



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 15, 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, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Christine Schuermann, Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. July 1, 2024 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. #24-002: Preliminary Plat for the Subdivision of a 3.1 Acre Lot at 350 South Mason Road into Three Lots within the A Single-Family Residential Zoning District**

Bill Simpson, of Banjak and Associates, has submitted a request for the preliminary plat approval to subdivide the property at 350 South Mason Road into three lots for three new homes. The total area of each lot is 52,275 square feet. The subject property is zoned A Single Family Residential, and no changes to the zoning district are being requested.



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WORK AGENDA

1. Joint Work Session Topics

PENDING APPLICATIONS

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.

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
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 1, 2024
6:00 P.M.

CALL TO ORDER

Mr. Wang: Meeting called to order at 6:00 p.m.

ROLL CALL

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

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Administrative Services Supervisor and Recording Secretary

ACCEPTANCE OF THE AGENDA

Ms. O'Brien moved to approve the agenda. Second by Ms. Hall. All in favor.

APPROVAL OF MINUTES

1. June 17, 2024 Planning and Zoning Commission Draft Meeting Minutes

Ms. O'Brien made a motion to approve the meeting minutes. Second by Ms. Hall. All in favor.

PUBLIC COMMENT

No one asked to speak.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application #24-002: Preliminary Plat for the Subdivision of a 3.6 Acre Lot at 350 South Mason Road into Three Lots within the A Single-Family Residential Zoning District

Request to Continue to the July 15, 2024 Planning and Zoning Commission Meeting Agenda
Motion made by Ms. O'Brien to continue this agenda item to the next meeting. Second by Mr. Buelter. All voted in favor.

2. Public Hearing. Application #24-016: Text Amendment To Sections 405.120 And 405.770.A.22 Of The Zoning Ordinance Regarding Site Coverage For Various Membership Organizations As Conditional Uses In Residential Zoning Districts



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Those wishing to speak were sworn in.

George Stock PE, Stock & Associates Consulting Engineers, Inc. on behalf of Tom Cummings, of the St. Louis Elks Lodge #9, 12481 Ladue Road, Creve Coeur MO 63141, has submitted an application for text amendments to the Zoning Ordinance, Section 405.470.A.22, Conditional Uses, Various Membership Organizations, to allow for a maximum site coverage of 50 percent for such conditional uses in residential districts. In addition, the text amendment would modify the Site Coverage definition in Zoning Ordinance Section 405.120 to exclude pool decks and plazas and outdoor recreational courts from the site coverage calculation.

Mr. Jaggi presented the text amendment application. Amendment affects 405.120 and 405.470 regarding requirements for conditional uses in the city. Site coverage is regulated by the Zoning Code and there are two distinct definitions for Single Family Residential and all others. Every zoning district in the city has requirements for site coverage. Site coverage is simply an expression of the area of improved surfaces on a property versus the areas that are not paved or contain buildings, driveways or parking lots. There are several exemptions to Single Family Residential. Site coverage limits vary in residential districts A through D from 25% up to 45%. In Commercial Districts the site coverage limit is 63% and can go up to 70% if the Planning and Zoning Commission approves a site coverage change. Industrial is 85%.

Issue: Zoning Code does not provide all types of non-single family residential uses that are allowed in residential districts with a conditional use permit to have a different site coverage allowance. If they are not specifically listed with a different coverage, they default to the residential standard which is 25% in A. Prior text amendments in 2016 and 2021 addressed this deficiency by allowing site coverage up to 50% for schools and religious institutions. At that time, we did not address any other non-residential uses.

The proposed amendment expands maximum site coverage up to 50% for "Various Membership Organizations" and these would still be conditional uses within residential areas. This would cover the Elks Club, Creve Coeur Racket Club and the Wednesday Club.

Proposed to amend site coverage definition for non-residential uses. Site coverage areas that get counted are areas covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation areas, pool decks and patios, outdoor recreation courts and unpaved buffer areas.

Ms. O'Brien asked if this would affect our setback guides and buffers?

Mr. Jaggi said no it would not affect the setbacks and buffers.

Mr. Jaggi continued his presentation. Comprehensive Plan and Analysis with Key Points: prior amendments for religious and educational uses recognize the need for a different standard for non-residential uses in residential districts. These have larger buildings, exterior activity spaces and parking needs.

Mr. Wang asked what about walkways to tennis courts.



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Mr. Jaggi said walkways do not count because they are pedestrian circulation.
Mr. Wang asked about parking on tennis courts.

Mr. Jaggi said that was the Creve Coeur Racquet Club and it is prohibited. However, for bigger events they are allowed to park on the lawn, not on the tennis courts. They committed to six events per year.

The applicant's representative, Mr. George Stock's company Stock and Associates Consulting Engineers stated he was engaged by the Elks Club to look at an addition. The Club is above the 25% site coverage mark. He recognized that there was a difference in the code with how membership organizations, churches and schools were able to operate.

Speaker Mr. Michael Schneitler of 12523 Trammel Court is a trustee of the Elks Lodge, and he has been a resident for 33 years. The Elks Club has been on its property since 1967. The organization has a long history and supports a Parkway North food pantry, Shop with a Cop, holds a sand volleyball tournament to benefit Backstoppers and supports a Jewish synagogue with reduced rates for their summer campers. The club has expanded membership and wants to have additional building improvements and add parking.

Speaker Mr. Todd Streiler of 12462 Cross Green Lane is a resident, and he is an officer of the Elks Lodge. It is a private organization that is diverse and includes women as members. It is a philanthropy with about 20 committees. He is a past member of the city's Planning and Zoning Committee and Board of Adjustment. He would like to put a facade on the Elks Lodge that would be commensurate with nearby properties.

Mr. Lumley offered exhibits into the record.

Motion by Ms. O'Brien to recommend approval of the text amendment to the City Council. Second by Ms. Hall. All voted in favor.

WORK AGENDA

No items

PENDING APPLICATIONS

Mr. Jaggi said that no applications have been submitted for the July 15 meeting. Mr. Jaggi would like to get a preliminary look at the topics to cover in the joint meeting with the City Council, but that could wait until first meeting in August.

Ms. O'Brien made a motion that original motion on moving Item 24-002 to the July 15 meeting may be modified at the discretion of staff and continued to the August meeting depending on if the applicant is ready. Second by Ms. Hall. All voted in favor.

DEPARTMENT REPORTS

Mr. Jaggi brought up the municipal boundary adjustment pending before Council and stated it was continued again. Developer and residents are working out tree issues. July 8 Council may be ready for a vote pending agreement of the parties.



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Overdue for appointment of Vice Chair. Mr. Buelter nominated Ms. O'Brien. Second by Ms. Richter. All voted in favor.

