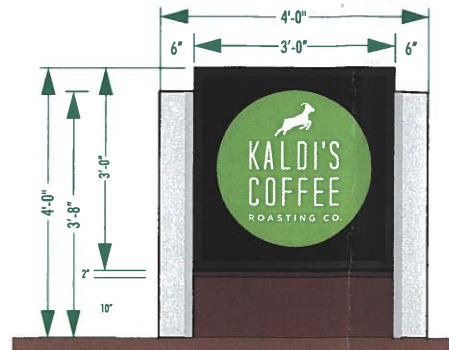
3' x 8' (24sf)
6' overall ht.

12647 BLDG. TENANT DIRECTORY SIGN



4' x 7' (28sf)
5' overall ht.

12655 BLDG. TENANT DIRECTORY SIGN



3' x 3' (9sf)
4' overall width
4' overall height

12645 BLDG. TENANT DIRECTORY SIGN

STREET FRONT IDENTITY & TENANT SIGNS



6' x 4.5' (27sf)
7' overall ht.
incl. Concrete Pad.

12655 AMC MONUMENT

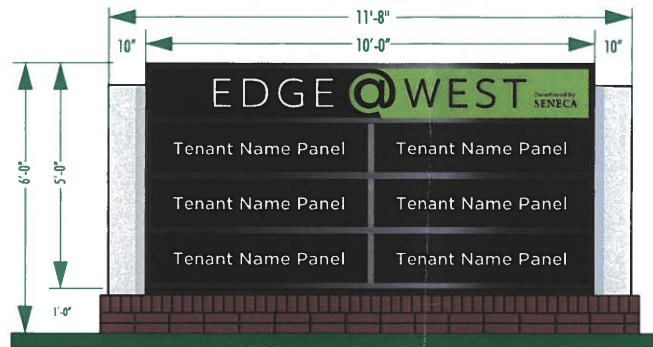


WEST PARK | BWW MONSIGN



6' x 8.25' (49.5sf)
10.5' overall ht.

12601 MONUMENT SIGN



5' x 10' (50sf)
6' overall ht.
11.66' overall width

12645 STREET FRONT IDENTITY & TENANT SIGN

DIRECTIONAL SIGNS



4' x 3.5' (14sf)
4.66' overall ht.
incl. Concrete Pad.

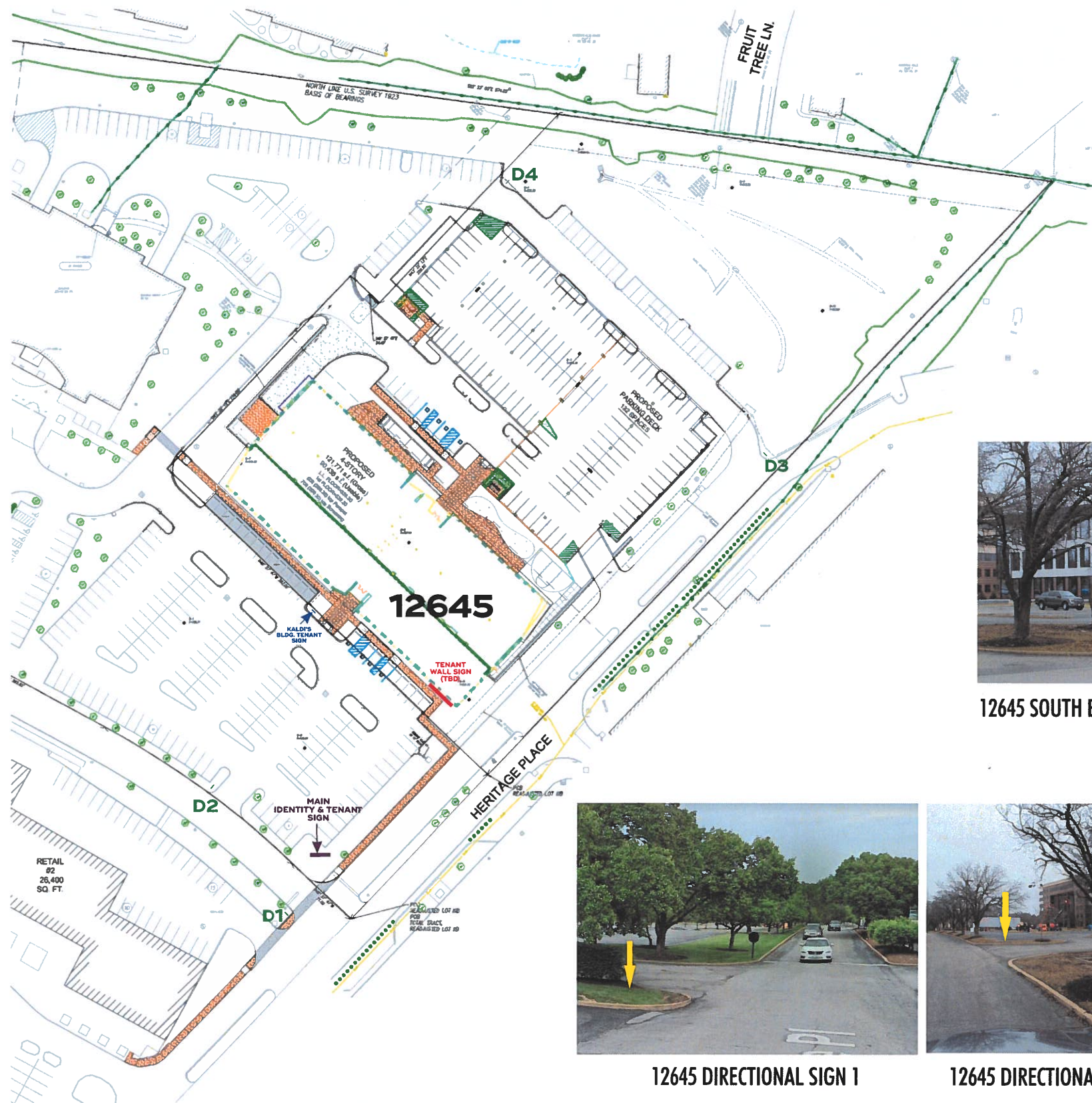
Sign in STL County
outside of Creve Coeur
governance.

AMC THEATRE DIRECTIONAL MONUMENT



2' x 2.5' (5sf)
3.5' overall ht.

