



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 3, 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 15, 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. **Public Hearing. Application #24-020: An Amendment to an Existing Conditional Use Permit for the DeSmet Jesuit High School Located at 233 North New Ballas Road**

Nicolas Kattentidt, architect with Hastings and Chivetta Architects, on behalf of DeSmet Jesuit High School, has submitted a conditional use permit amendment application to allow a middle school component to the school campus that would add a maximum of 120 additional students within the existing building. No new buildings or exterior changes are proposed. Elementary and Secondary Schools (NAICS



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611110) require a conditional use permit in residential zoning districts with review and recommendation by the Planning and Zoning Commission and final approval by the City Council.

2. Public Hearing. Application #24-022: An Amendment to an Existing Conditional Use Permit for the Drury Inn Hotel Located at 11980 Olive Boulevard

Charles Drury III, of Drury Development Corporation, has submitted an application for an amendment to the conditional use permit with accompanying site development plan for revisions to the exterior of the existing Drury Inn and Suites, 11980 Olive Boulevard within the “CB” Core Business zoning district. The hotel will be renovated with an updated exterior façade corresponding with a conversion of the property to a Drury Plaza Hotel. No changes to the operational aspects for the hotel are proposed. Hotels (NAICS 721110) require a conditional use permit with review and recommendation by the Planning and Zoning Commission and final approval by the City Council.

3. Application 24-019: Site Development Plan for a Fence Along Hibler Road Right-of-Way for the Property Addressed as 12590 Hibler Woods Drive

David McDonald, of CMac Development, has submitted an application on behalf of the homeowner for a 4.5 foot (54”) tall, black aluminum fence, on the rear property line, adjacent to street right-of-way for Hibler Road. The subject property is zoned B Single Family Residential. The City of Creve Coeur’s Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

4. Application 24-021: An Application for a Minor Site Plan for Exterior Alterations to the Property Addressed as 1260 Andes Boulevard

Julie Brandenburg, of ISC Contracting, has submitted an application for a Minor Site Plan for 1260 Andes Boulevard, in the “GC” General Commercial zoning district, in order to renovate the building for their use. The project includes exterior changes to the building, and new landscaping. Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a



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building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

WORK AGENDA

PENDING APPLICATIONS

DEPARTMENT REPORTS

East Olive Indentures

Cancellation of Oct. 7 Meeting

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: _____



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



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JULY 15, 2024
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall (arrived
at start of new business)
Mr. Larry Potashnick - absent
Ms. Marjorie Richter
Mr. AJ Wang - absent
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, Recording Secretary and Administrative
Services Supervisor

ACCEPTANCE OF THE AGENDA

Motion by Ms. O'Brien to accept the agenda, second by Ms. Richter. All voted in favor.

APPROVAL OF MINUTES

Motion by Ms. O'Brien to approve the July 1, 2024 minutes. Second by Ms. Richter. All voted in favor.

1. July 1, 2024 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

No public comments

UNFINISHED BUSINESS

NEW BUSINESS

1. #24-002: Preliminary Plat for the Subdivision of a 3.1 Acre Lot at 350 South



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Mason Road into Three Lots within the A Single-Family Residential Zoning District

Ms. O'Brien recused herself due to a conflict of interest. Ms. O'Brien left the dais and sat in the audience. Meeting paused by Ms. LaBonte at 6:05 p.m. while waiting for Ms. Hall to arrive. Ms. Hall arrived at 6:06 p.m. and meeting was called back to order by Ms. LaBonte.

Hershey Feldstein, 324 South Mason Road, is a Board of Trustees member of B'Nai Amoona Synagogue. He gave a presentation about the unused acreage at the synagogue. About two years ago, there was a suggestion to partition the extra property into three parcels. The plan is to sell two of the three parcels, and these would become taxable land. No variances or encroachments are requested for these parcels. The synagogue is not developing or improving the parcels; the synagogue is only marketing and selling the property. The Subdivision Improvement Plan will be created by the developer.

Ms. Moore gave the City's presentation. The lots will be 1.2 acres each and the minimum in A Zoning District is 1.0 acre. Preliminary Plat Approval is sought tonight for the subdivision of a 3.1 acre lot at 350 South Mason Road into three lots. It will be known as BaCon Estates. Final Plat Approval will be sought at a later date. The properties will be accessed directly from South Mason Road. The developer will apply for Subdivision Improvement Plan Approval before they get permits to build the new houses.

Ms. LaBonte asked about the property line being close to an adjacent church.

Ms. Moore said that there is a 40 foot buffer on Lot D with that building because when it is adjacent to residential there must be a buffer. Additional landscaping will be used in the buffer area. There cannot be any impervious surfaces in the buffer. Rain gardens are shown on each of the properties and there is an easement for the runoff detention basin on B'Nai Amoona's existing site.

Ms. LaBonte asked about email from a nearby neighbor.

Ms. Moore is not sure which home that neighbor lives in, but she does live in subdivision across the street.



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Ms. Moore said that sidewalks will be on South Mason Road. There is a Tree Conservation Plan. There are 83 existing trees on the site of 6 inch or greater diameter. 23 trees will remain. 60 were found to be in poor condition by a landscape architect. Ms. Moore could see the condition of the trees when she visited the site.

There were several dead trees and other trees choked with vines. Those trees did not look very healthy per Ms. Moore. 0% of the viable trees are being removed at this time. The Tree Conservation Plan will need to be updated in the future with the Subdivision Improvement Plan.

Ms. Moore said that the Conditions of Approval area:

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.

Mr. Buelter asked about the property lines for Lots B and C running into the parking lot of the church. It's mostly on B.

Ms. Moore will have the engineer answer that question.

Mr. Gabe Dubois, civil engineer with THD Design Group, spoke about the project. There is a small portion of pavement that will be removed from the parking lot and the owner is ok with that. MSD flood protection and channel protection will be needed on this project. There will be rain gardens on each property that flow into a stormwater detention area.

Ms. LaBonte said it looks like stormwater flows west from the property into the other neighborhood.

Mr. Dubois said that will be addressed.

No public comments.

Motion made by Mr. Buelter to approve BaCon Subdivision's Preliminary Plat subject to staff's proposed conditions and second by Ms. Richter. All voted in favor by roll call vote.

Ms. O'Brien came back to the dais to re-join the meeting.



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WORK AGENDA

1. Joint Work Session Topics

On August 26 there will be a Joint Session with the City Council.

Mr. Jaggi brought up possible topics to work on at the Joint Session: fence code, accessory structures and the comprehensive plan itself. The plan is several years old, and it would be a good opportunity to review some of the items we have achieved with that plan and see if there are any items we need to review. The whole plan won't be reviewed at the Joint Session.

East Olive Corridor in light of redevelopment of Olia Village project is another item to review.

Ms. LaBonte asked about accessory structures and moving some language under commercial structures that she would like moved up higher.

Mr. Jaggi said that this could be addressed and discussed what would be amended to address that.

Mr. Buelter asked about AirBNB and VRBO rentals.

Mr. Jaggi said that it requires a minimum of two nights for rentals. He said that a resident had been renting their swimming pool on Swimply, the Police spoke with the resident to tell them pool rentals are not allowed, and this was stopped.

Ms. O'Brien asked about adding discussion of Creve Coeur and walkable city plans and trails and if Old Olive is part of the East Olive plan.

Mr. Jaggi said that Old Olive is part of the 39 North plan.

Ms. Richter asked about the annexation map.

Mr. Jaggi said nothing further has happened since it was submitted to the Council and the Boundary Commission. A presentation to the Boundary Commission is anticipated.

Mr. Jaggi will put together the items for the August 26 meeting.



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PENDING APPLICATIONS

Mr. Jaggi said that there are no pending applications so the August 5 meeting may be canceled. Ms. Richter nominated Mr. Buelter to chair the August 19 meeting and seconded by Ms. Hall. All voted in favor.

DEPARTMENT REPORTS

Nothing further per Mr. Jaggi.

ADJOURNMENT

Meeting adjourned at 6:39 p.m.

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-020: AN AMENDMENT TO AN EXISTING CONDITIONAL USE
PERMIT FOR THE DESMET JESUIT HIGH SCHOOL LOCATED AT 233
NORTH NEW BALLAS ROAD

FOR THE MEETING OF: Tuesday, September 3, 2024

LOCATION: 233 North New Ballas Road, in the B Single-Family Residential Zoning District

REQUEST: Nicolas Kattentidt, architect with Hastings and Chivetta Architects, on behalf of DeSmet Jesuit High School, has submitted a conditional use permit amendment application to allow a middle school component to the school campus that would add a maximum of 120 additional students within the existing building. No new buildings or exterior changes are proposed.

ADDITIONAL INFORMATION: Elementary and Secondary Schools (NAICS 611110) require a conditional use permit in residential zoning districts with review and recommendation by the Planning and Zoning Commission and final approval by the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?

Creve Coeur 2030 Comprehensive Plan References

- Civic District
- Design Guidelines

Zoning Code References

- Section 405.260: B-Single Family Residential District
- Section 405.1070: Conditional Use Permits

APPLICANT: Nicolas Kattentidt
Hastings and Chivetta Architects
2464 West Port Plaza Drive
St. Louis, MO 63146

OWNER: DeSmet Jesuit High School
233 North New Ballas Road
Creve Coeur, MO 63141



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

DATE: 8/27/2024

ATTACHMENTS: Applicant's Materials

Ordinance 5029, Draft Ordinance for Middle School component

PROJECT REQUEST

DeSmet Jesuit High School is a private, Catholic, college preparatory high school that has been operating in Creve Coeur since 1967. The campus is a total of 38.7 acres and operates as a conditional use, (NAICS 611110) Elementary and Secondary Schools, in the “B” Single Family Residential zoning district. Currently, the school only offers high school education for 600-700 high school students. The applicant is proposing to add middle school education to its campus. De Smet’s existing school building has the capacity to add a maximum of 120 middle school students within its footprint without the need for any additions or site changes. The existing conditional use permit only allows high school education and it will be amended to include the middle school educational use as part of this request. No exterior or site changes are proposed at this time in association with this application.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Institution	“B” Single-Family Residential Zoning District	N/A
South	Residential	“B” Single-Family Residential Zoning District	N/A
East	Residential	“B-RDD” Single-Family Residential Zoning District	N. New Ballas Road
West	Residential	“B” Single-Family Residential Zoning District	Hwy 270

COMPREHENSIVE PLAN REVIEW

The subject property is within the Campus (CP) Place Type District that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscape buffers. There is an existing landscaping plan in place and the landscaping is well maintained and in good condition. Since the proposed use is an extension of the existing use and will only be taking up a portion of the existing building and making no exterior changes, this use is compatible in terms of the Comprehensive Plan guidelines. Therefore, the proposed expansion of the campus with a middle school component would appear to satisfy the goals and objectives of the Comprehensive Plan within the Campus Place Type.