Mr. Lumley said that Town & Country did approve the boundary adjustment and rezoning. Mr. Jaggi said they are waiting for Creve Coeur's action before approving the subdivision.

ADJOURNMENT

Ms. O'Brien made a motion to adjourn. Second by Mr. Buelter. All voted in favor. Meeting adjourned at 6:35 p.m.

Submitted by:

Recording Secretary

Chair



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 #24-002: PRELIMINARY PLAT FOR THE SUBDIVISION OF A 3.1 ACRE LOT AT 350 SOUTH MASON ROAD INTO THREE LOTS WITHIN THE A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: **Monday, July 15, 2024**

LOCATION: 350 S. Mason Road. Zoned A Single-Family Residential District.

REQUEST: Bill Simpson, of Banjak and Associates, has submitted a request for the preliminary plat approval to subdivide the property at 350 South Mason Road into three lots for three new homes. The total area of each lot is 52,275 square feet. The subject property is zoned A Single Family Residential, and no changes to the zoning district are being requested.

ADDITIONAL INFORMATION: The property is located between two institutional uses in the "A" Single-Family Zoning District and because of this a 40-foot buffer applies to Lot D per Section 405.250(E)(4)(f). The three-lot subdivision will not include a road or common ground and access will be provided to each lot individually from South Mason Road.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?
- Does the subdivision meet the zoning district requirement?

Creve Coeur 2030 Comprehensive Plan References

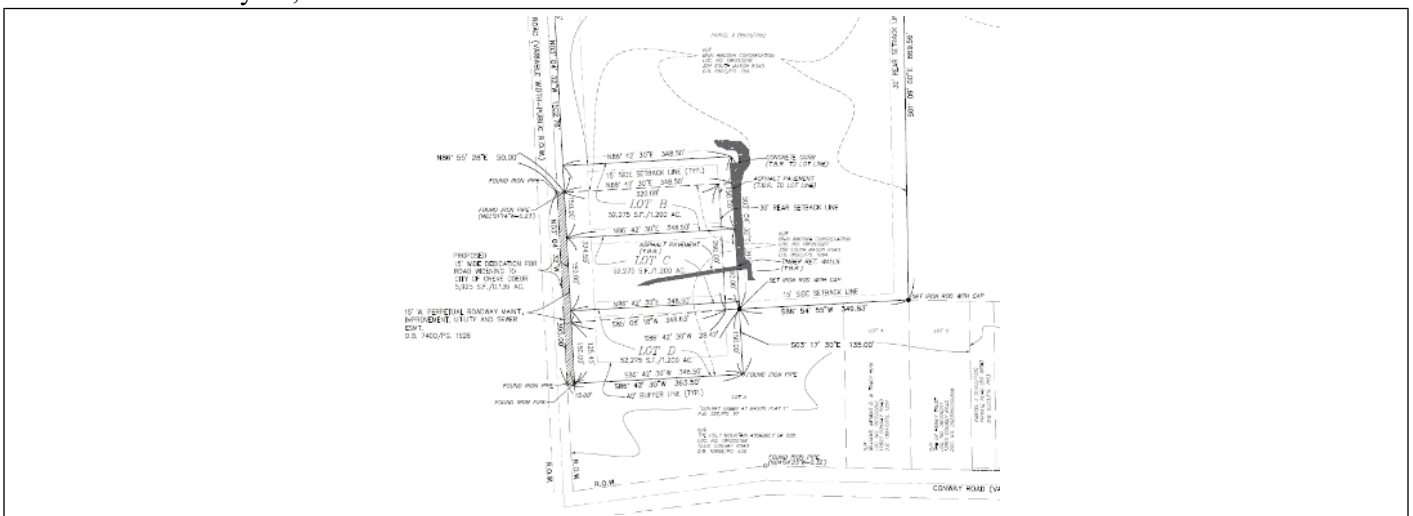
- Civic (CV)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential District
- Chapter 410: Subdivision and Development of Land

APPLICANT: William Simpson
Banjak and Associates, LLC
30 North Brentwood Boulevard
Clayton, MO 63105

OWNER: Congregation Bnai Amoona
7777 Bonhomme Ave, Ste 1910
St. Louis, MO 63105



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

DATE: 7/11/2024

ATTACHMENTS: Applicant's Materials Resubmitted 7/11/24

PROJECT BACKGROUND

Congregation Bnai Amoona at 324 South Mason Road plans to subdivide the adjacent lot addressed as 350 South Mason Road, which is currently undeveloped. The applicant plans to subdivide the property into 3 single family lots of 1.2 acres in size in the “A” Single-Family Zoning District. In order to achieve the 1-acre minimum size requirement for lots in the “A” zoning district, the applicant will also be adjusting the boundary between 324 South Mason Road and 350 South Mason Road to provide additional area for the lots. At this time, the applicant does not plan to develop the lots but instead intends to sell two of the lots to be developed at a later date and keep the lot closest to 324 South Mason Road to possibly develop themselves in the future. Due to the nature of the request with the applicant not planning to develop the lots themselves and instead planning to sell to a developer at a future date to develop the lots, the usual order for subdivision review and approval will be altered. Usually, the process is followed as laid out in Sections 410.090-410.140 of Chapter 410 Subdivision and Development of Land which is as follows:

1. Preliminary Subdivision Plat
2. Subdivision Improvement Plans
3. Final Subdivision Plat

In this case, the applicant will be submitting the Preliminary Subdivision Plat for review and approval at this meeting, then seeking approval of the Final Subdivision Plat to record at St. Louis County in order to sell the lots to a developer who will then have to come back before the Planning and Zoning Commission to seek approval of the Subdivision Improvement Plans before applying for a building permit for any construction. There may be more than one developer and the Subdivision Improvement Plans may be reviewed on an individual lot basis.

The applicant is seeking Planning and Zoning Commission review and approval of a Preliminary Plat with associated Boundary Adjustment for 350 South Mason Road into a 3-lot subdivision known as “BaCon Estates.”

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Congregation Bnai Amoona	A-Single Family Residential	N/A
South	Holy Mountain Assembly of God	A-Single Family Residential	NA
East	Congregation Bnai Amoona	A-Single Family Residential	N/A
West	Single Family Residences	City Limits of Town and Country	South Mason Road

ANALYSIS

Subdivision Layout

The property owner is seeking the approval of the preliminary plat for the subdivision of the 3.13-acre lot at 350 South Mason Road to include three single-family lots and associated boundary adjustment for 324 South Mason Road, shown as Lot A on the Preliminary Plat in order to accommodate the proposed 1.2 acres lots. All lots will be accessed individually and directly from South Mason Road. Section 410.220 Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the “A” Single-Family Residential District that requires a minimum lot area of 43,560 square feet, with a minimum lot width of 150 feet, and a minimum lot depth of 150 feet.