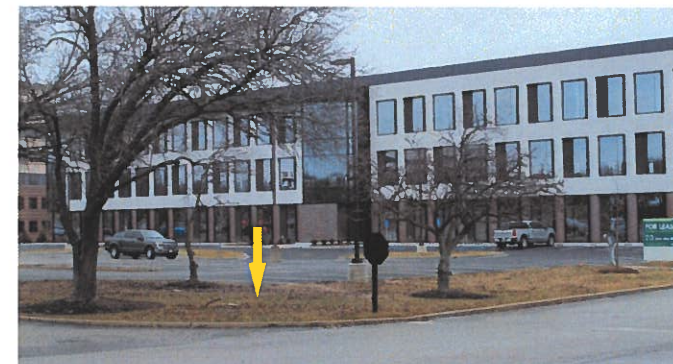
12645 DIRECTIONAL SIGNS



TENANT WALL SIGN (60sf MAX)
3' x 20' Shown for Example Only



12645 SOUTH ELEVATION - TENANT WALL SIGN AREA



12645 SOUTH ELEVATION - MAIN MONUMENT SIGN AREA



12645 SOUTH ELEVATION - SECONDARY MONUMENT SIGN AREA



12645 DIRECTIONAL SIGN 1



12645 DIRECTIONAL SIGN 2

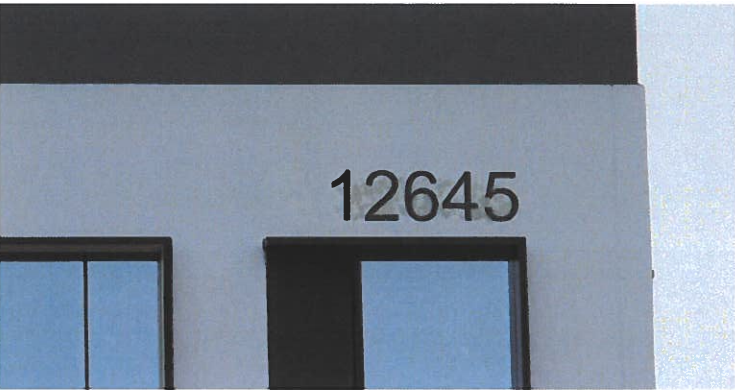


12645 DIRECTIONAL SIGN 3

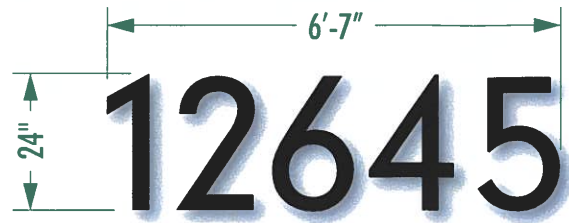


12645 DIRECTIONAL SIGN 4

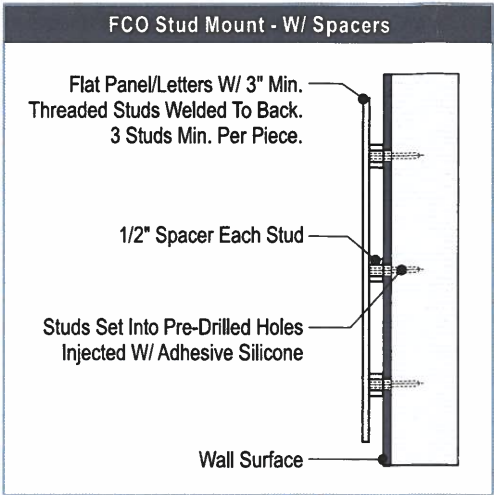
BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME™



REMOVE & DISPOSE EXISTING NUMERALS. CAULK HOLES.
TOUCH UP PAINT PROVIDED BY G.C.



ADDRESS NUMERALS: 3/8" = 1'-0"
FABRICATE AND INSTALL ONE SET OF 1/4" THICK ALUMINUM
ADDRESS NUMERALS PAINTED SATIN BLACK AND STUD MOUNTED
TO WALL SURFACE WITH A 1/2" STANDOFF SLEEVE.



ELEVATION - SOUTH

3/32" = 1'-0"