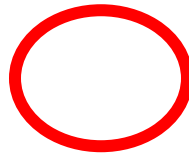


Figure 1: Site Plan with proposed middle school area circled in red.



Figure 2: Proposed Floor Plan with middle school sections highlighted.

ZONING REVIEW

The applicant does not propose any changes to the site to accommodate the new middle school use and will utilize 9 existing classrooms on the north east side of the building. There will be some interior renovations to accommodate the new students. As the proposed use is utilizing existing space within the actively used school building, and will not be making any changes to the exterior of the building or site, and the use is an extension of the existing use and compatible with the surrounding uses, staff does not have any concerns with the addition of the middle school educational use or the condition of the property.

Parking:

There are 596 total parking spaces on site that serve the existing high school use. NAICS 611110 Elementary and Secondary Schools, requires parking to be determined based on the following:

Section 405.820.H.10.a

1. *High schools. One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee.*
2. *Junior high and elementary schools. Two (2) spaces per classroom.*

The parking spaces required for the maximum number of high school students proposed, 700, plus 98 employees based on the above calculation of 1 parking space per 4 students plus 1 parking space per employee is 273. The parking spaces required for the middle school use with the proposed 9 class rooms with 2 parking spaces required per class room would be 18. The total required parking spaces for the site, taking into account both the high school and middle school uses is 291 where 596 are provided on site.

RECOMMENDATION

Based on the above analysis, the request for an amendment to the conditional use permit meets the requirements of the Zoning Ordinances and goals of the Comprehensive Plan. If approved by the Planning and Zoning Commission, Staff recommends the following revision to Ord.5029, Section 3, below which is included in the draft ordinance:

Section 3. I. B.

A private not-for-profit high school and middle school.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of the conditional use permit amendment for Desmet Jesuit High School according to the draft ordinance attached to the staff report for Application #24-020, for the meeting of September 3, 2024.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5029 TO ALLOW FOR A MIDDLE
SCHOOL COMPONENT FOR DE SMET JESUIT HIGH SCHOOL AT THE
PROPERTY ADDRESSED 233 N. NEW BALLEES ROAD**

WHEREAS, under Section 405.260(C), all elementary and secondary schools in the B-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Nicolas Kattendidt, of Hastings and Chivetta Architects, on behalf of De Smet Jesuit High School, at 233 N. New Ballas Road, Creve Coeur, MO 63141, for an amendment to the conditional use permit to allow a middle school component to the school campus that would add a maximum of 120 additional students within the existing building; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 3, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ___ vote, recommended approval of the amendment to the conditional use permit and minor site development plan, subject to the conditions contained herein, at its meeting on September 3, 2024; and

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

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

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian

BILL NO. _____

ORDINANCE NO. _____

or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: Section (3)(l) Permitted and Conditional Uses subsection (C) of Ordinance No. 5029 shall be amended to include the following new items and except as amended said Ordinance shall remain in effect as originally issued:

I. PERMITTED AND CONDITIONAL USES

- A. All permitted land uses in the “B” or “C” Single-Family Residential Districts, as applicable to the respective properties.
- B. A private not-for-profit high school and middle school.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2024.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT HOFFMAN
MAYOR

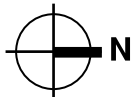
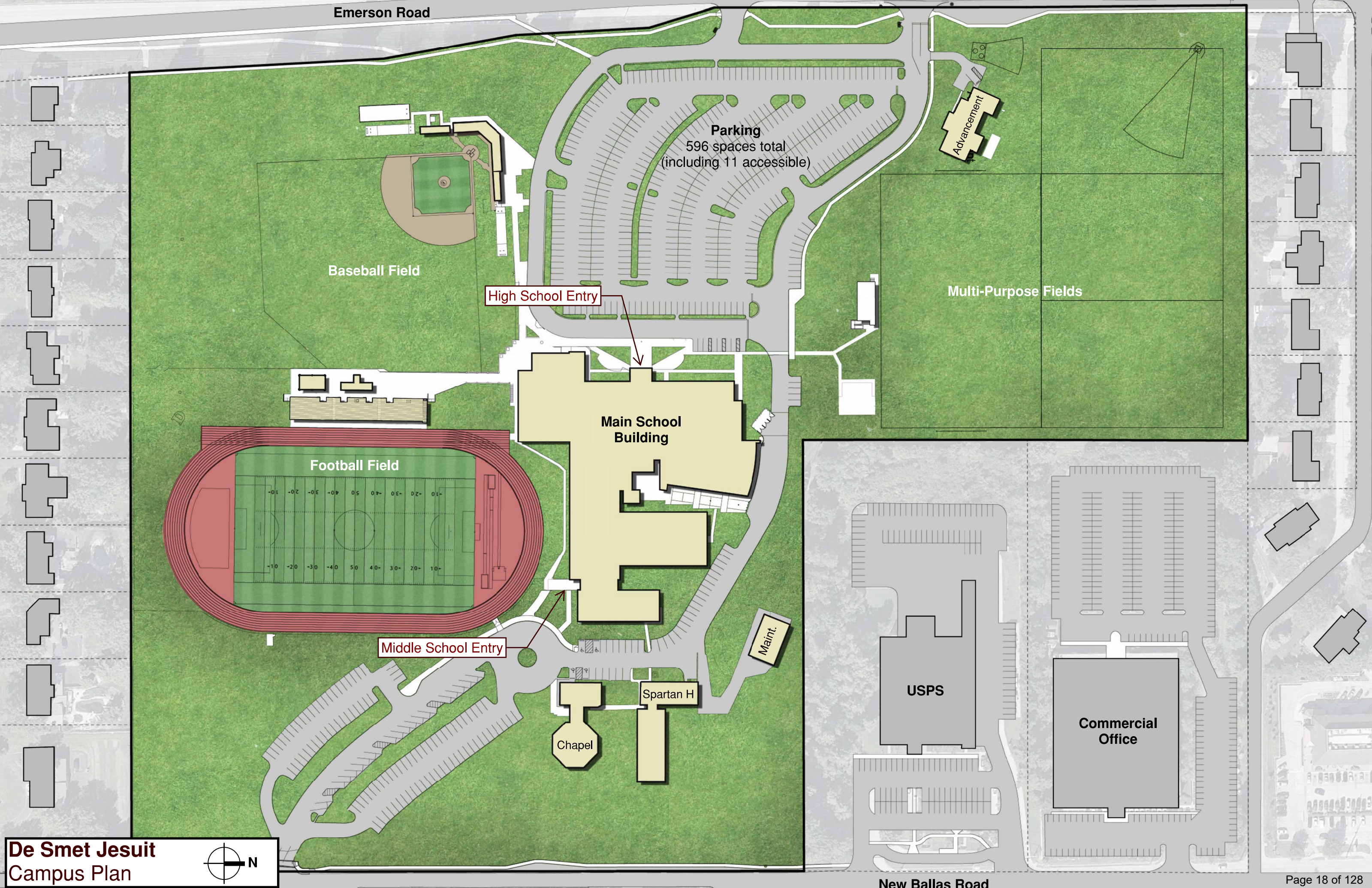
ATTEST:

KELLIE HENKE
CITY CLERK

Conditional Use Permit Rationale

De Smet Jesuit High School is a Catholic, college preparatory high school located in Creve Coeur, Missouri. The school began classes in 1967 and has been a prominent member of the St. Louis education community since then. The leadership at De Smet has developed a strategic vision specifically designed to maintain long-term viability in the St. Louis education community.

To that end, De Smet Jesuit is proposing the addition of a middle school to its educational curriculum. Currently, the high school enrollment is expected to average around 600-700 students and the proposed middle school will add a maximum of 120 additional students to the school's total enrollment. De Smet currently has the capacity to add the middle school students within the current square footage of the building. Therefore, this proposal will not require any changes to the footprint of the exterior walls of the existing building. With the Archdiocese of St. Louis currently engaged in a sustainability campaign called All Things New, some local church parishes and their schools are scheduled for closure. This campaign has already identified St. Monica's Catholic Church and school in Creve Coeur for closure. De Smet's middle school expansion will provide students in our community an additional option for their education choices and will provide De Smet Jesuit the opportunity to expand its mission of building Men for Others.





CONDITIONAL USE PERMIT SUBMISSION | 1 AUGUST 2024

A11.01

REVISIONS	
Date	08/01/2024
Project Number	3389.01
Sheet Name	FIRST LEVEL - FURNITURE PLAN



DE SMET MIDDLE SCHOOL RENOVATION
DE SMET JESUIT HIGH SCHOOL
233 North New Ballas Road | St. Louis, MO 63141

HASTINGS + CHIVETTA

2464 West Port Plaza Drive, Suite 200 | St. Louis, MO 63146 | 314.663.2717 | www.hastingschivetta.com

NOT FOR CONSTRUCTION

August 19, 2024

Bethany L. Moore, AICP, City Planner
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

Re: Application #24-020: DeSmet Jesuit High School Conditional Use Permit Amendment

Ms. Moore:

The following are responses to your initial comments in your letter dated August 12, 2024.

Site Development Plan:

1. One physical color copy of the plan set has been provided.
2. The proposed plans have been modified to clarify the changes to the building that will accommodate middle school students; these include both renovated and unrenovated areas. Demolition Plans have also been included to clarify the extent of the renovated areas; unrenovated areas on the Demolition Plans are grey shaded.
3. There are 596 total existing parking spaces, including 11 existing accessible parking spaces. This is noted on the Site Plan that was part of the initial submission.
4. High School – There are currently 98 teachers and staff and 600 students using approximately 426 - 466 parking slots or 71% to 79% utilization. Of the 596 parking spots, this leaves 170-130 spots unused after accommodating all the high school needs. If high school were to reach its maximum enrollment of 700 students, the range of expected parking need would be 487 – 533 parking spaces.
Middle School: At a maximum of 120 students, it is anticipated that a maximum of 12 teachers would be employed based on a 10 to 1 ratio. (The high school is currently 11.3 to 1 student to teacher ratio.) So incrementally, 12 middle school teacher parking spots would be required and an estimated 5 incremental parking spots for ad hoc parent visits to the middle school. No additional staff is anticipated for the middle school.
5. There are no additional changes to the existing Conditional Use Permit.