Below is the specific for each Lot:

Lot B	Lot C	Lot D
52,275 square feet	52,275 square feet	52,275 square feet
150 feet Lot Width	150 feet Lot Width	150 feet Lot Width
348.5 feet Lot Depth	348.5 feet Lot Depth	348.5 feet Lot Depth

The "A" Single Family District has a minimum front yard setback of 50 feet along any Street Frontage, 30 foot rear yard setbacks and 15 feet or 15% of the lot width, whichever is less for the side yard setback. All three lots are showing the required setbacks for all yards. Under Section 405.250(E)(4)(f), Lot D is subject to a 40-foot buffer yard along the eastern and southern lot lines due to its location abutting Holy Mountain Assembly of God, 12931 Conway Road, which is a conditional use in the "A" zoning district. Lots B and C are not subject to this buffer yard as Congregation Bnai Amoona is creating the lots within the existing boundaries of the property. A buffer yard of 25 feet shall be required on all sides that abut the single-family use, increased in 5-foot increments, up to a maximum of 50 feet, for each acre of the subject property, in this case making the buffer yard 40 feet. The buffer yard shall not contain any impervious surface and shall be landscaped and screened as deemed appropriate by the Planning and Zoning Commission. The preliminary plat includes the buffer yard of 40 feet on Lot D as well as a preliminary landscaping plan showing trees in the buffer yard and a note that states the buffer yard is to be landscaped and restricted from buildings or impervious surfaces.

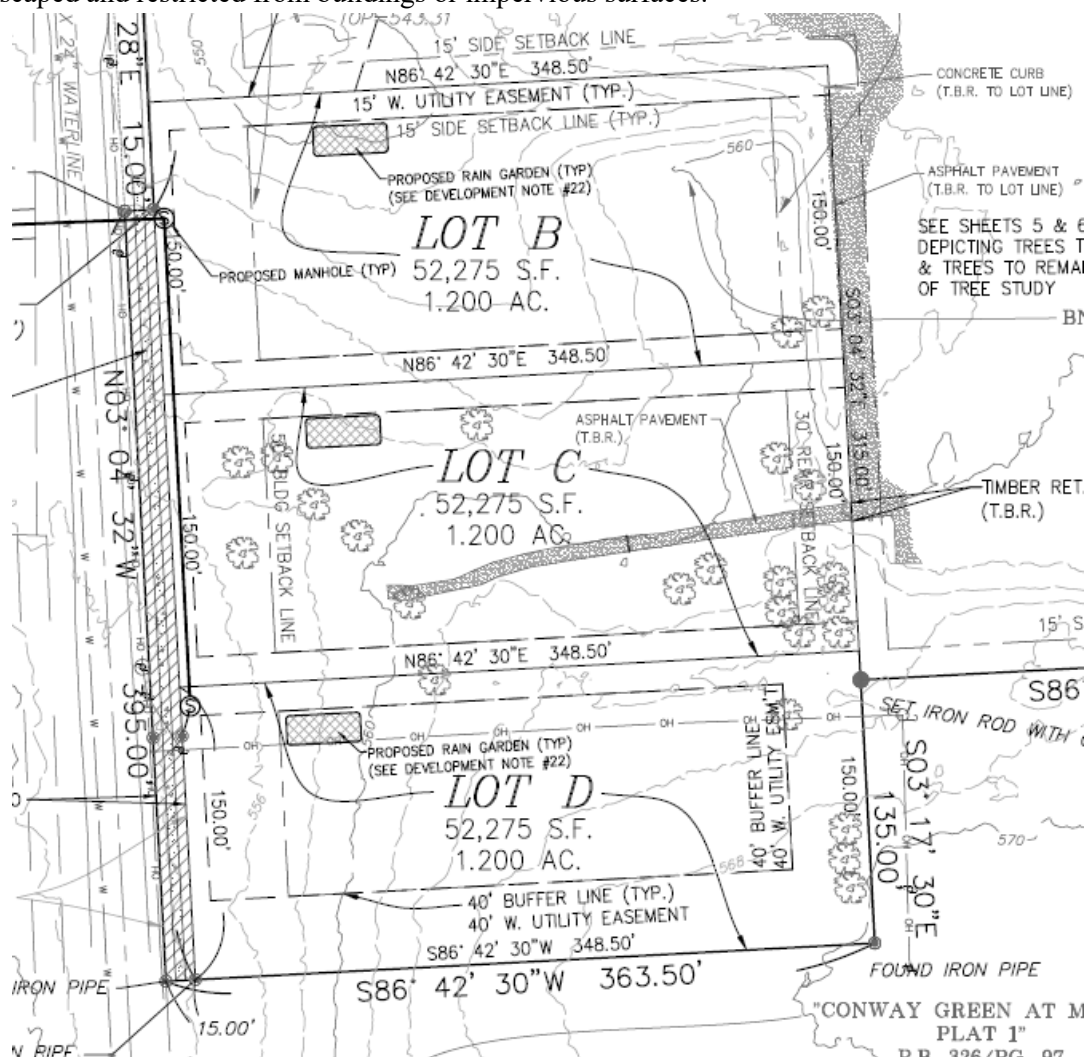


Figure 1: Close-up of the Applicant's Preliminary Plat of the three proposed lots.

Pedestrian Access

The Applicant has provided an easement for future 5-foot-wide sidewalks along the South Mason Road street frontages to connect to the existing sidewalk along the Bnai Amoona frontage. Section 410.250, Sidewalks, of the Subdivision Code requires that sidewalks be provided along the street frontages, and Section 405.240(B)(2) that requires the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

Tree Preservation

Section 410.320 *Tree Conservation*, requires that no more than 50% of the area of tree masses, and no more than 50% of six-inch caliper trees shall be proposed for removal. The Applicant's tree survey, prepared by a certified arborist indicates that there are 83 existing trees of six-inch diameter or larger, of which 60 trees were determined to be in poor condition or worse and 23 trees were determined to be in fair condition or better. According to Section 410.320(A)(1) *Tree Conservation*, "The removal of any trees that are hazardous, in poor condition, dead, diseased, or considered invasive by the Missouri Department of Conservation on private property as determined by a licensed landscape architect, architect, engineer or International Society of Arboriculture (ISA) certified arborist or other evidence as deemed credible by the City, is not subject to the requirements of this Section." Of the existing 23 trees in fair condition or better, none are proposed for removal meaning that 100% of all viable trees are to remain at this time. Staff conducted a site visit to review the trees proposed for removal and generally agrees with the assessment of the health of the trees outlined in the Tree Study. It is anticipated that the tree survey will have to be amended on a per lot basis and submitted with the improvement plans once the lots have been sold and planned for development.

Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. The Applicants have added a note on page 6 of the tree study stating that the street tree placements are subject to the improvement plans for each individual lot to be submitted at a future date.

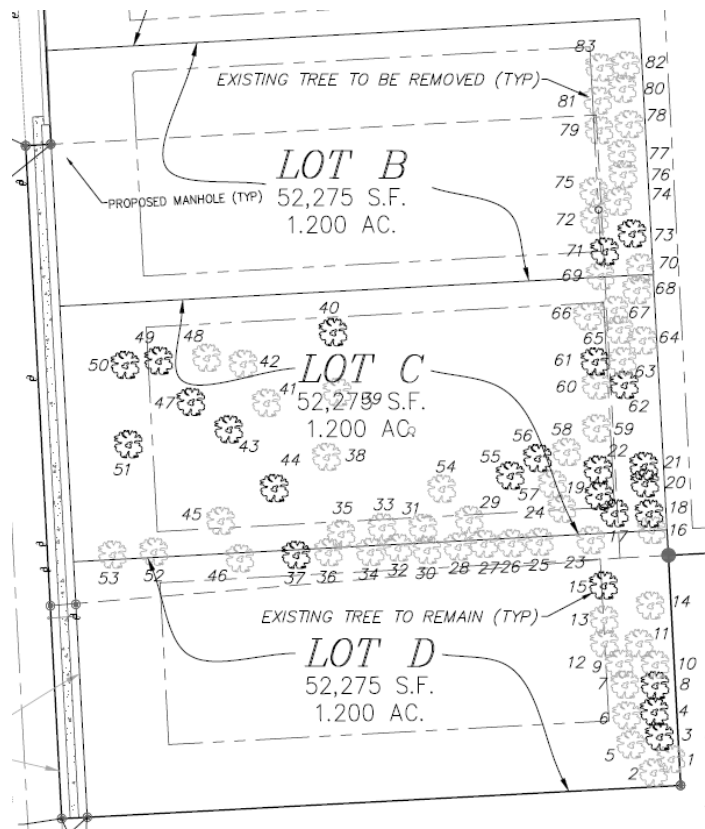


Figure 2: Close-up of the Applicant's Tree Survey of the three proposed lots.

Stormwater Drainage and Sanitary Sewer Connections

Per Section 410.260, every land development or subdivision shall make adequate provision to accommodate or dispose of stormwater by means of drains, detention storage areas, sewers, catch basins, culverts and other facilities per the requirements of Chapter 425 of the Creve Coeur Municipal Code. The applicant has indicated that the natural drainage pattern of Lots B, C, and D drains to an existing swale along north line of property to existing corrugated metal pipe outlet which drains to the existing detention area on Lot A. As noted, existing detention basin on Lot A may need to be modified as necessary to provide MSD stormwater flood protection volume and channel protection requirements for additional impervious surfaces added as a result of the development of Lots B, C, and D. An easement has been provided on Lot A to accommodate the storm water runoff from the developed lots once they are separated from Bnai Amoona's ownership. Each new lot is shown with a rain garden for water quality purposes to be provided for each lot individually at time of development to satisfy MSD requirements.

The existing gravity sewer proposed to service the sanitary sewers for Lots B, C, and D has been shown on the plat and is across South Mason Road in Town and Country. There does not appear to be an existing easement that extends to the right-of-way of Mason Road in order for the lots to connect to it and the applicant has included a possible easement location on Lots 1 and 2 across South Mason Road in Town and Country that will need to be secured by the developer before the lots can be developed. There is another option to the north that can be accessed through the right-of-way on Ridgecreek Road as well.

The Public Works department has reviewed the details provided and agreed that they meet the requirements of Section 410.110.

CONCLUSION AND ACTION

Review of a preliminary plat is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the "A" Single Family Residential District, subject to the following suggested conditions of approval:

1. A final plat shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.
2. Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission before any building permits are approved for Lots B, C, and D.

Action on this item will be in the form of a motion for approval as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

"I move to approve BaCon Subdivision preliminary plat with the conditions outlined in the staff report for the subdivision at 350 South Mason Road as shown in the Preliminary Plat, received July 15, 2024, as part of Application #24-002. (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Final Plat for Planning and Zoning Commission review and approval by the City Council. The Subdivision Improvement Plans will be submitted at a later date once the lots have been sold for development and will be subject to the conditions listed above.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

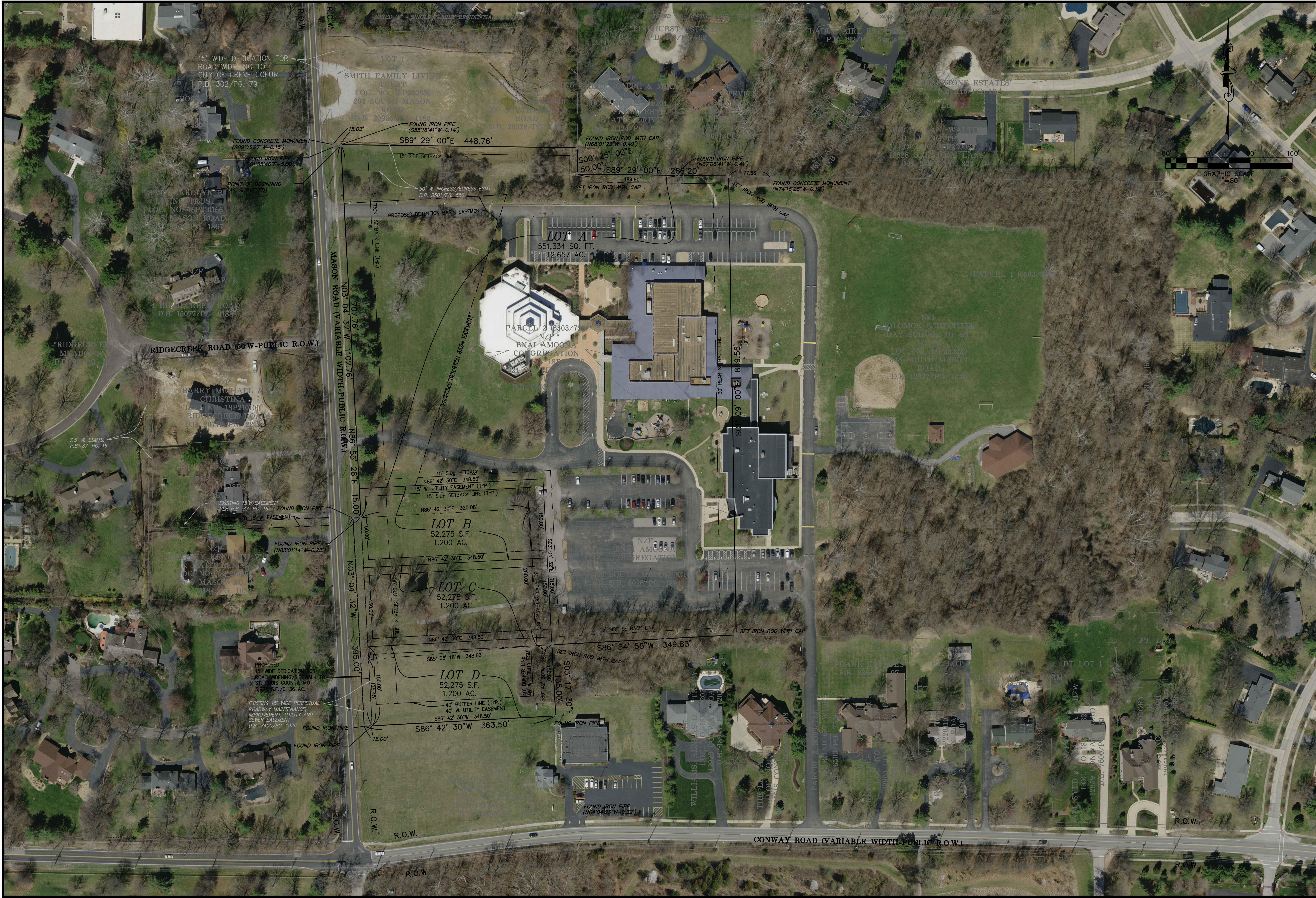
Included and attached by reference. See body of report for specific excerpts.