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warrensign.com

CLIENT
EDGE @ WEST

PROJECT
EDGE @ WEST ADDRESS NUMERALS

LOCATION
12645 Olive Blvd., Creve Coeur, MO 63141

DATE
1/20/21

SAVED AS
EDGE @ WEST ADDRESS NUMERALS

DRAWING NO.
BB 011421

REVISED
1/21/21

DESIGNED BY
Keith Hempen | UADP
UNION AFFILIATED DESIGN PROFESSIONAL

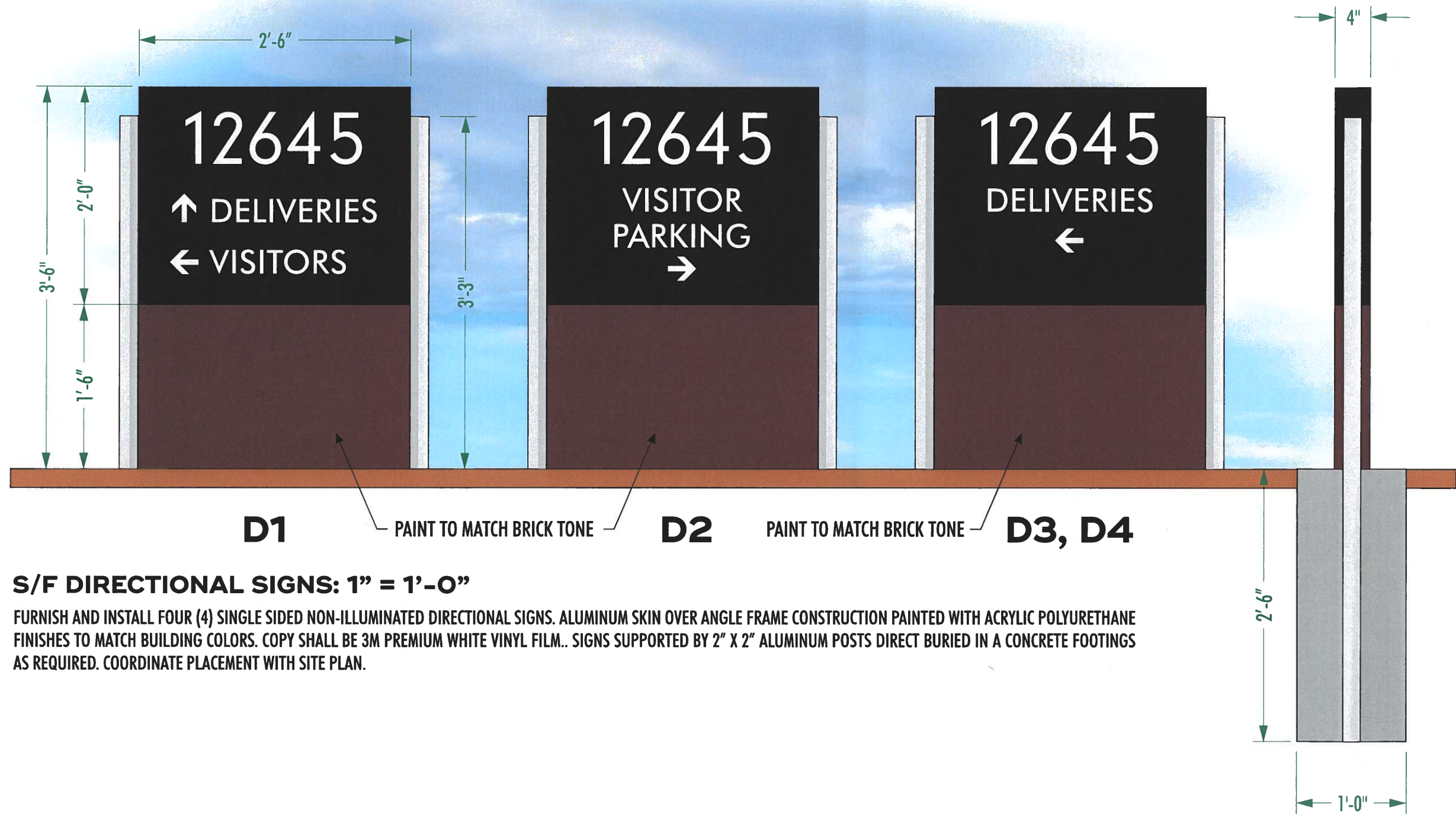
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S/F DIRECTIONAL SIGNS: 1" = 1'-0"

FURNISH AND INSTALL FOUR (4) SINGLE SIDED NON-ILLUMINATED DIRECTIONAL SIGNS. ALUMINUM SKIN OVER ANGLE FRAME CONSTRUCTION PAINTED WITH ACRYLIC POLYURETHANE FINISHES TO MATCH BUILDING COLORS. COPY SHALL BE 3M PREMIUM WHITE VINYL FILM.. SIGNS SUPPORTED BY 2" X 2" ALUMINUM POSTS DIRECT BURIED IN A CONCRETE FOOTINGS AS REQUIRED. COORDINATE PLACEMENT WITH SITE PLAN.



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CLIENT
EDGE @ WEST

PROJECT
EDGE @ WEST DIRSIGNS

LOCATION
12645 Olive Blvd., Creve Coeur, MO 63141

DATE
1/20/21

SAVED AS
EDGE @ WEST DIRSIGNS

DRAWING NO.
BB 011321

REVISED
2/5/21

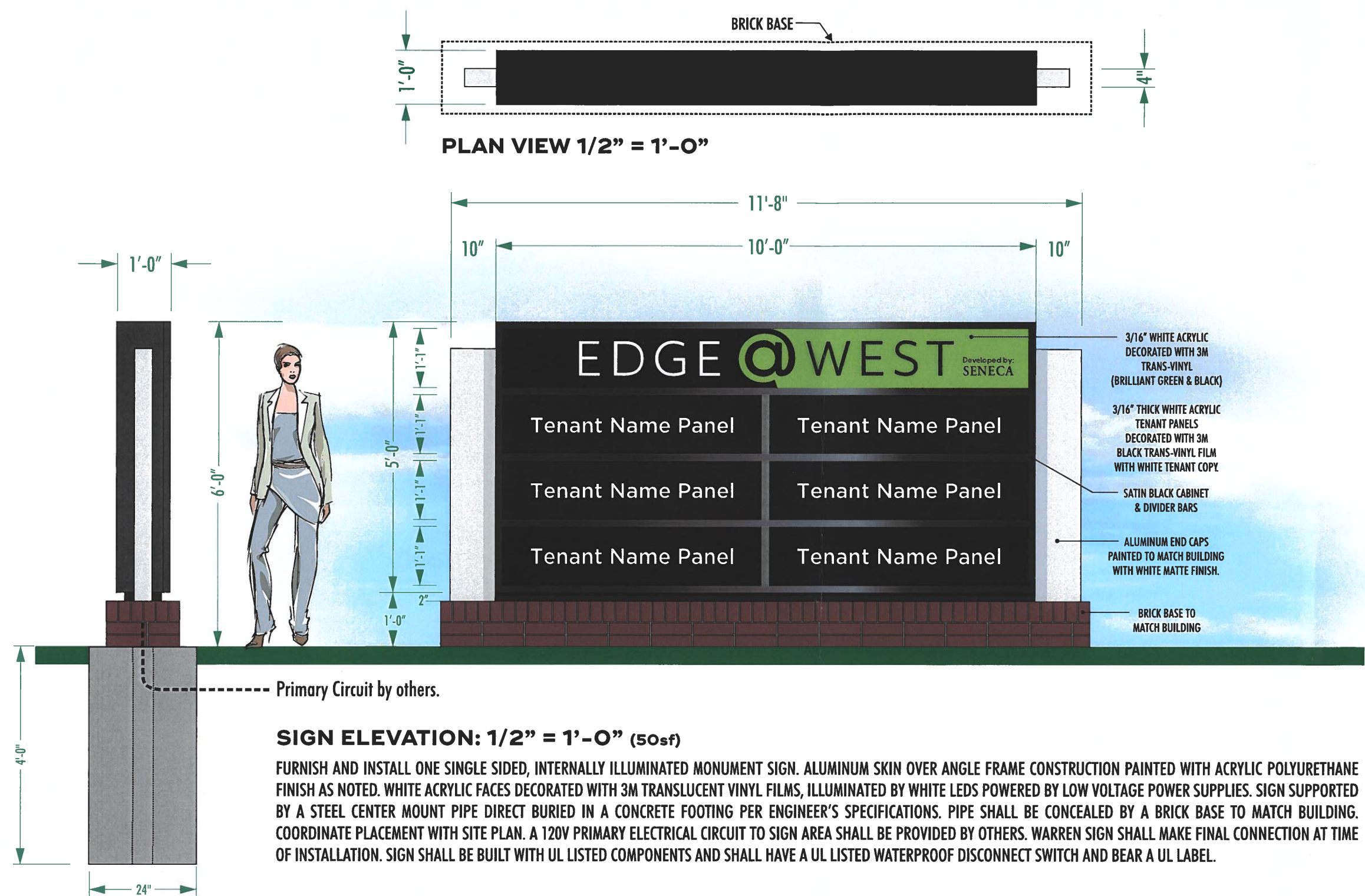
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CLIENT
EDGE @ WEST