Sincerely,
Nicolas Kattentidt,



AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1466, 1723, 1819, AND 2188 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR DESMET JESUIT HIGH SCHOOL LOCATED AT 233 NORTH NEW BALLAS ROAD, APPROVING SITE CONCEPT PLAN AND APPROVING SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF EXPANSION

WHEREAS, application was submitted by Stock and Associates, to amend Ordinance 2188, a Conditional Use Permit issued for DeSmet Jesuit High School located at 233 North New Ballas Road, in the "B" and "C" Single Family Residential District, to allow the expansion of the campus facilities, and

WHEREAS, DeSmet Jesuit High School holds conditional use permits issued by Ordinances 1466, 1723, 1819, and 2188, and together with the City and the public will benefit from a consolidation of all such permits together with the additional permit for which it has applied, and

WHEREAS, under Sections 26-31.3 and 26-32.3, all private not-for-profit schools require the issuance of a Conditional Use Permit as provided in Section 26-114; and,

WHEREAS, on November 19, 2007, the Planning and Zoning Commission of the City of Creve Coeur, recommended approval of said application (voting 5-1), site concept plan (voting 6-0) and accompanying first phase site development plan (voting 6-0) with certain conditions as per Section 26-114.4(b); and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 14 and 28, 2008, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c); and,

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

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

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

- (a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;
- (b) Will contribute to and promote the community welfare and convenience at the specific location;
- (c) Will not cause substantial injury to the value of neighboring property;

- (d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.
- (e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.
- (f) Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinances 1466, 1723, 1819, and 2188 authorizing conditional use permits for a private not-for-profit school commonly known as DeSmet Jesuit High School are hereby repealed.

Section 2: A new consolidated Conditional Use Permit is authorized to be issued pursuant to Section 5 hereof, subject to the conditions set forth in Section 3 hereof for a private not-for-profit school commonly known as DeSmet Jesuit High School and generally located at 233 North New Ballas Road on land more particularly described as:

A tract of land in the Southwest quarter of Section 3 and the Northwest corner of Section 10, Township 45 North, Range 5 East of 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said point being the Northeast corner of Lot 37 of the above said Emerald Green Estates; thence along the Northern line of Emerald Green Estates North 89 ° 26 minutes 00 seconds West 1198.84 feet to a point on the Eastern right-of-way of Interstate Highway 270 as established under Condemnation Suit No. 259230 in the Circuit Court of St. Louis County; thence along last said Eastern line the following courses and distances: North 02 ° 23 minutes 20 seconds West 200 feet, North 16 ° 06 minutes 26 seconds West 102.94 feet to a point on the Eastern line of Emerson Road, 40 feet wide; thence along last said Eastern line the following courses and distances: North 00 ° 38 minutes 56 seconds East 468.18 feet to a point on the Eastern line of Emerson Road North 00 ° 12 minutes 22 seconds East 329.97 feet to a point on the Western prolongation of the Southern line of Balmoral Subdivision South 89 ° 26 minutes 45 seconds East 651.81 feet to a point on the Western line in Book 11602 Page 1279 of the above said records; thence along last said Western line South 00 ° 53 minutes 27 seconds West 330.11 feet to a point on the Northern line of the above said Section 10, said point being on the Western line of a tract of land conveyed to the United States Postal Service by deed recorded in Book 8196 Page 2285 of the above said records; thence along last said Western line South 00 ° 41 minutes 09 seconds West 336.85 feet to a point on the Southern line of the above said United States Postal Service Property; thence along last said Southern line South 89 ° 26 minutes 00 seconds East 647.44 feet to a point on the Western line of Ballas Road, variable width; thence along last said Western line South 00 ° 39 minutes 38 seconds West 1008.93

feet to the Point of Beginning and containing 1,686,518 square feet or 38.717 acres more or less.

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

I. PERMITTED AND CONDITIONAL USES

- A. All permitted land uses in the "B" or "C" Single-Family Residential Districts, as applicable to the respective properties.
- B. A private not-for-profit high school.

II. PLAN SUBMITTAL REQUIREMENTS

- A. The school may be expanded in phases as depicted in the "Site Plan" and "Phase 1 Site Plan" "Phase 2 Site Plan" "Phase 3 Site Plan" and "Phase 4 Site Plan" all submitted in conjunction with Application #07-045 by Mitchell-Hugeback Architects, dated September 18, 2007. Each subsequent phase shall meet the requirements of Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Code, and all of the conditions of this ordinance as applicable.
- B. The applicant shall provide a Final Landscape Plan for review and approval as directed by the Zoning Administrator and in compliance with Section 26-62 of the Zoning Ordinance. The Final Landscape Plan shall be in strict conformance with the "Overall Landscape Plan" and the "Landscape Buffering Plan" submitted in conjunction with Application #07-045 by Loomis Associates, Inc., and each dated March 10, 2008, except as modified by this ordinance.
- C. The applicant is required to submit Building Plans for each phase of construction to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance. The final Building Plans shall be in substantial conformance with the "Amended Site Development Plan" submitted in conjunction with Application #07-045 by Stock and Associates, Consulting Engineers, Inc., and dated March 10, 2008.
- D. The applicant is required to submit Site Improvement Plans for each phase of construction to the Department of Public Works for review, as required by Section 26-60 of the Zoning Ordinance. The Site Improvement Plans shall be in substantial conformance with the "Amended Site Development Plan" submitted in conjunction with Application #07-045 by Stock and Associates Consulting Engineers, Inc. and dated March 10, 2008, as well as the "Overall Landscape Plan" and the "Landscape Buffering Plan" submitted in conjunction with Application #07-045 by Loomis Associates, Inc., each dated March 10, 2008, except as modified by this ordinance.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

- A. Sidewalks – A five-foot (5') wide sidewalk for public use shall be constructed along the eastern side of the campus grounds adjacent to New Ballas Road. Said sidewalk shall run the full length of the entire DeSmet campus, and shall be constructed to the standards defined under Section 22A-25 of the Subdivision and Land Development Ordinance where appropriate right-of-way exists with an adequate green buffer between the street edge of pavement and sidewalk or within a ten foot (10') sidewalk easement where insufficient right-of-way exists. The installation of the sidewalk shall be coordinated with the simultaneous construction of adjacent segments by the City of Creve Coeur.
- B. Ambient Lighting Requirements – All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.
- C. Athletic Field Lighting Requirements – The existing athletic field lighting around the football/soccer field in the southeast portion of the campus may continue to be used or replaced with a new system as depicted on the photometric plan submitted in conjunction with Application #07-045 by Universal Sports Lighting for DeSmet High School, dated August 9, 2007, subject to the following:
- i. No more than four (4), eighty-foot (80') high lighting standards may be installed.
 - ii. All lights shall be directed away from adjacent residences and shall include louvers to control light spillage.
 - iii. The field lighting may be used only for games and practices as designated on the attached schedule (**Exhibit A: Schedule of Events**) with an annual potential variation of 1 home game per sport more or one home game per sport less per season.
 - iv. The field lighting may not be used after eight (8) p.m. during the spring semester nor may it be used after nine (9) p.m. during the fall semester except during scheduled football games and a maximum of two (2) soccer playoff games when the lights may remain on until ten (10) p.m. under normal circumstances, or ten-thirty (10:30) p.m. under extraordinary circumstances such as unforeseen game delays.
 - v. No additional outdoor athletic fields are to be illuminated other than the football/soccer field in the southeast portion of the campus approved under this ordinance.

- D. Landscape Regulations - All on-site landscape shall be installed and maintained in accordance with Section 26-62, Landscaping, of the Zoning Ordinance, the "Overall Landscape Plan" and the "Landscape Buffering Plan" submitted in conjunction with Application #07-045 by Loomis Associates, Inc., each dated March 10, 2008, and the following:
- i. A berm shall be constructed adjacent to a portion of Lot 2, Lot 3, Lot 4, Lot 5 and a portion of Lot 6 of Emerald Green subdivision, rising to a height of not less than four feet (4') above the prevailing grade.
 - ii. A dense hedge shall be planted along the south property line, including the area atop the required berm, meeting the following requirements:
 - a. All plants shall be a minimum four feet (4') in height at the time of planting.
 - b. All plants shall be capable of reaching a mature growing height in excess of twelve feet (12') within seven (7) complete growing seasons.
 - c. The school may delay hedge planting in response to written requests from the specific, affected property owners. All such written requests shall be forwarded to the Zoning Administrator for confirmation.
 - d. The school shall proceed with hedge planting delayed according to item "c" of this subsection upon written request from the specific, affected property owners.
 - e. Once installed, the school shall not remove any portion of the hedge except by written application to and approval by the Planning Commission.
 - iii. Planting associated with the front yard landscape improvements along North New Ballas Road shall be completed within two (2) years of the effective date of this ordinance to the maximum extent practicable.
 - iv. Planting along North New Ballas Road shall consist of a variety of canopy trees, evergreen trees, and understory trees and shrubs, so arranged as to screen the tennis courts and parking areas from the public right-of-way.
 - v. The black chain-link fence along the north property line of the campus shall be extended to the south to discourage trespassing on the adjacent office and post office properties. The fence in this location shall be a minimum of five feet (5') in height.
 - vi. All landscape improvements shall be irrigated and maintained in vigorous condition by the school according to accepted horticultural practices.

E. Environmental Performance Standards

- i. All outside public address systems shall be aimed only to the west and shall be tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any property line.
- ii. The public address system shall be used only for the duration of game-play during varsity and junior varsity games and the following four special events: School Mass; CYC Track Meet; Special Olympics; and Odyssey Day.
- iii. All track and field events shall utilize starting tones instead of starter's pistols.
- iv. The school shall provide or arrange for personnel to promptly clean up the school grounds following all athletic events to prevent litter and debris from being scattered to surrounding properties.
- v. The refuse container shall be for the exclusive use of this school and shall be located within a screened, sight-proof storage area with the installation of a hose bibb to service the trash enclosure area.
- vi. All new mechanical equipment installed for the school shall be properly screened from view and buffered for noise attenuation with approved materials.
- vii. All site grading and drainage shall be approved by the City of Creve Coeur Department of Public Works, the Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Conservation, as applicable, prior to the commencement of construction.

F. Traffic and Parking Improvements

- i. The school shall submit for review and approval a special event parking plan to the Zoning Administrator and the Chief of Police within ninety (90) days of the effective date of this ordinance and thereafter prior to the first day of classes of each semester. Said plan shall include the following information:
 - a. A schedule of all outdoor sporting and other special events expected to require special parking arrangements during the current semester.
 - b. Copies of all off-site parking agreements with adjacent private property owners.
 - c. A map of all off-site parking locations.