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

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

APPENDIX 4: AERIAL PHOTO





03/15/2024

RESUBMITTAL COMMENTS

04/26/2024

RESUBMITTAL COMMENTS

07/01/2024

ADDRESSED CITY COMMENTS

THD DESIGN GROUP, INC.

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148 CHESTERFIELD INDUSTRIAL BLVD STE E, CHESTERFIELD, MO 63005

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FAX 636-294-3027

WEB: THDGROUP.COM

Corporate Certificate of Authority #2011004412

BaCon Estates

PRELIMINARY PLAT

PRELIMINARY PLAT - 80 SCALE

STATE OF MISSOURI

ROBERT S. TIEMANN

NUMBER

PE-201601308

PROFESSIONAL ENGINEER

Date: Jul 11, 2024

Robert Tiemann

License No. PE-201601308

Civil Engineer

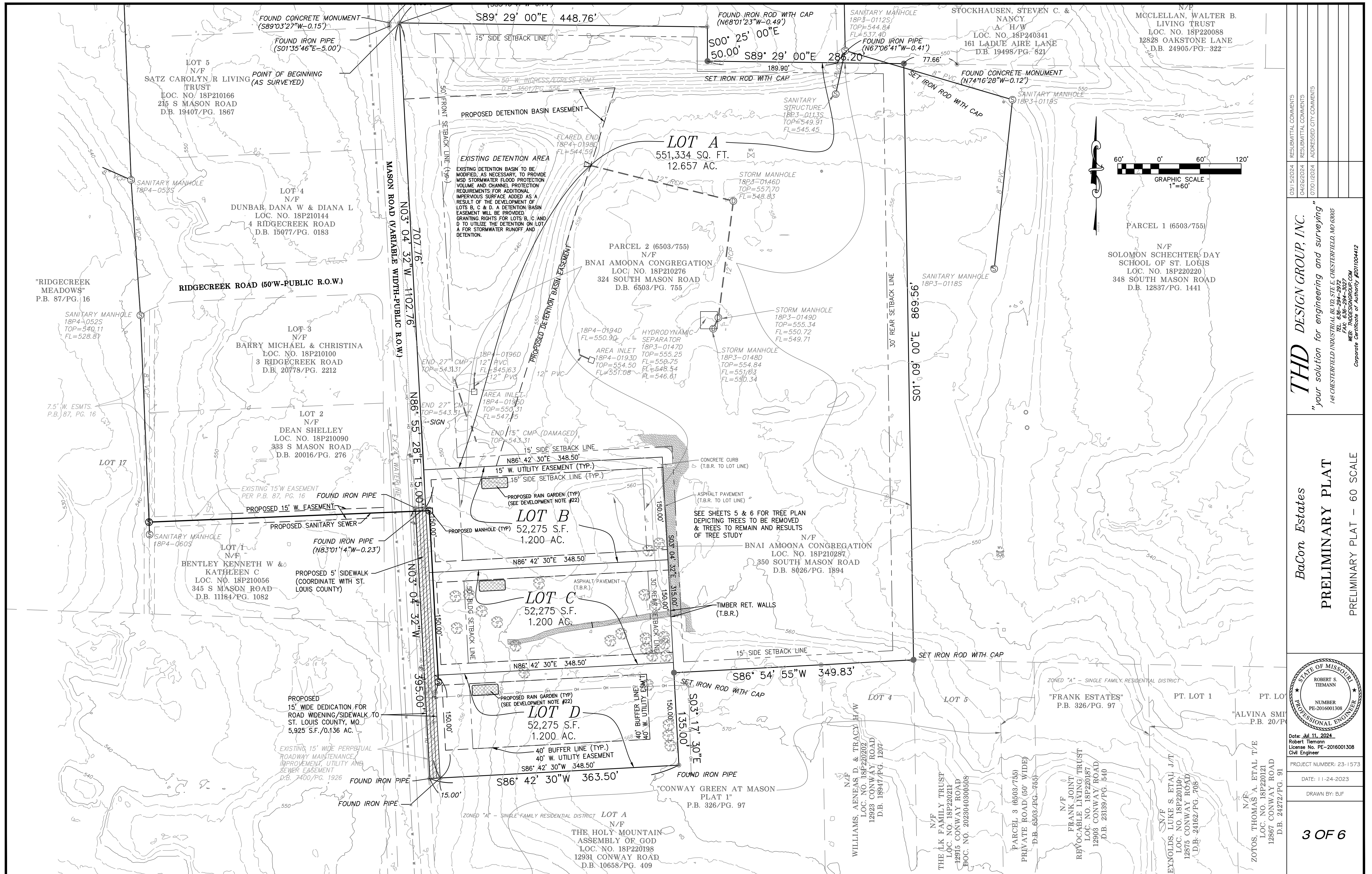
PROJECT NUMBER: 23-1573

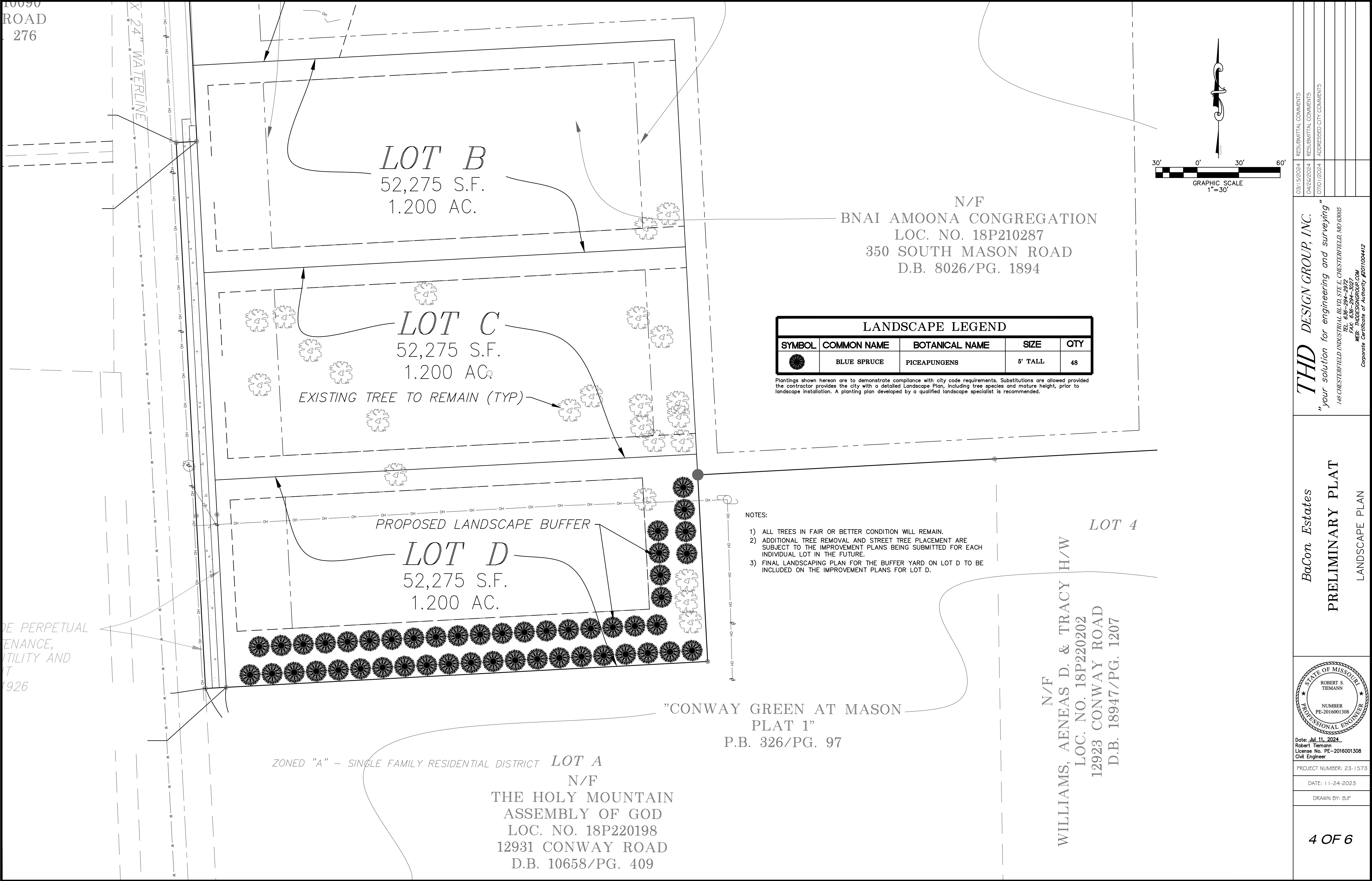
DATE: 11-24-2023

DRAWN BY: BJF

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03/15/2024
04/26/2024
07/01/2024

RESUBMITTAL COMMENTS
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ADDRESSED CITY COMMENTS

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Corporate Certificate of Authority #2011004412

BaCon Estates
PRELIMINARY PLAT
LANDSCAPE PLAN

STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER
PE-2016001308
PROFESSIONAL ENGINEER

Date: Jul 11, 2024
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 23-1573

DATE: 11-24-2023

DRAWN BY: BJF

4 OF 6

TREE CENSUS

Tree #	Species	DBH (in.)	Condition G= Good; F= Fair P= Poor; D= DEAD	R = remain TBR = to be removed	Replacement Trees (Quantity.)	NOTES