PROJECT
EDGE @ WEST MONUMENT SIGN

LOCATION
12645 Olive Blvd., Creve Coeur, MO 63141

DATE
10/15/20

SAVED AS
EDGE @ WEST REDESIGN MONUMENT SIGN

DRAWING NO.
BB 101020

REVISED
2/5/21

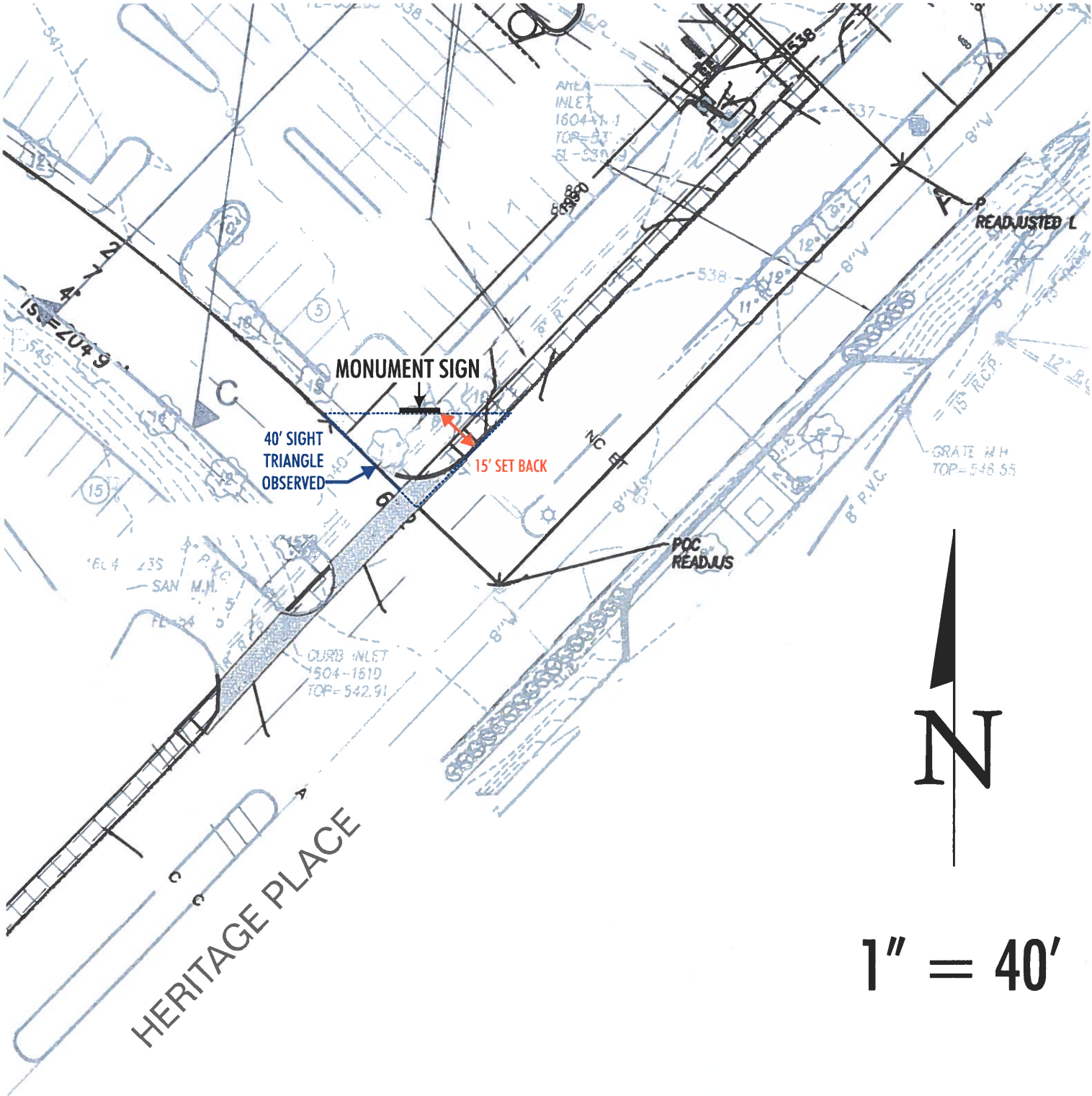
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CLIENT
EDGE @ WEST