- d. A listing of all measures to be utilized to keep special event parking from occurring on adjacent residential streets, including but not limited to, temporary barricades, off-duty police officers, civilian parking attendants, and temporary signs.
- e. The name and contact information of the designated school official authorized to resolve complaints resulting from violations of the parking plan.
- f. A copy of the special event parking plan shall be mailed to the residents of Emerald Green and Balmoral Subdivisions and the trustees of Carlyle Lake within 30 days of receiving parking plan approval from the Zoning Administrator and Chief of Police.
- ii. Changes to the special event parking plan may be required and/or approved by the Zoning Administrator upon the advice of the Chief of Police and the designated school official. Following any change to the parking plan, suitably revised copies shall be mailed to the residents of Emerald Green and Balmoral Subdivisions and the trustees of Carlyle Lake.
- iii. Any new or relocated driveways shall be approved by the Planning Commission in concert with a site development plan review as authorized by Section 26-115, Site Concept, Site Development and Minor Site Plan Approval. Such driveway proposals shall be accompanied by a traffic assessment prepared by a professional engineer licensed in the State of Missouri and qualified to perform such work.
- iv. Nothing shall preclude the school from pursuing a cross-access agreement with the adjacent post office, or subsequent owners, in order to gain safe access to the existing traffic signal at Magna Carta Drive.

IV. MISCELLANEOUS

- A. The school shall observe Section 18-112, Public Disturbance Noises, of the City of Creve Coeur Code of Ordinances to the maximum extent applicable.
- B. There shall be no outdoor storage of any building or landscaping materials or equipment. This shall not be deemed to apply to sporting equipment.
- C. All new, modified or altered overhead utilities located on the site shall be placed underground.

- D. Any future enlargement, extension, expansion or alteration in the use of the structures or site depicted on the "Amended Site Development Plan", submitted in conjunction with Application #07-045 by Stock and Associates Consulting Engineers, Inc. and dated March 10, 2008, except as modified by this ordinance, must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a building permit for the enlargement, expansion or alteration may be issued.
- E. All lacrosse practices and games played on the north practice fields shall be played in an east-west orientation to lessen the possibility of errant balls entering the private yards of the Balmoral subdivision.
- F. There will be no rental of the stadium facilities to outside groups.

V. *LIMITATIONS*

- A. The continuation of the use permitted by this ordinance shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the conditional use permit after affording the permittee the right to be heard.
- B. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.
- C. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this ordinance, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 4: The Site Development Plan pertaining to the first phase of expansion of DeSmet Jesuit High School, as depicted in the Site Plan and Phased Site Plans submitted in conjunction with Application #07-045 by Mitchell-Hugeback Architects, dated September 18, 2007, is hereby approved for construction, subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. *PLAN SUBMITTAL REQUIREMENTS* – All site improvement, building, landscape and lighting plans submitted for construction shall be in strict conformance with those submitted as required under Section 3 of this ordinance.

- II. **LANDSCAPE IMPROVEMENTS** – All improvements to the hedge along the south property line required under Section 3 of this ordinance shall be completed prior to the issuance of any site improvement permits for the new synthetic turf field.
- III. **LIMITATIONS**
- A. The development of the project permitted by this site development plan approval shall be dependent upon the conditions established under this ordinance and Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Ordinance.
- B. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this approval, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 5: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance.

Section 6: This ordinance shall become effective upon adoption by the City Council and the signing thereof by the Mayor.

Adopted this 10 day of March, 2008.


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

Approved this 10 day of March, 2008.


HAROLD L. DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK



233 North New Ballas Road Creve Coeur, Mo. 63141
 Phone: 314-567-3500 Fax: 314-567-1519
 www.desmet.org

Proposed De Smet Jesuit Athletic Field Usage

Assuming each event would necessitate lighting.

In most instances, lights would be turned out earlier than time indicated below.

<u>Event</u>	<u>Regular Season</u>	<u>Tournament</u>	<u>Playoffs*</u>	<u>Typical Start Time</u>	<u>Latest Lights Out</u>
Fall					
Varsity Football	5	0	2	7 p.m.	10 p.m. ¹
JV/Freshmen Football	6	0	0	6 p.m.	9 p.m.
Varsity Soccer	9	3	3	6 p.m.	8:30 p.m. ²
JV Soccer	6	0	0	4 or 6 p.m.	6:30/8:30 p.m.
Spring					
Track & Field	5	1	0	4 p.m.	8 p.m.
Varsity Lacrosse	5	0	0	5:30 p.m.	8 p.m.
JV Lacrosse	5	0	0	4 p.m.	6:30 p.m.
Varsity Rugby	5	0	0	4 p.m.	6:30 p.m.
JV Rugby	5	0	0	5:30 p.m.	8 p.m.

¹ – Except under extenuating circumstances when lights may be used until 10:30 p.m.

² – With the exception of two potential soccer playoff games, when lights may be used until 10 p.m.

Practice Times

Approximately 10 dates in which lights would be used in both the fall and spring, 20 total dates, may be needed for practice due to daylight savings time and/or inclement weather. In the late fall, after daylight savings time has ended, lights would typically be off by 8 p.m. In early spring, prior to the start of daylight savings time, lights typically would be off by 7 p.m.

* Playoff appearances are contingent upon team performance. Number indicated illustrates De Smet hosting the maximum number of playoff rounds.



**APPLICATION TO PLANNING AND ZONING
COMMISSION**

**#24-022: AN AMENDMENT TO AN EXISTING CONDITIONAL USE
PERMIT FOR THE DRURY INN HOTEL LOCATED AT 11980 OLIVE
BOULEVARD**

FOR THE MEETING OF: Tuesday, September 3, 2024

LOCATION: 11980 Olive Boulevard, zoned CB-Core Business

REQUEST: Charles Drury III, of Drury Development Corporation, has submitted an application for an amendment to the conditional use permit with accompanying site development plan for revisions to the exterior of the existing Drury Inn and Suites, 11980 Olive Boulevard within the “CB” Core Business zoning district. The hotel will be renovated with an updated exterior façade corresponding with a conversion of the property to a Drury Plaza Hotel. No changes to the operational aspects for the hotel are proposed.

ADDITIONAL INFORMATION: Hotels (NAICS 721110) require a conditional use permit with review and recommendation by the Planning and Zoning Commission and final approval by the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?

**Creve Coeur 2030 Comprehensive
Plan References**

- Mixed-Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.1070: Conditional Use Permits

APPLICANT/OWNER: Charles L. Drury III
Drury Development Corporation
13075 Manchester Road, Ste 200
St. Louis, MO 63131



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 8/28/2024
ATTACHMENTS: Applicant's Materials, Draft Ordinance

PROJECT REQUEST

The applicant is seeking to update the façade of the existing Drury Inn Hotel and upgrade the interior to a Drury Plaza Hotel. The renovations will not change the size, footprint, or existing use of the hotel but will provide a refresh of exterior materials, interior common areas and guest room interiors. The project will include 1 additional accessible hotel room, bringing the total rooms up to 187 from 186, and a reduction in meeting space. The applicant is seeking a Conditional Use Permit amendment with site development plan of existing conditions to remodel the exterior façade. The changes to the exterior include removal of the hipped green roof and obelisk shaped window details on all sides for a flat roofed, modern, linear design in a neutral color scheme. No changes to the site are proposed except filling in a few blank spaces in the existing landscaping.



Figure 1: Proposed Exterior Renovations.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	“CB” Core Business Zoning District	Olive Boulevard
South	Commercial	“CB” Core Business Zoning District	Decker Lane/Emerson Road
East	Commercial	“CB” Core Business Zoning District	Center Parkway Drive
West	Commercial	“CB” Core Business Zoning District	Emerson Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District (CBD) and Mixed-Use District (MU) that supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential uses on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with improved walkability; with pedestrian connections within developments and to neighboring commercial properties. The CBD district is designed to create an intense, urban thoroughfare setting along Olive Boulevard on large development parcels. This proposed application is limited to exterior elevation renovations that do not appear to be in conflict with the Comprehensive Plan, given the scope of work.

DESIGN GUIDELINES

The Design Guidelines strongly encourage interesting, articulated, and high-quality structures with an overall sense of architectural continuity on all elevations. The architectural design should be clear, well-articulated and compatible with the surrounding area. All elevations should receive equal design consideration to the primary elevation. Rear and side facades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building. Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. EIFS/Stucco as the predominant building material is discouraged and should be used as a way to accentuate an architectural element; and covering of natural brick is strongly discouraged. Further, buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style.

As is often the case with hotel locations, corporate façade treatments are required for brand continuity and recognition. The existing brick material featured on all four sides of the building will remain with the existing EIFS materials to be replaced with new EIFS materials in a neutral color scheme. The new EIFS will include three different neutral/brown colors on the façade in place of the singularly colored cream EIFS to be removed which adds another layer of visual interest to the design of the facades. The EIFS material is being used as a primary façade material for the renovated elevations and not as an accent material, which is discouraged by the Design Guidelines but the remaining brick is also a primary façade material. Given that EIFS is the existing material being removed, staff is not opposed to the use of it as the replacement material, especially when the brick material is remaining.



Figure 2: Existing Front/North Elevation.



Figure 3: Proposed Front/North Elevation.

1 NORTH ELEVATION
1/8" = 1'-0"

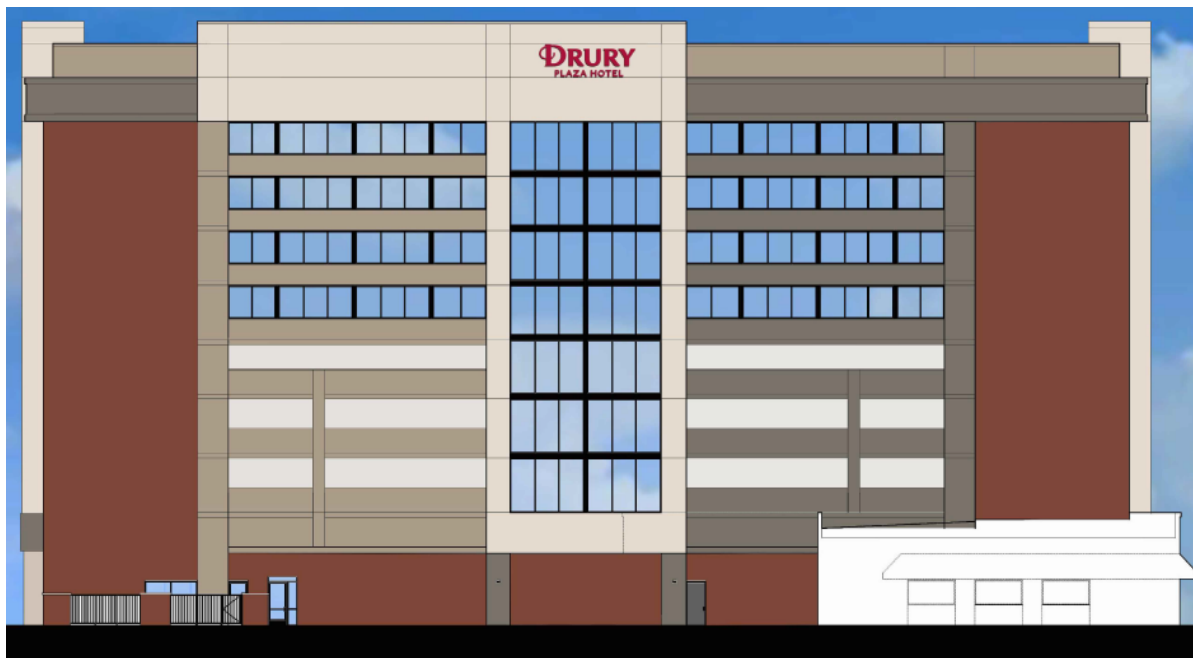


Figure 4: East Elevation.