1	Black Walnut	11	P	TBR	0	Starting point for tree census: far southeast corner of property (southeast corner of "D" lot) and tallied trees in succession in a west to north direction.
2	Black Walnut	14	P	TBR	0	Volunteer trees, covered in vines
3	Hackberry	8	F	R	-	
4	Black Cherry	6	F	R	-	
5	Black Walnut	10	P	TBR	0	Covered in vines
6	Black Walnut	11	P	TBR	0	Covered in vines
7	Red Mulberry	12	D	TBR	0	Tightly spaced tree thicket
8	Black Walnut	12	F	R	-	Covered in vines
9	Black Walnut	11	F	R	-	
10	Black Walnut	9	P	TBR	0	
11	Black Walnut	12	P	TBR	0	Covered in vines
12	Black Walnut	11	P	TBR	0	Covered in vines
13	Black Walnut	13	P	TBR	0	
14	Black Walnut	15	P	TBR	0	Leans east
15	Black Cherry	9	F	R	-	Last tallied tree on "Lot D"

Tree #	Species	DBH (in.)	Condition G= Good; F= Fair P= Poor; D= DEAD	R = remain TBR = to be removed	Replacement Trees (Quantity.)	NOTES
16	Red Mulberry	9	P	TBR	0	Pink survey flag on tree limb. Began tree tally at far southeast corner for "Lot C".
17	Black Walnut	9	F	R	-	East property boundary
18	Pin Oak	6	G	R	-	
19	Black Walnut	11	F	R	-	
20	Black Walnut	12	F	R	-	
21	Hackberry	20	F	R	-	
22	Pin Oak	12	F	R	-	
23	Red Mulberry	15	P	TBR	0	All trees tallied growing in a thicket running from east to west and shared with "Lot D" very near overhead utility wires.
24	Box Elder	9	P	TBR	0	" "
	Box Elder	9	P	TBR	0	" "
26	Black Walnut	13	P	TBR	0	" "
27	Silver Maple	23	P	TBR	0	" "
28	Black Walnut	9	P	TBR	0	" "
29	Silver Maple	11	P	TBR	0	" "
30	Silver Maple	10	P	TBR	0	" "