PROJECT
EDGE @ WEST MONUMENT SIGN

LOCATION
12645 Olive Blvd., Creve Coeur, MO 63141

DATE
11/30/20

SAVED AS
EDGE @ WEST MONUMENT SIGN SITE PLAN

DRAWING NO.
BB 101020 SP

REVISED
2/5/21

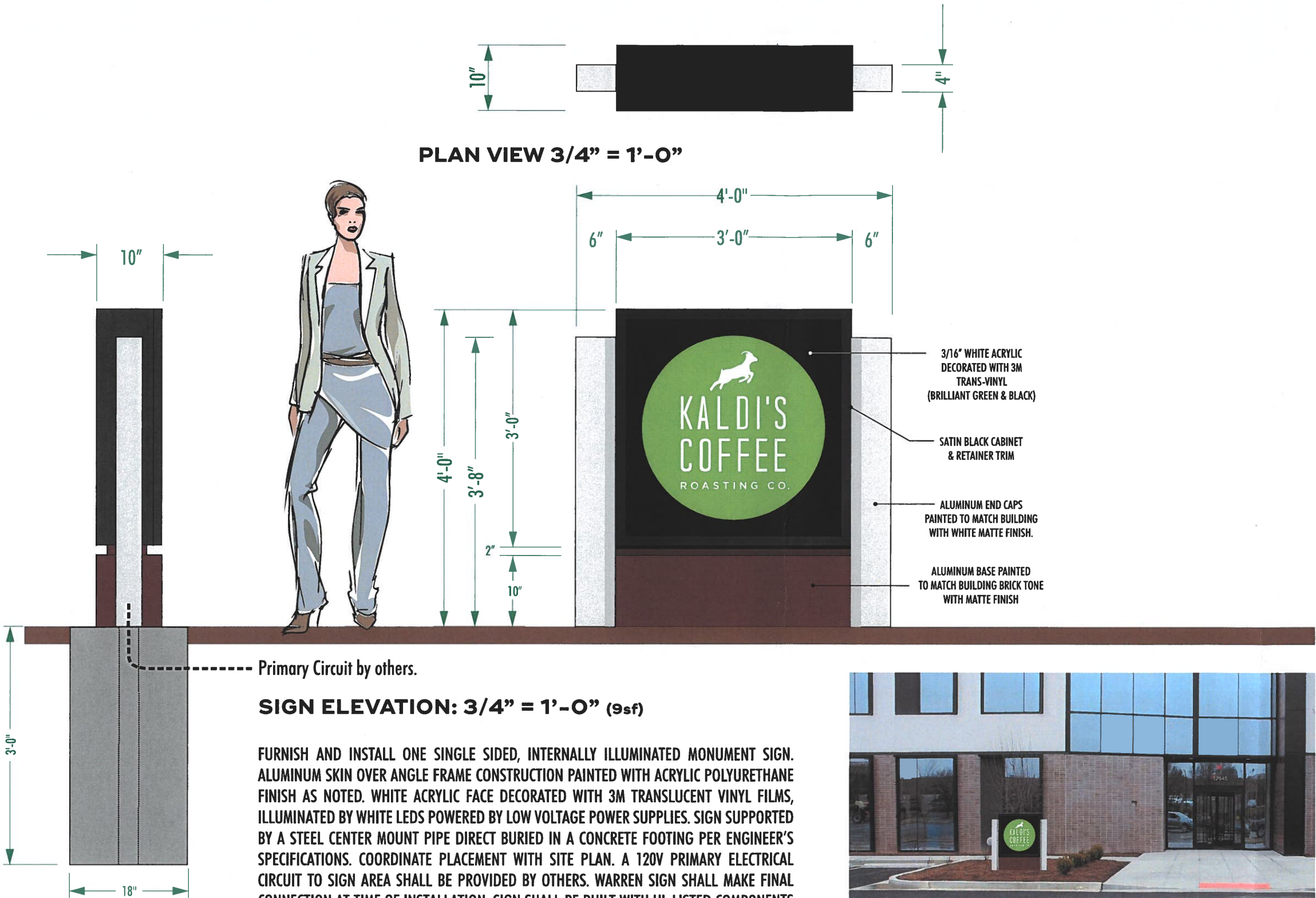
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FURNISH AND INSTALL ONE SINGLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN. ALUMINUM SKIN OVER ANGLE FRAME CONSTRUCTION PAINTED WITH ACRYLIC POLYURETHANE FINISH AS NOTED. WHITE ACRYLIC FACE DECORATED WITH 3M TRANSLUCENT VINYL FILMS, ILLUMINATED BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SUPPORTED BY A STEEL CENTER MOUNT PIPE DIRECT BURIED IN A CONCRETE FOOTING PER ENGINEER'S SPECIFICATIONS. COORDINATE PLACEMENT WITH SITE PLAN. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN SHALL BE BUILT WITH UL LISTED COMPONENTS AND SHALL HAVE A UL LISTED WATERPROOF DISCONNECT SWITCH AND BEAR A UL LABEL.



CONCEPTUAL VIEW - NO SCALE



WARREN SIGN

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CLIENT
EDGE @ WEST

PROJECT
EDGE @ WEST KALDI'S MONSIGN

LOCATION
12645 Olive Blvd., Creve Coeur, MO 63141

DATE
1/20/21

SAVED AS
EDGE @ WEST KALDI'S MONSIGN

DRAWING NO.
BB 011221

REVISED
~

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SINCE 1929



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2018 WARREN SIGN COMPANY. ALL RIGHTS RESERVED

EDGE@WEST TENANT WALL SIGN ~ INDIVIDUAL LOGO/LETTERS

TENANT WALL SIGN (60sf MAX)
3' x 20' Shown for Example Only



12645 SOUTH ELEVATION - TENANT WALL SIGN AREA

WEST PARK SIGNAGE PACKAGE
APRIL 2021
DESIGN REQUIREMENT NARRATIVE

Design Requirements Free Standing Signs

Building Tenant Directory Signs

- Maximum of 28 square feet in area
- Maximum 6' overall height

Street Front Identity & Tenant Directory Signs

- Maximum of 50 square feet in area
- Maximum 10.5' overall height
- Stone, brick or aggregate to be incorporated into the sign bases

Directional Signs

- Monolithic design with solid bases
- Maximum 6 square feet in copy area
- Maximum 4.5' overall height

Design Requirements Wall Signs

Retail storefront Signs at 12643 and 12601 Olive Blvd.

- Signs to meet Creve Coeur sign code

Office Building Wall signs at 12655 and 12645 Olive Blvd.

- Maximum size of 60sf
- Two signs allowed per building

AMC Theater building

- Primary wall sign limited to 187sf area measured in one rectangle

Additional Notes:

- The AMC parking lot on Whispering Drive is not in Creve Coeur. It is in Unincorporated St. Louis County and regulated by them.
- Retail tenant Signs at 12601, 12643 and 12653 are allowed per City of Creve Coeur regulations for individual tenants.
- A Wall Sign on 12647 shall comply with the Signs For Multi-Floor Office Buildings of City of Creve Coeur Sign Regulations
- A landscape plan showing plant type, etc. shall be provided per Section 405.950(C)(3)(a) with the sign permit for Zoning Administrators approval.