1 EAST ELEVATION
1/8" = 1'-0"

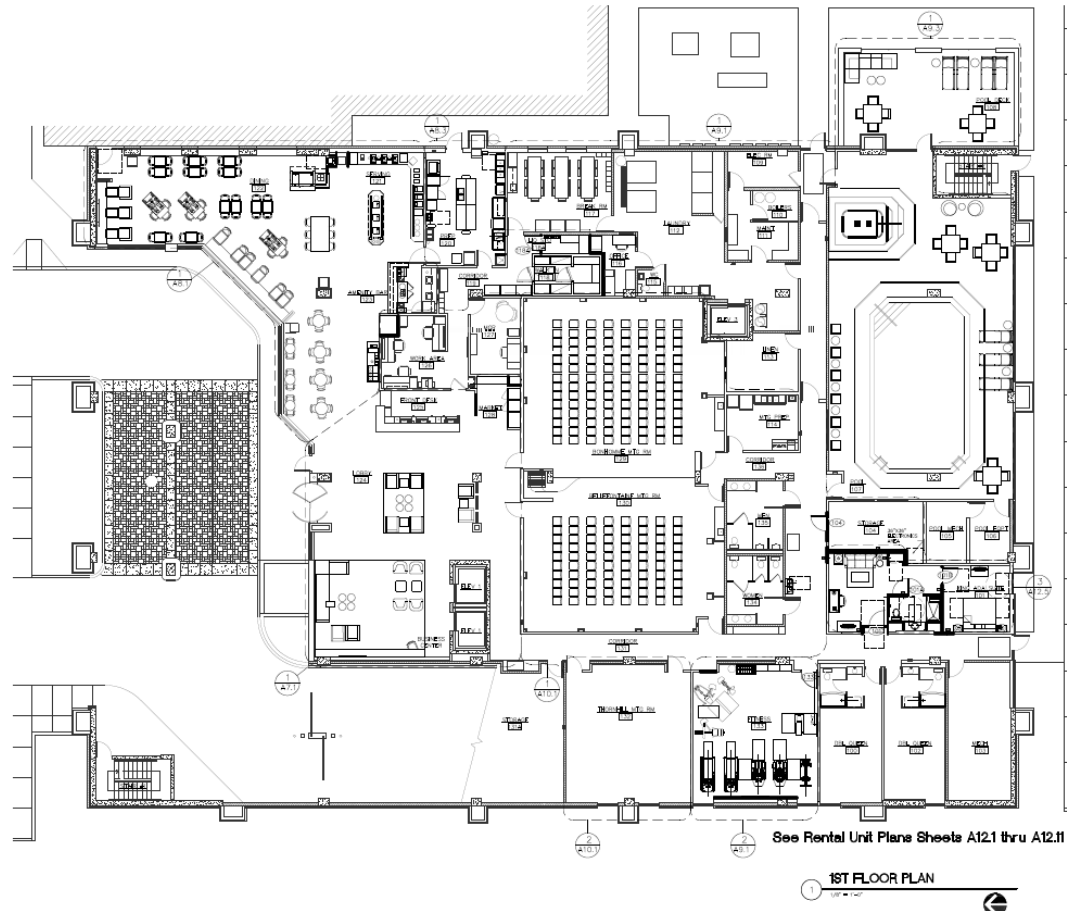


Figure 5: First Floor Plan with Interior Renovations.

ZONING REVIEW

The applicant does not propose any changes to the site but is proposing a minor expansion of the existing use by adding 1 additional hotel room within the existing building footprint for a total of 187. There will be exterior façade alterations and interior renovations to accompany the upgrade from a Drury Inn Hotel to a Drury Plaza Hotel including one additional hotel room and the reduction of the existing meeting space to a total of 3,084 square feet. The addition of the hotel room requires two additional parking spaces. As the proposed use is utilizing existing space within the existing hotel building footprint and the exterior façade alterations are compatible with the surrounding buildings, staff does not have any concerns with the elevations or site plan as proposed.

Landscaping

There is an existing landscaping plan in place with the majority of the landscaping well maintained and in good condition. Upon examination of the site in preparation for this application, staff noticed a few areas in the landscaping islands that were bare and in need of additional landscaping to fill the gaps. This was mentioned to the applicant and an updated landscaping plan was submitted showing that 4 new “Burning Bush” shrubs would be placed in the landscaping island to fill the gap and match the existing “Burning Bush” shrubs. Shown in Figure 6. Although “Burning Bush” is existing on site in other areas, it is considered invasive and is no longer approved for landscaping. The bare spot in the landscaping will need to be replaced with a non-invasive shrub variety and a condition of approval has been added to address this.

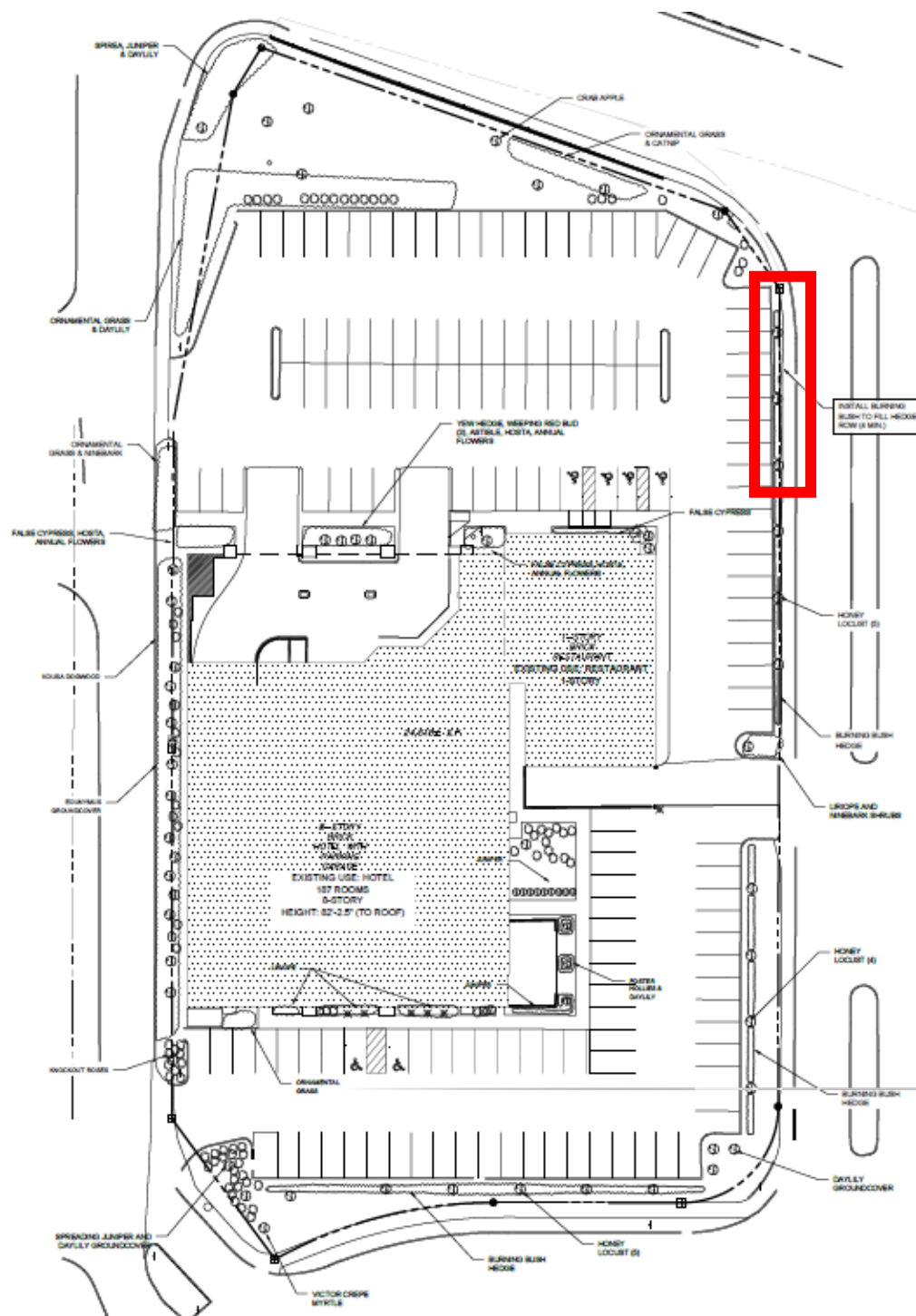


Figure 6: Updated Landscaping Plan with area of new shrubs outlined in red.

Parking

There are 305 total parking spaces on site that serve the existing hotel and Applebee's restaurant use. NAICS 721110 Hotels (Except Casino Hotels) and Motels, requires parking to be determined based on the following:

Section 405.820.H.1.

One and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms.

The parking spaces required for the maximum number of rooms proposed, 187, at 1.3 spaces per room is 244, and 1 space per 500 square feet of conference room when 3,084 square feet are proposed is 7.

The restaurant use is covered under a shared parking agreement with the hotel use requiring 53 parking spaces per the approved site plan associated with Ord.1782. 304 parking spaces are required for this use total and 305 are provided on site. The site has a surplus of 1 parking space.

Signage

The existing signage was approved under the SE Olive/I-270 special sign district with sign variances granted in 1997. No documentation for the special sign district can be located leading staff is proceed under the assumption that the sign area of the existing signage is authorized and any new signs will be permitted as long as they do not exceed the square footage of the existing signs.