Tree #	Species	DBH (in.)	Condition G= Good; F= Fair P= Poor; D= DEAD	R = remain TBR = to be removed	Replacement Trees (Quantity.)	NOTES
31	Black Cherry	9	P	TBR	0	" "
32	Black Locust	14	P	TBR	0	" "
33	Black Locust	24	P	TBR	0	
34	Black Locust	16	P	TBR	0	
35	Red Elm	9	P	TBR	0	" "
36	Black Cherry	8	P	TBR	0	
37	Black Walnut	27	F	R	-	
38	Black Locust	39	D	TBR	0	Hazardous, decayed
39	Black Locust	26	D	TBR	0	Hazardous, decayed
40	Red Oak	29	F	R	-	Nice shade tree
41	Silver Maple	28	D	TBR	0	Hazardous, decayed
42	E. Red Cedar	22	P	TBR	0	Numerous deadwood, trunk cavities
43	Sweetgum	26	F	R	-	Fair shade tree
44	Redbud	13	F	R	-	
45	Silver Maple	32	D	TBR	0	Hazardous, decayed

Tree #	Species	DBH (in.)	Condition G= Good; F= Fair P= Poor; D= DEAD	R = remain TBR = to be removed	Replacement Trees (Quantity.)	NOTES
46	Hackberry	31	P	TBR	0	Multi-stemmed
47	Pin Oak	41	F	R	-	Mature shade tree
48	White Spruce	13	P	TBR	0	
49	Tulip Tree	40	F	R	-	Mature shade tree
50	Sweetgum	37	F	R	-	Mature shade tree
51	Sweetgum	22	F	R	-	Mature shade tree
52	Silver Maple	37	P	TBR	0	Decayed base of trunk
53	Black Cherry	35	D	TBR	0	Hazardous, decayed
54	Black Locust	12	P	TBR	0	
55	Black Walnut	21	F	R	-	
56	Siberian Elm	13	F	R	-	
57	Black Locust	12	P	TBR	0	
58	Black Locust	11	P	TBR	0	
59	Black Locust	12	P	TBR	0	
60	Siberian Elm	21	P	TBR	0	

Tree #	Species	DBH (in.)	Condition G= Good; F= Fair P= Poor; D= DEAD	R = remain TBR = to be removed	Replacement Trees (Quantity.)	NOTES
61	Red Elm	7	G	R	-	Young immature shade tree.
62	Black Cherry	9	F	R	-	
63	Red Elm	9	P	TBR	0	
64	Siberian Elm	8	P	TBR	0	
65	Red Elm	13	P	TBR	0	
66	Black Locust	12	P	TBR	0	
67	Black Locust	10	P	TBR	0	Began tree tally at far southeast corner for "Lot B".
68	Black Locust	11	P	TBR	0	
69	Black Locust	12	D	TBR	0	
70	Red Elm	11	P	TBR	0	
71	Red Elm	12	P	TBR	0	
72	Black Locust	12	P	TBR	0	
73	Silver Maple	10	P	TBR	0	
74	Black Locust	11	P	TBR	0	
75	Black Locust	10	P	TBR	0	

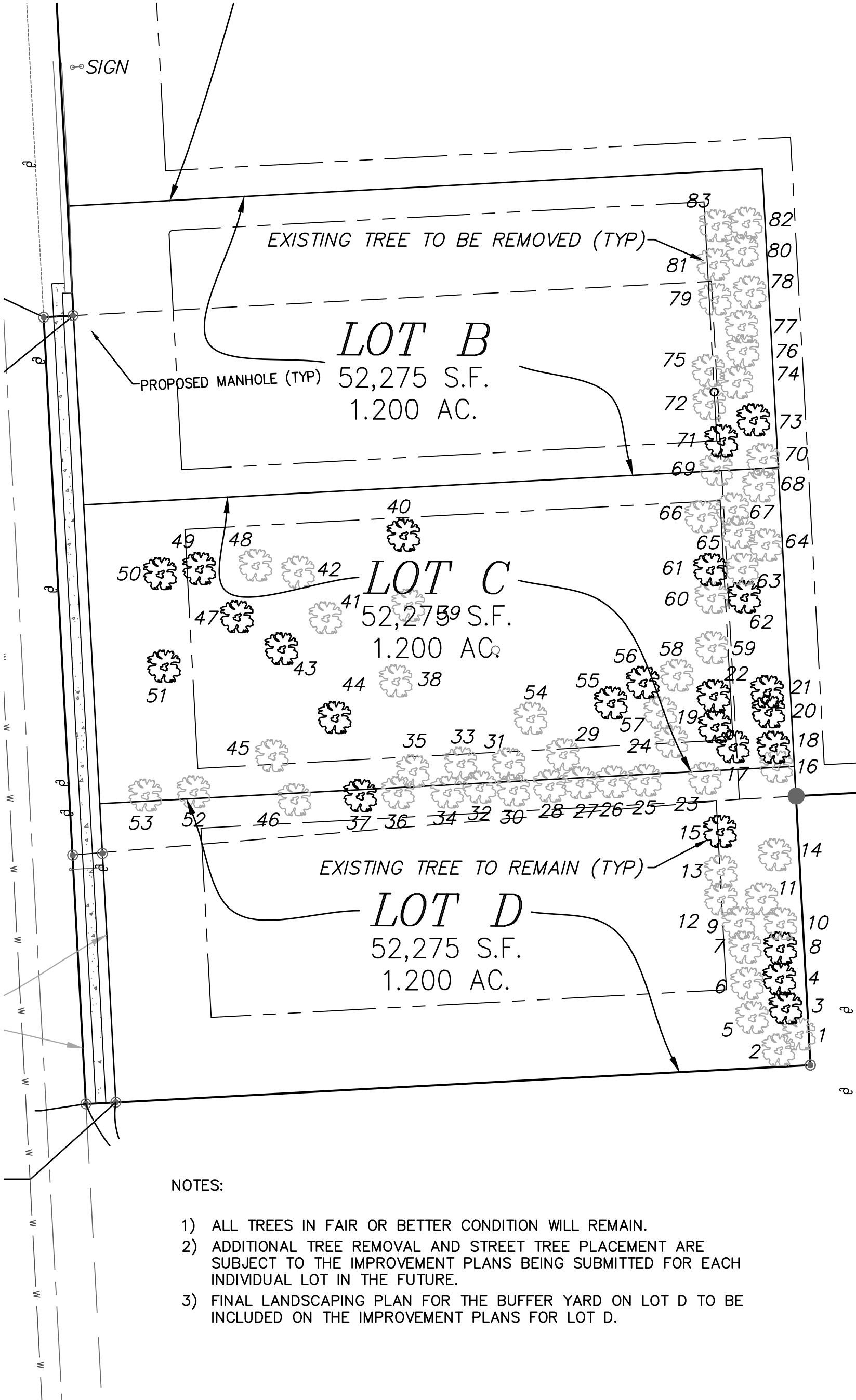
Tree #	Species	DBH (in.)	Condition G= Good; F= Fair P= Poor; D= DEAD	R = remain TBR = to be removed	Replacement Trees (Quantity.)	NOTES
76	Red Elm	12	D	TBR	0	
77	Silver Maple	10	P	TBR	0	Storm damage, vines
78	Black Locust	9	D	TBR	0	
79	Black Locust	10	D	TBR	0	
80	Black Locust	8	P	TBR	0	Storm damage, vines
81	Black Locust	11	P	TBR	0	Storm damage, vines
82	Siberian Elm	10	P	TBR	0	Storm damage, vines
83	Red Elm	8	P	TBR	0	Completed tree tally and inventory.