City of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

Meeting Date: January 16, 2024

Subject: St. Louis County Boundary Commission Five-Year Map Plan Update—
Discussion Item

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: *Creve Coeur 2030* Comprehensive Plan Excerpt
Draft Annexation Map 2018
Boundary Commission Map Plan Letter to Municipalities

BACKGROUND

Annexations in St. Louis County are governed by a set of regulations promulgated by the St. Louis County Boundary Commission in accordance with State law which established this entity uniquely for St. Louis County. Except in very limited circumstances where 100% of the affected parties are in full agreement with a proposed annexation, annexations must first be vetted through a submittal to the Boundary Commission; a process that only occurs every five years. As part of this five-year review, the Boundary Commission requires a “Map Plan” to be submitted after approval at the municipal level. The Map Plan is a large area map outlining the *maximum* boundaries that a community *might* consider annexing within the next five years. As described in the Boundary Commission Rules, Map Plans can be later reduced in area, but cannot be expanded. Also, submitting a Map Plan does not obligate the city to actually annex any of the identified areas. It only identifies areas that *could* be considered for annexation by the municipality within the five-year timeframe. However, without a Map Plan submission, no municipality can annex any property for the next five years except in those limited circumstances identified above.

This year, the Map Plan submission is due to the Boundary Commission by July 1, 2024. Prior to submitting a formal request for review of the City’s intended map plan, staff would like to have a higher-level discussion on the City’s approach with Planning and Zoning Commission and City Council.

DISCUSSION

For this discussion, the comprehensive plan will be reviewed along with a review of the last map plan submittal from 2018. Following these reviews, a few discussion points are suggested.

2018 City of Creve Coeur Map Plan

The attached draft Map Plan was submitted by the City in 2018 and in 2012. The map plan follows the City of St. Louis and Missouri American Water trunk lines to the north. The reason for following the water utility versus the Ameren utility is to avoid splitting up subdivisions. The submitted plan also contains additional areas north of the light industrial district on the northeast part of the city that could provide additional expansion of the light industrial and/or plant science and technology sectors of the economy within the City Limits of Creve Coeur.

In addition to the reasons provided in the comprehensive plan (see section below), these areas were identified, at the time, as appropriate for annexation for one or more of the following reasons:

- They are proximate to the current city boundaries
- They represent an economic development opportunity
- Residents in many of these residential areas associate themselves with Creve Coeur but do not receive the services
- Provides the City with land use authority, including many areas on the north side of Olive Boulevard which would provide consistent planning and zoning within one jurisdiction for both sides of the Olive Boulevard corridor.

The total land area shown in the map plan is approximately 2,200 acres or 3.44 square miles. The land area within the current city limits is approximately 10.27 square miles.

Comprehensive Plan

The comprehensive plan, *Creve Coeur 2030*, delineates an unincorporated area for annexation that is north of the city limits between Creve Coeur and Maryland Heights. The northern limit extends to an Ameren utility right-of-way eastward to just north of “The J” campus. The total size of this area comprises 3.67 square miles and approximately 4,300 housing units.

The comprehensive plan identifies the benefits and challenges associated with annexation. The benefits include increase in county sales tax pool and property taxes. It would also diversify the housing stock and provide increased land use control on the north side of Olive Boulevard corridor, which is currently regulated by St. Louis County. The challenges with annexation include increase in the cost for municipal services including police, trash, streets, and code enforcement. In addition, there has been opposition to annexation in the past and this would be expected to continue.

Nonetheless, the plan recommends that the City pursue this large area for potential annexation in the map plan to the Boundary Commission.

Topics for Consideration

Staff would like to discuss the approach to this year’s map plan with the Commission in consideration of modifying the plan.

Some areas of discussion include:

- The likelihood for annexations within the next 5 years given that no annexations have occurred in Creve Coeur since the 1990's.
- No interest in annexations from residents or developers which suggests no demand.
- Surrounding areas are fully developed. Acquisition of property is difficult.
- The costs to provide municipal services associated with annexation compared to the additional revenues. The City provides special services, such as trash and recycling, leaf and limb pickup, at no cost to the residents but at significant extra expense to the City beyond traditional municipal services.
- The outcome of the recent annexation proposal by the City of Manchester which was defeated.



TO: Municipal Mayors, St. Louis County Planning Department and St. Louis County Municipal League

FROM: Michelle Dougherty, Executive Director *MD*

DATE: March 27, 2023

RE: Boundary Commission, St. Louis County's Five-Year Planning Cycle

The St. Louis County Boundary Commission will begin accepting map plan submissions on January 1, 2024 for the five-year cycle starting on that date. The final deadline for map plan submissions for the five-year cycle commencing on January 1, 2024 is July 1, 2024.

Each municipality located in St. Louis County, the chief elected official of St. Louis County, and any citizen group may present general maps of proposed boundary changes and proposed established unincorporated areas to the Commission for map plan review. Any citizen group submitting a proposed incorporation or established unincorporated area must, along with the map plan, include a petition signed by not less than five percent (5%) of the registered voters in the area affected by the proposal. A transmittal letter with the following information must also be supplied: the official name of the party submitting the map; designation by the party submitting map of a person, including title, address and telephone number, who will act on party's behalf; certification that the map represents the party's official map plan proposal is in conformance with the requirements of RSMo. §72.423.

The maps must be depicted with sufficient detail and accuracy to permit review and comment by the Commission. They may be submitted on paper AND digitally and the cost of the maps will be borne by the submitting party. Upon receipt, the Commission may request additional information regarding population, current housing unit counts, assessed valuation and land use of the area affected by map plans.

From August 1, 2024 to December 31, 2024 the Commission will solicit written comments on all map plans and will hold informational public hearings in or near affected areas. By April 1, 2025, the Commission may issue written comments regarding each proposed map plan.

These comments are designed to notify the proponents and opponents of any proposed map plan of the Commission's view of the merits or demerits of the map plan based upon policy considerations.

Not later than April 15, 2025, the submitting party may amend its map plan based on the public hearings or other comment. However, no such amendment can enlarge the area originally submitted, except for minor technical amendments necessary to address boundary issues. The map plan as submitted or as amended by April 15, 2025 will remain on file with the Commission and will be the limit of permissible boundary changes and established unincorporated area proposals until the next five-year planning cycle begins on January 1, 2030.

The Commission will begin accepting specific proposals for boundary changes and established unincorporated areas, consistent with the final map plan on file with the Commission, on April 15, 2025. All such proposals shall be submitted to the Commission no later than July 1, 2028.

The Commission's website allows for municipalities and St. Louis County to have a Municipality account. This account enables cities and St. Louis County to electronically transmit their map plan and any subsequent annexation proposals to the Boundary Commission. If you'd like to register your city for a Municipality Account, please complete and return the enclosed form identifying who in your organization will be the holder of the account. Or you can fill out the form online here - <https://forms.gle/a6xrzRXCXPQYhbv5>

There can only be one Municipality Account per city/county. Individuals can register for a user account and enjoy the benefits it offers. However only the Municipality Account can upload documents to the Commission. Municipalities are not required to have a Municipality Account to submit their map plan or annexation proposals but are encouraged to do so for convenience.