RECOMMENDATION

Based on the above analysis, the request meets the requirements of the Zoning Ordinances and goals of the Comprehensive Plan. If approved by the Planning and Zoning Commission, Staff recommends the following conditions of approval which are included in the draft ordinance:

- This Conditional Use Permit shall be for the operation of an eight-story 187 room hotel, not more than 115-feet in height with approximately 182,880 square feet in floor area and including an indoor swimming pool and conference rooms with a maximum square footage of 3,084 while providing a minimum number of 304 off-street parking spaces located on the surface parking lot or within the parking garage.
- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The exterior elevations shall be in substantial conformance with the drawings received August 23, 2024 as bound together and submitted in conjunction with Application #24-022 by Drury Development Corporation.
- A final landscape plan shall be submitted to staff filling in the missing areas with non-invasive species as discussed in the staff report.
- All signs and banners shall be reviewed under a separate permit and in conformance with Article VIII, Sign Regulations, of the Zoning Code, and the approved SE Olive/I-270 special sign district and variances for the Drury Inn Hotel.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of the conditional use permit amendment for Drury Inn Hotel according to the draft ordinance attached to the staff report for Application #24-022, for the meeting of September 3, 2024.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

City Limits

Parcels

August 20, 2024

W N E S

CITY OF CREVE COEUR, MO. 1949

Prepared By HORNER SHIFRIN

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE DRURY INN HOTEL CONDITIONAL USE PERMIT, ORDINANCE NUMBER 1756, AS AMENDED FOR EXTERIOR ALTERATIONS, AN INCREASE TO THE NUMBER OF HOTEL ROOMS, AND TO PROVIDE UPDATED PARKING REQUIREMENTS

WHEREAS, Drury Inn Hotel, was issued a Conditional Use Permit in 1995 by Ordinance Number 1756 authorizing a 180-room hotel with conference rooms and an indoor swimming pool; and,

WHEREAS, Ordinance Number 1782 authorized an amendment to Ordinance 1756 to allow for increase in the number of hotel rooms to 186 with approximately 182,880 square feet in floor area; and

WHEREAS, Drury Development Corporation, has submitted an application to amend the Conditional Use Permit relating to the alteration of the exterior of the building in association with a major renovation of the property and conversion to a Drury Plaza Hotel, involving a minor increase in the number of hotel rooms to 187 with updated parking requirements; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has made a positive finding that the conditional use permit, as amended, will continue to satisfy all requirements of Section 405.1070, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 3, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a __ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 3, 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 finds that the application and evidence presented clearly indicate that the proposed conditional use amendment, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: An amended Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof providing for a second amendment to Ordinance 1756 (previously amended by Ordinance 1782) per Section 2 hereof for the operation of a 187-room hotel (NAICS 721110) for the Drury Plaza Hotel at 11980 Olive Boulevard, in CB-Core Business District, whose legal description is as follows:

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE LAKE HOUSE FARM SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 74 OF ST. LOUIS CITY (FORMERLY) COUNTY RECORDS AND PART OF HENRY GERHARDT SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 83 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS SITUATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE (40-FEET WIDE), AT THE SOUTHERNMOST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 5547, PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, SAID TRACT NOW BEING PART OF THE RIGHT OF WAY FOR MISSOURI STATE HIGHWAY 340 (ALSO KNOWN AS OLIVE STREET ROAD, VARIABLE WIDTH); THENCE DEPARTING SAID

EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE AND CONTINUING ALONG THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 340 , NORTH 10 DEGREES 24 MINUTES 50 SECONDS EAST, 36.06 FEET TO A POINT; THENCE SOUTH 73 DEGREES 19 MINUTES 40 SECONDS EAST, 141.56 FEET TO THE NORTHWESTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF CREVE COEUR FOR TEHE WIDENING OF TOJAN PLACE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF TROJAN PLACE AS WIDENED, SOUTHEASTERLY 85.09 FEET ALONG A CURVE TO THE RIGHT HAVIG A RADIUS OF 100.50 FEET AND A CHORD BEARING SOUTH 49 DEGREES 04 MINUTES 20 SECONDS EAST, 82.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24 DEGREES 49 MINUTES 00 SECONDS EAST 8.96 FEET TO A POINT; THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 337.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 61.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET AND A CHORD BEARING SOUTH 45 DEGREES 11 MINUTES 00 SECONDS WEST, 55.15 FEET TO A POINT OF TANGENCY ON THE NORTHERN RIGHT OF WAY LINE OF THE COLLECTOR ROADWAY (60 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, 76.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 92.20 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 30 MINUTES 34 SECONDS WEST, 91.19 FEET TO A POINT; THENCE NORTH 36 DEGREES 10 MINUTES 50 SECONDS WEST, 70.47 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE, AS AFOREMENTIONED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, 280.13 FEET TO THE POINT OF BEGINNING, CONTAINIG 2.477 ACRES MORE OR LESS.

Section 2: The amended Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and as governed by Ordinances 1756 and 1782, except as amended as follows:

1. This amended Conditional Use Permit shall be for the operation of an eight-story 187 room hotel, not more than 115-feet in height with approximately 182,880 square feet in floor area and including an indoor swimming pool and conference rooms with a maximum square footage of 3,084 while providing a minimum number of 304 off-street parking spaces located on the surface parking lot or within the parking garage.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The exterior elevations shall be in substantial conformance with the drawings received August 23, 2024 as bound together and submitted in conjunction with Application #24-022 by Drury Development Corporation.
3. A final landscape plan shall be submitted to staff filling in the missing areas with non-invasive species as discussed in the staff report to Planning and Zoning regarding the application.

BILL NO. _____

ORDINANCE NO. _____

4. All signs and banners shall be reviewed under a separate permit and in conformance with Article VIII, Sign Regulations, of the Zoning Code, and the approved SE Olive/I-270 special sign district and variances for the Drury Inn Hotel.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2024.

TIM CARNEY
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

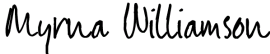
Tel. (314) 872-2501 • Fax (314) 872-2505

File # _____

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Drury Development Corporation <i>Name</i> Drury Development Corporation <i>Company (If Applicable)</i> 13075 Manchester Road, Suite 200 <i>Address</i> St. Louis, MO 63131 <i>Address</i> Telephone # 314-423-6698 <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: charles.drury@drurydevelopment.com <i>Email:</i> Charles L Drury III Digitally signed by Charles L Drury III Date: 2024.07.23 17:16:46 -05'00' <i>Applicant's Signature</i>	<i>Name</i> <i>Company (If Applicable)</i> <i>Address</i> <i>Address</i> <i>Telephone #</i> <i>Fax #</i> <i>Email:</i> <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
11980 Olive Blvd <i>Address</i> Creve Coeur, MO 63141 <i>Address</i> Drury Plaza Hotel Creve Coeur <i>Development Name (if any)</i> <i>Current Zoning</i> 3/26/1996 <i>Prior CUP Approvals (if known)</i> 	Gelber Family Limited Partnership <i>Name</i> Gelber Family Limited Partnership <i>Company (If Applicable)</i> 677 North New Ballas Rd, Suite 200 <i>Address</i> St. Louis, MO 63141 <i>Address</i> Telephone # 314-623-5866 <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: mrsoew@gmail.com <i>Email:</i> <i>DocuSigned by:</i>  EAT508BF39D3426... <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Renovation of existing hotel use. Note below, applicant will not
apply for a liquor license because applicant already possesses said license.

Gross Floor Area – Existing and Proposed: 176,044sf (71,241sf of which is structured parking), both existing and proposed.
Number of Seats (for restaurant only): N/A
Number of Employees at the busiest shift: 10
Hours of Operation: 24/7/365
Current or Most Recent Use of the Property: Existing hotel.
Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit 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	☒	Photographs of existing structures
☒	Access and parking plan; (may be shown on site plan)	☒	Materials samples
☒	Landscape plan	☒	Legal Description in Word format
☒	Floor plan	☒	Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☒	Electronic copies of all materials	☒	Other items as requested by staff

Preferred Public Hearing Date: Monday, Tuesday, September 3, 2024.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

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

Revised: 7/22

Drury Inn & Suites Creve Coeur Conditional Use Permit Application

Rationale Statement

The Drury Inn & Suites has been an operating hotel use serving the community for over 25 years. The hotel is being renovated, and the city has asked for the CUP to be updated. Renovations will not change the size, footprint, or use but will refresh the exterior materials, interior common areas, and guest room interiors. The hotel will be up branded from a Drury Inn & Suites to a Drury Plaza Hotel. The proposed project entails a significant reinvestment into the community in order to extend the useful life of the building and enhance the Olive corridor.