CATEGORY GRAND TOTALS:
worse) = 60 trees (72%)

To Be Removed (in Poor condition or

Remain (in Fair condition or better) = 23
trees (28%)

*100% OF TREES IN FAIR OR BETTER CONDITION WILL REMAIN.



NOTES:

- 1) ALL TREES IN FAIR OR BETTER CONDITION WILL REMAIN.
- 2) ADDITIONAL TREE REMOVAL AND STREET TREE PLACEMENT ARE SUBJECT TO THE IMPROVEMENT PLANS BEING SUBMITTED FOR EACH INDIVIDUAL LOT IN THE FUTURE.
- 3) FINAL LANDSCAPING PLAN FOR THE BUFFER YARD ON LOT D TO BE INCLUDED ON THE IMPROVEMENT PLANS FOR LOT D.

RESUBMITTAL COMMENTS
03/15/2024
RESUBMITTAL COMMENTS
04/26/2024
RESUBMITTAL COMMENTS
07/01/2024

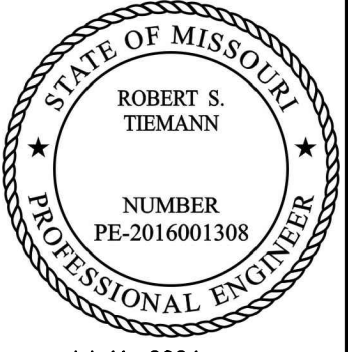


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314-725-6159
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BaCon Estates

PRELIMINARY PLAT

TREE STUDY



Date: Jul 11, 2024
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 23-1573

DATE: 11-24-2023

BY: BD

6 OF 6

Page 18 of 21



Bethany Moore <bmoore@crevecoeurmo.gov>

350 South Mason Road

2 messages

Ashley Oertli <ashley.oertli@gmail.com>

Wed, May 1, 2024 at 7:46 AM

To: bmoore@crevecoeurmo.gov

Cc: Wes Oertli <wes.oertli@gmail.com>

As the President of the HOA at Conway Estates, located just across the street from the proposed development, I want to extend a warm welcome to any new single-family homes in our neighborhood. However, there are a few concerns we would like to discuss and address. Additionally, I kindly request to be kept informed about any future communications regarding this development, as I only learned about it through word of mouth.

Storm Water Runoff: We've been experiencing water issues with our houses, and we've previously approached MSD about them. Adding any impervious surface above grade to our homes will exacerbate the situation. It's crucial for MSD to acknowledge and resolve this issue promptly with the new houses.



Road Widening: What is the rationale behind widening Mason Road at just a limited area? Currently, the road sees high-speed drivers and lacks sufficient sidewalks. Unless the purpose of widening includes adding sidewalks and/or bike lanes to enhance safety, I fail to see the necessity for this project. Given the numerous schools nearby, children often walk along the road due to the absence of sidewalks, posing significant safety concerns. I've already raised this matter with Town & Country for our side of the street, and they are currently assessing the possibility of adding sidewalks up to Whitfield School. However, there remains a lack of infrastructure on the other side of the street where the new houses are planned, including at Whitfield School.

Houses being built: I aim to ensure that the new houses meet the high standards typical of our neighborhood. Given the quality of our area, it's essential that these houses contribute positively to our property values rather than detract from them. Is it possible for myself to receive conceptual ideas on these houses?

Trees: I've noticed they've mentioned removing numerous dead trees. Please proceed with that! They're quite an eyesore.

Thank you,

Ashley Oertli

Bethany Moore <bmoore@crevecoeurmo.gov>
To: Ashley Oertli <ashley.oertli@gmail.com>
Cc: Wes Oertli <wes.oertli@gmail.com>

Wed, May 1, 2024 at 1:57 PM

Ashley,

Thank you for your comments. I will make sure to pass them on to the Planning and Zoning Commission. This item has been moved to the June 3rd meeting date. I would suggest checking our "Current Planning Projects" page on our website as it has the most up to date information about our projects. We will be updating it closer to the meeting date.

I am not aware of any road widening being done and it is not associated with this project. South Mosley Road is maintained by St. Louis County and not the City of Creve Coeur.

It is our understanding that the applicant only wishes to prepare the lots to be built on and then sell the lots to a developer who will do this. We do not have any elevations as they are not proposing to build the houses themselves. We are confirming this with the applicant.

Thanks!

[Quoted text hidden]



Bethany L. Moore, AICP

City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141
314-442-2087

www.crevecoeurmo.gov



MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: July 15, 2024

Subject: Joint Work Session Topics

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

Attachments: None

A joint work session is scheduled with the Planning and Zoning Commission and City Council for Monday, August 26th. To prepare for this work session, staff would like to discuss future topics with the Commission.

The following topics have been identified by staff:

- **Fence Code.** Review the current requirements for residential fences and determine if changes should be made. These changes might include additional front yard fence types that could be approved by staff without Commission review or additional criteria included in the code for the Commission to consider when reviewing requests for front yard fences.
- **Accessory Structures.** Review the recently adopted revisions for accessory structures to determine if general language for these buildings over a certain size should match or be complementary to the primary dwelling.
- **Comprehensive Plan Review.** The comprehensive plan, Creve Coeur 2030, was adopted by the Commission in 2017. It is time to perform a thorough review of the recommendations of the plan, what has been accomplished to date, and what remains to be implemented. This review could also identify areas of the plan that are outdated and are in need of updating. Note, the need for this review would be presented at the joint work session for discussion. The review itself would be through a series of meetings with the Commission.
- **East Olive Corridor.** Staff and the Commission held several work sessions on zoning updates for the East Olive Corridor after the adoption of the comprehensive plan. With the proximity of Olia Village as a regional mixed-use development, the City should consider resuming the study of this corridor that would ultimately lead to updates to the zoning ordinance.

Staff is requesting discussion of these items and identification for any additional topics to be included for the August 25th joint work session.