Enclosed for reference is a timeline of the five-year planning cycle. If you have any questions or desire additional information, please contact me at 314-863-3005.



Municipality and County – Boundary Commission Website User Registration Form

By filling out this form, the user will be registered with the Boundary Commission and will receive an email with a temporary password and instructions on how to upload proposals and map plans to the Boundary Commission website. By registering with the site, the user agrees to the Terms & Conditions of the website and being the point-person for Proposals and Map Plan uploads for the user's city or county.

City Name

Contact Name and Title

Contact Email

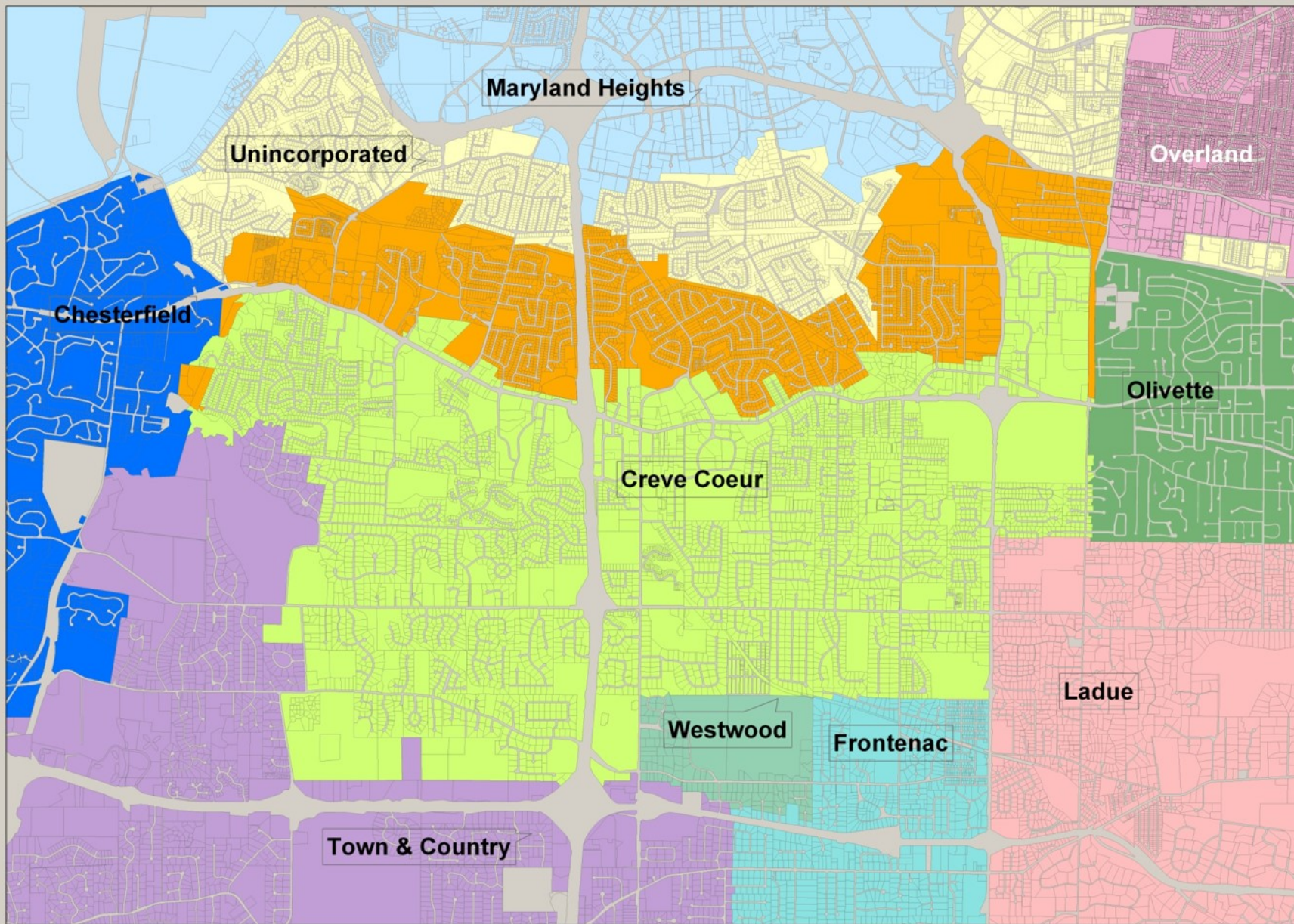
Contact Phone number.

Comments (optional)

225 S. Meramec Ave., Suite 821T | St. Louis, Missouri 63105
1314.863.3005 | Fax 314.863.3117
www.BoundaryCommission.com | info@BoundaryCommission.com

**BOUNDARY COMMISSION, ST. LOUIS COUNTY
FIVE-YEAR PLANNING CYCLE AND MAP PLANS (RSMo 72.423)**

TASK	2024		2025		2026	2028	2030
	Jan 1, 2024 to July 1, 2024	Aug. 1, 2024 to Dec. 31, 2024	Aug. 1, 2024, to April 15, 2025	April 1, 2025	April 15, 2025 to July 1, 2028	April 1, 2028	Jan 1, 2030 to July 1, 2030
Map Plan Submissions	↕						
Public Comment Period		↕					
Negotiations and Amendments		↕	↕				
Commission Comments Commission may make written comments on merits/demerits of the map plan by 4/1/25.				*			
Final Map Plan Map plans submitted or amended by 4/15/25 is limit of permissible boundary changes and unincorporated area proposals until 2030.				*	↕		
Submit Proposals Specific proposals (plans of intent) consistent with map plans on file can be submitted. <u>Last</u> submittal date is 7/1/28.						*	
End of 9 Month Review For Proposals Submitted 7/1/28.						*	
Proposals Expire Any proposal not approved by the commission by 1/1/30 expires.							*
Map Plan Submissions Five-year planning cycle commences							↕



0 1,320 2,640 5,280 7,920
Feet

 **Proposed Annexation Areas**

10.

Annexation Potential

North of the Creve Coeur corporate boundary is an isolated pocket of unincorporated St. Louis County, located between Creve Coeur and Maryland Heights to the north. Should the City wish, this is one of the few remaining opportunities for annexation and expansion for Creve Coeur.