Page

PAUL GRECO
775 MANCHESTER ROAD
SUITE 200
LOUIS, MISSOURI 6313
TEL: (314) 423-6698
FAX: (314) 429-2255

Date _____

Date	Description
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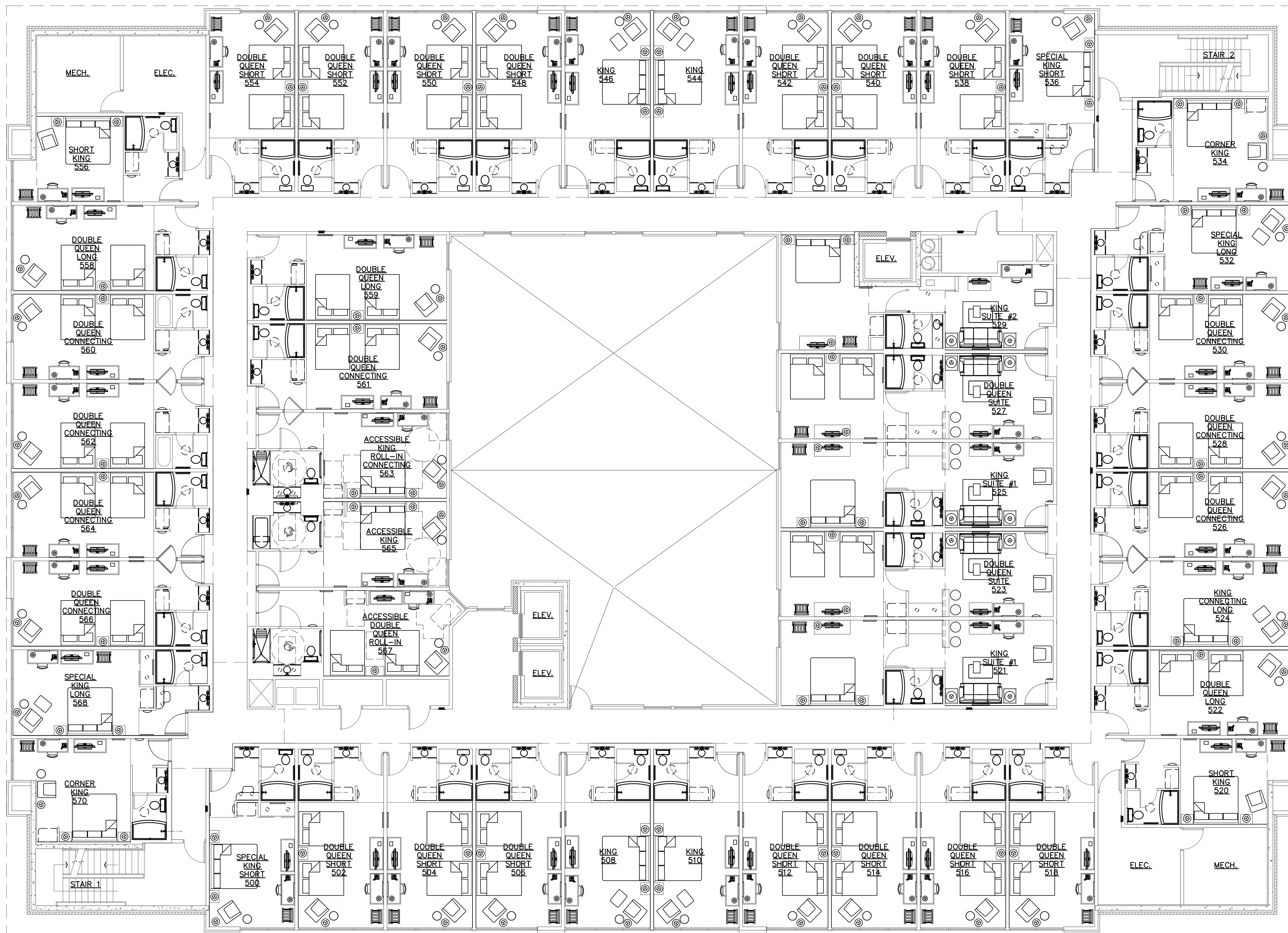
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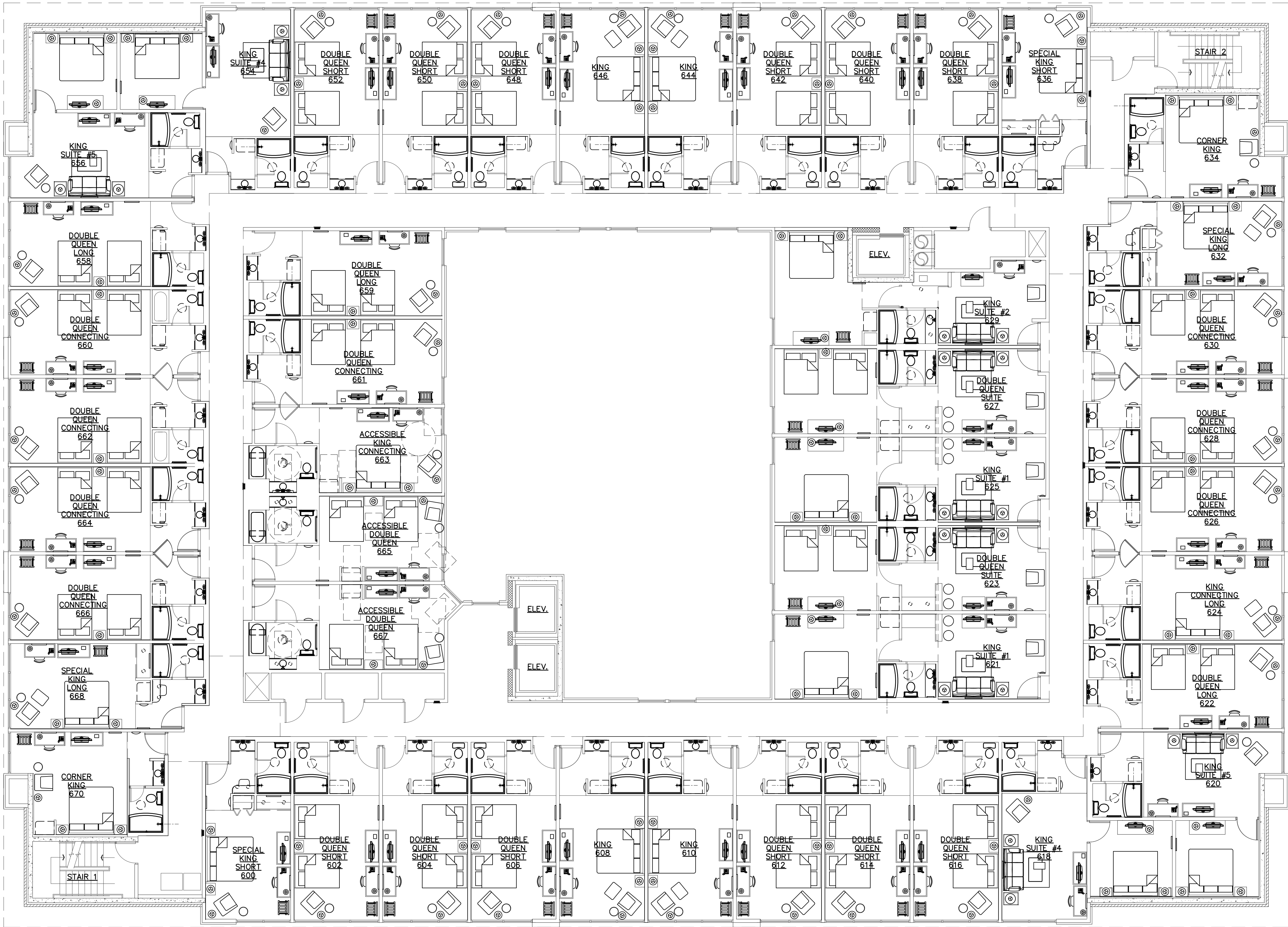
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Page 5


$$\underline{\underline{1/8'' = 1'-0''}}$$

See Rental Unit Plans Sheets A12.1 thru A12.11



PLAN: 6TH FLOOR

1/8" = 1'-0"

See Rental Unit Plans Sheets A12.1 thru A12.11

ARCHITECT:
PAUL GRECO
13075 MANCHESTER ROAD
SUITE 200
ST. LOUIS, MISSOURI 63131
TEL: (314) 423-6698
FAX: (314) 429-2255

SHEET ISSUED:

Date

REVISIONS:

By	Date	Description
	6-07-24	99%
	7-02-24	100%

DRURY DEVELOPMENT CORPORATION
PROPERTY OWNER:
13075 MANCHESTER RD, STE. 200, ST. LOUIS, MO 63131
TEL: (314) 423-6698

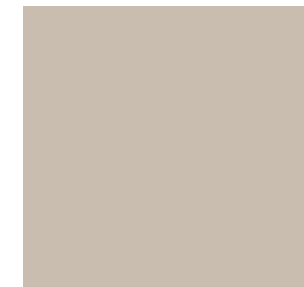
SIXTH FLOOR
DRURY PLAZA HOTEL
11980 OLIVE BLVD ST. LOUIS, MO 63141

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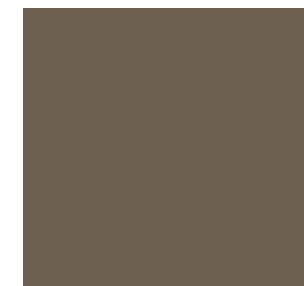
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ST0 16047



ST0 16045



ST0 31430



EIFS COLORS



ROCKCAST 1835 FLAX



EXISTING BRICK

DRURY PLAZA HOTEL CREVE COEUR

	EXISTING BRICK TUCKPOINT AND REPAIR AS NEEDED
	EIFS COLOR 1—STO 131 STOLIT 1.5 16047
	EIFS COLOR 2—STO 310 STO FINE SAND FINISH, 16045
	EIFS COLOR 3 —STO — 310 STO FINE SAND FINISH —31430
	ROCKCAST MANUFACTURED STONE VENEER OVER BRICK COLUMN COLOR FLAX 1835 MORTAR HOLCIM —RAINBOW FROSTY 437 DOW 790 SILICONE SEALANT—NATURAL STONE INSTALL 1/3 STAGGER—RUNNING BOND PATTERN

PAUL GRECO
1075 MANCHESTER ROAD
SUITE 200
ST. LOUIS, MISSOURI 63131
TEL: (314) 423-6698
FAX: (314) 429-2255

[illegible]

13075 MANCHESTER RD. STE. 200, ST. LOUIS, MO 63131
TEL: (314) 423-6698

DRURY PLAZA HOTEL

NORTH ELEVATION

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responsibility for such plans, drawings, or
documents not exhibiting this seal.

A2.1



1 NORTH ELEVATION
1/8" = 1'-0"

	EXISTING BRICK TUCKPOINT AND REPAIR AS NEEDED
	EIFS COLOR 1-STO 131 STOLIT 1.5 16047
	EIFS COLOR 2-STO 310 STO FINE SAND FINISH, 16045
	EIFS COLOR 3-STO - 310 STO FINE SAND FINISH - 31430
	ROCKCAST MANUFACTURED STONE VENEER OVER BRICK COLUMN COLOR FLAX 1835 MORTAR HOLCIM - RAINBOW FROSTY 437 DOW 790 SILICONE SEALANT-NATURAL STONE INSTALL 1/3 STAGGER-RUNNING BOND PATTERN

AUL GRECO
75 MANCHESTER ROAD
SUITE 200
LOUIS, MISSOURI 63131
TEL: (314) 423-6698
FAX: (314) 429-2255

Date

Date	Description
------	-------------

[illegible]

13075 MANCHESTER RD. STE. 200, ST. LOUIS, MO 63131
TEL: (314) 423-6698

WEST ELEVATION

DRURY PLAZA HOTEL
11980 OLIVE BLVD ST. LOUIS, MO 63141

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A2.2



1 WEST ELEVATION
1/8" = 1'-0"

	EXISTING BRICK TUCKPOINT AND REPAIR AS NEEDED
	EIFS COLOR 1-STO 131 STOLIT 1.5 16047
	EIFS COLOR 2-STO 310 STO FINE SAND FINISH, 16045
	EIFS COLOR 3-STO - 310 STO FINE SAND FINISH - 31430
	ROCKCAST MANUFACTURED STONE VENEER OVER BRICK COLUMN COLOR FLAX 1835 MORTAR HOLCIM - RAINBOW FROSTY 437 DOW 790 SILICONE SEALANT-NATURAL STONE INSTALL 1/3 STAGGER-RUNNING BOND PATTERN

AUL GRECO
75 MANCHESTER ROAD
SUITE 200
LOUIS, MISSOURI 63131
TEL: (314) 423-6698
FAX: (314) 429-2255

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13075 MANCHESTER RD. STE. 200, ST. LOUIS, MO 63131
TEL: (314) 423-6698

EASI ELEVATION

DRURY PLAZA HOTEL
11980 OLIVE BLVD ST. LOUIS, MO 63141

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A2.3



1 EAST ELEVATION
1/8" = 1'-0"

	EXISTING BRICK TUCKPOINT AND REPAIR AS NEEDED
	EIFS COLOR 1-STO 131 STOLIT 1.5 16047
	EIFS COLOR 2-STO 310 STO FINE SAND FINISH, 16045
	EIFS COLOR 3-STO - 310 STO FINE SAND FINISH - 31430
	ROCKCAST MANUFACTURED STONE VENEER OVER BRICK COLUMN COLOR FLAX 1835 MORTAR HOLCIM - RAINBOW FROSTY 437 DOW 790 SILICONE SEALANT-NATURAL STONE INSTALL 1/3 STAGGER-RUNNING BOND PATTERN