Annexation provides both key benefits as well as challenges to Creve Coeur. Benefits include:

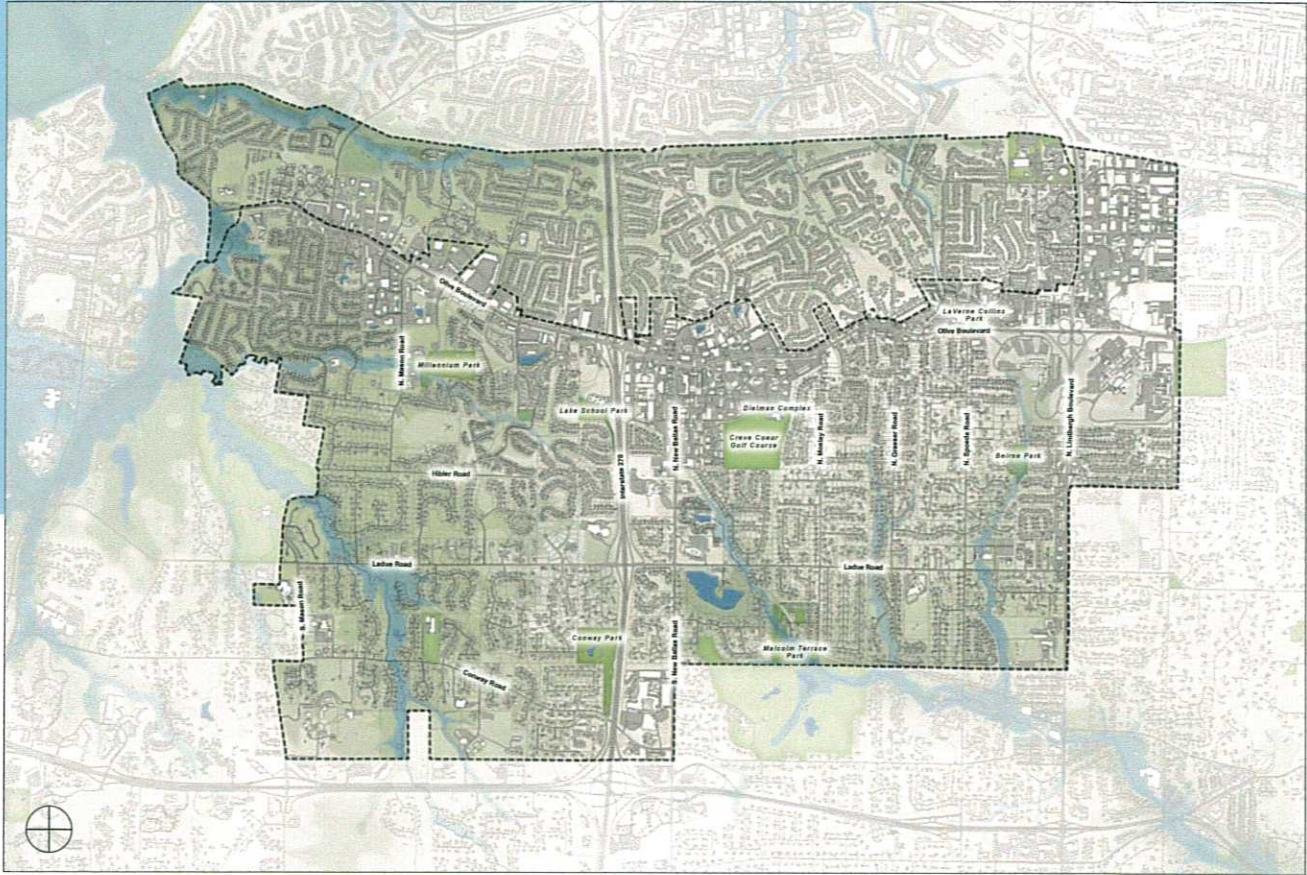
- » An increase in St. Louis County sales tax pool allocation, due to an increase in households;
- » Increased property tax revenue;
- » Diversification of housing stock (particularly smaller homes suited for younger population demographics—the segment that Creve Coeur currently lacks) through the annexation of existing neighborhoods;
- » Direct connection to the regional Centennial Greenway;
- » Increased control over the development of the Olive Boulevard corridor, due to both the north and south sides of Olive being located under the same jurisdiction; and

- » A more logical urban development pattern with Olive Boulevard—Creve Coeur's major commercial corridor—located in the middle, rather than on the edge of, Creve Coeur.

These benefits are not without particular challenges, however, including:

- » An increase in City administrative costs, including building inspection and code enforcement activities;
- » An increase in the cost of police services;
- » An increase in resident service costs, particularly trash pickup;
- » Increased capital improvement costs over time, dictated by the current conditions of existing infrastructure in the annexation area; and
- » Local opposition to annexation, both within the current boundaries of Creve Coeur and within the proposed annexation area.

In order for any annexation activities to proceed, a municipality must submit an annexation plan to the St. Louis County Boundary Commission. If a proposed annexation is not on file with the Boundary Commission, annexation of that area (or a portion of that area) cannot occur. Boundary Commission proposals are updated on a five (5) year basis. Therefore, to preserve options, it is beneficial to continue to submit such a proposal to St. Louis County.



4.14. POTENTIAL ANNEXATION AREA

As illustrated in **Figure 4.14**, a logical annexation area would extend north of the current corporate boundary to the Ameren utility right-of-way (ROW) immediately north of the Jewish Federation of St. Louis Millstone Campus. This ROW is the alignment for the Great Rivers Greenway Centennial Greenway, which when complete will link Creve Coeur Park and Forest Park, and the ROW provides an identifiable physical boundary.

This annexation area comprises approximately half of the area of unincorporated St. Louis County that is located between Creve Coeur and Maryland Heights, to the north. Extending this annexation area farther north is another potential option. While this Plan proposed a smaller area, this Plan would not oppose a larger annexation area if there were reasons to do so in the future.

This annexation area comprises 2,348 acres (approximately 3.67 square miles) and approximately 4,300 housing units. Additionally, this area includes the Jewish Federation of St. Louis Millstone Campus as well as Craig Elementary School, Ross Elementary School, and Fern Ridge High School. It is the recommendation of this Plan that, regardless of whether annexation is pursued, this annexation area be filed with the St. Louis County Boundary Commission in order to allow for potential annexation in the future.