AUL GRECO
75 MANCHESTER ROAD
SUITE 200
LOUIS, MISSOURI 63131
TEL: (314) 423-6698
FAX: (314) 429-2255

Date

REVISIONS:

Date	Description
7-17-24	PERMIT

Date	Description
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[illegible]

WESTER RD. STE. 200, ST. LOUIS
TEL. (314) 423-6608

TEL: (314) 423-0090

SOUTH ELEVATION

DRURY PLAZA HOTEL
11980 OLIVE BLVD ST. LOUIS, MO 63141

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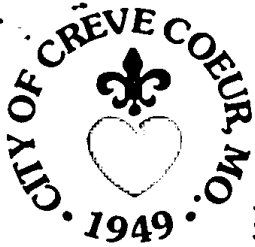
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1 SOUTH ELEVATION
1/8" = 1'-0"

Rec'd 7/3/96



CITY OF CREVE COEUR

300 North New Ballas Rd. • Creve Coeur, MO 63141 • (314) 432-6000 • Fax (314) 872-2539
Relay MO 1-800-735-2966

MAYOR
WILLIAM E. WINTER

COUNCIL MEMBERS

1ST WARD
BARRY L. GLANTZ
DAVID KREUTER

2ND WARD
ANNETTE KOLIS MANDEL
JUDY PASS

3RD WARD
ELEANOR GLOVINSKY
NELL PINCKERT

4TH WARD
MARTIN A. BARNHOLTZ
RICHARD J. WOLKOWITZ

CITY ADMINISTRATOR
T. MICHAEL McDOWELL

CITY CLERK
LAVERNE COLLINS

June 28, 1996

Mr. Tim Drury
Druco, Incorporated
8315 Drury Industrial Parkway
St. Louis, MO 63114

Re: Amended Conditional Use Permit
Drury Inn Hotel

Dear Mr. Drury:

There is enclosed, herewith, the amended Conditional Use Permit authorized by Ordinance Number 1782, adopted by the City Council of the City of Creve Coeur on March 26, 1996, relating to the maximum number of hotel rooms allowed for the Drury Inn Hotel proposed for the southwest corner of the Intersection of Olive Boulevard and Center Parkway Drive.

Enclosed, for your convenience, is a sample of the response needed to satisfy Condition No. 11, which requires written acknowledgement and agreement to be mailed to the City's Zoning Administrator.

Sincerely,

CITY OF CREVE COEUR

T. Michael McDowell
City Administrator

TMM:pr
enclosures

cc: Mr. Randal Garner, Zoning Administrator

129/211



CONDITIONAL USE PERMIT

BY AUTHORITY OF ORDINANCE NUMBER 1782, AMENDING ORDINANCE NUMBER 1756, SO AS TO AMEND A CONDITION OF THE CONDITIONAL USE PERMIT RELATING TO THE MAXIMUM NUMBER OF HOTEL ROOMS ALLOWED FOR THE DRURY INN HOTEL PROPOSED FOR THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND CENTER PARKWAY DRIVE, IN THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA IN THE "CB" CORE BUSINESS DISTRICT.

THE AMENDED CONDITIONAL USE PERMIT SHALL BE SUBJECT TO ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CREVE COEUR AND THE FOLLOWING CONDITIONS:

1. THIS CONDITIONAL USE PERMIT SHALL BE FOR THE OPERATION OF AN EIGHT-STORY 186 ROOM HOTEL, NOT MORE THAN 115 FEET IN HEIGHT, WITH APPROXIMATELY 182,880 SQUARE FEET OF TOTAL FLOOR AREA AND INCLUDING AN INDOOR SWIMMING POOL AND CONFERENCE ROOMS WITH A CAPACITY OF APPROXIMATELY 286 PERSONS.
2. THE SITE SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN DATED FEBRUARY 26, 1996 AND HEREBY APPROVED BY THE CREVE COEUR CITY COUNCIL, SUBJECT TO FURTHER REVISIONS AS MAY BE APPROVED BY THE CITY COUNCIL.
3. THE PROJECT SIGNAGE SHALL BE IN CONFORMANCE WITH THE SPECIAL SIGNAGE DISTRICT APPROVED FOR THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA ON APPLICABLE SIGNS.

4. ALL OTHER SIGNS FOR THE HOTEL, INCLUDING NEON SIGNS, MUST BE IN CONFORMANCE WITH THE CITY'S SIGN REGULATIONS AND PERMITS OBTAINED FOR THE ERECTION OR MODIFICATION OF ANY SIGN ON THE PREMISES.

5. THE REFUSE CONTAINERS SHALL BE LOCATED WITHIN A SCREENED SIGHT-PROOF STORAGE AREA WITH THE INSTALLATION OF A HOSE BIBB TO SERVICE THE TRASH ENCLOSURE AREA.

6. THERE SHALL BE NO OUTDOOR STORAGE OR PLACEMENT OF ANY MATERIALS OR EQUIPMENT USED IN CONJUNCTION WITH THE HOTEL.

7. ANY MECHANICAL EQUIPMENT, EXHAUST PIPES OR VENTS INSTALLED FOR THE HOTEL AND SWIMMING POOL BUILDING SHALL BE PROPERLY SCREENED WITH APPROVED MATERIALS.

8. OVERHEAD ELECTRIC SERVICE LINES TRAVELING THROUGH THE DRURY INN SITE SHALL BE PLACED UNDERGROUND.

9. ANY FUTURE ENLARGEMENT OR ALTERATION IN THE USE OF THE STRUCTURE OR SITE, OR SIGNIFICANT CHANGES IN OPERATIONAL CONDITIONS, MUST BE APPROVED BY THE CITY COUNCIL UPON RECEIPT OF THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT BEFORE A BUILDING PERMIT FOR THE ENLARGEMENT OR ALTERATION MAY BE ISSUED, AND MAY REQUIRE ADDITIONAL PARKING TO BE PROVIDED.

10. THE BUILDINGS MUST HAVE PROPER SIGNS TO COMPLY WITH THE "NO SMOKING" ORDINANCE NUMBER 1392 AND AMENDING ORDINANCE NUMBER 1548.

11. A COPY OF ALL HEREIN ATTACHED CONDITIONS SHALL BE FURNISHED BY THE OWNER OR PETITIONER TO THE OPERATOR(S) OR MANAGER(S) INCLUDING SUCCESSIVE OPERATOR(S), OWNER(S) OR MANAGER(S) WHO SHALL FORWARD TO THE

ZONING ADMINISTRATOR AN ACKNOWLEDGMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

12. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND THE OPERATOR OF SAID FACILITY.

13. FAILURE TO COMPLY WITH ANY ONE OR ALL OF THE CONDITIONS OF THIS PERMIT SHALL BE ADEQUATE CAUSE FOR THE REVOCATION OR MODIFICATION OF SAID PERMIT BY THE CITY COUNCIL, PROVIDED, HOWEVER, NO PERMIT SHALL BE REVOKED OR MODIFIED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE CITY COUNCIL TO REVOKE OR MODIFY SAID PERMIT AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OR CONDITION, EXCEPT FOR REPEATED BREACHES OR VIOLATIONS.

14. NO CONDITIONAL USE PERMIT GRANTED BY THE CITY COUNCIL SHALL BE VALID FOR A PERIOD LONGER THAN ONE YEAR FROM THE DATE IT GRANTS THE CONDITIONAL USE PERMIT UNLESS WITHIN SUCH PERIOD: (1) A BUILDING PERMIT IS OBTAINED AND CONSTRUCTION IS BEGUN; OR (2) IF A BUILDING PERMIT IS NOT REQUIRED, AN OCCUPANCY PERMIT IS OBTAINED AND THE USE OF THE BUILDING COMMENCED. THE CITY COUNCIL MAY, WITHOUT NOTICE OR HEARING, GRANT EXTENSIONS NOT EXCEEDING ONE HUNDRED AND EIGHTY (180) DAYS EACH, UPON WRITTEN APPLICATION FILED AND GRANTED PRIOR TO THE EXPIRATION OF THE CONDITIONAL USE PERMIT PERIOD.

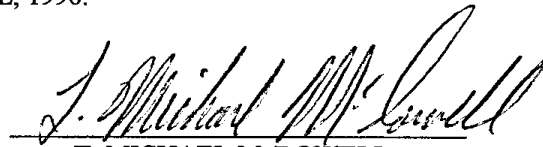
15. A DETAILED LANDSCAPED PLAN OF THE SITE MUST BE SUBMITTED TO THE CITY OF CREVE COEUR FOR REVIEW AND APPROVAL.

16. THE EXTERIOR SITE LIGHTING SHALL CONFORM TO THE GUIDELINES FOR THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA.

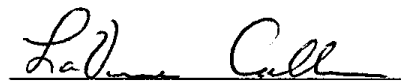
17. A SHARED PARKING ARRANGEMENT BETWEEN THE HOTEL AND ON-SITE RESTAURANT IS HEREBY AUTHORIZED BY THE CITY OF CREVE COEUR PURSUANT TO THE AUTHORITY AND STANDARDS FOUND IN SECTION 26-91.7(d) OF ORDINANCE NUMBER 1044.

18. ANY TRANSFER OF OWNERSHIP OR LEASE OF THE PROPERTY SHALL INCLUDE IN THE TRANSFER OR LEASE AGREEMENT A PROVISION THAT THE PURCHASER OR LESSEE AGREES TO BE BOUND BY THE CONDITIONS HEREIN SET FORTH AND THE APPROVED DEVELOPMENT PLAN FOR THE PROPERTY.

GRANTED THIS 9TH DAY OF APRIL, 1996.


T. MICHAEL McDOWELL
CITY ADMINISTRATOR

ATTEST:


LaVERNE COLLINS, CITY CLERK
CITY OF CREVE COEUR

128/211



**APPLICATION TO PLANNING AND ZONING
COMMISSION**

**#24-019: SITE DEVELOPMENT PLAN FOR A FENCE ALONG
HIBLER ROAD RIGHT-OF-WAY FOR THE PROPERTY ADDRESSED
AS 12590 HIBLER WOODS DRIVE**

FOR THE MEETING OF: Tuesday, September 3, 2024

SUBJECT PROPERTY LOCATION: 12590 Hibler Woods Drive

REQUEST: David McDonald, of CMac Development, has submitted an application on behalf of the homeowner for a 5 foot (06") tall, black aluminum fence, on the rear property line, adjacent to street right-of-way for Hibler Road. The subject property is zoned B Single Family Residential. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Staff may approve a fence within this area if the fence is to the side or rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. Any other fence requests in this location must seek Planning and Zoning Commission approval. City Council action is not required.

APPLICANT: David McDonald
CMac Development
10538 Saint Michael Lane
Saint Ann, MO 63074

OWNER: Nicole Seider
12590 Hibler Woods Drive
Creve Coeur, MO 63141

Key Issues:

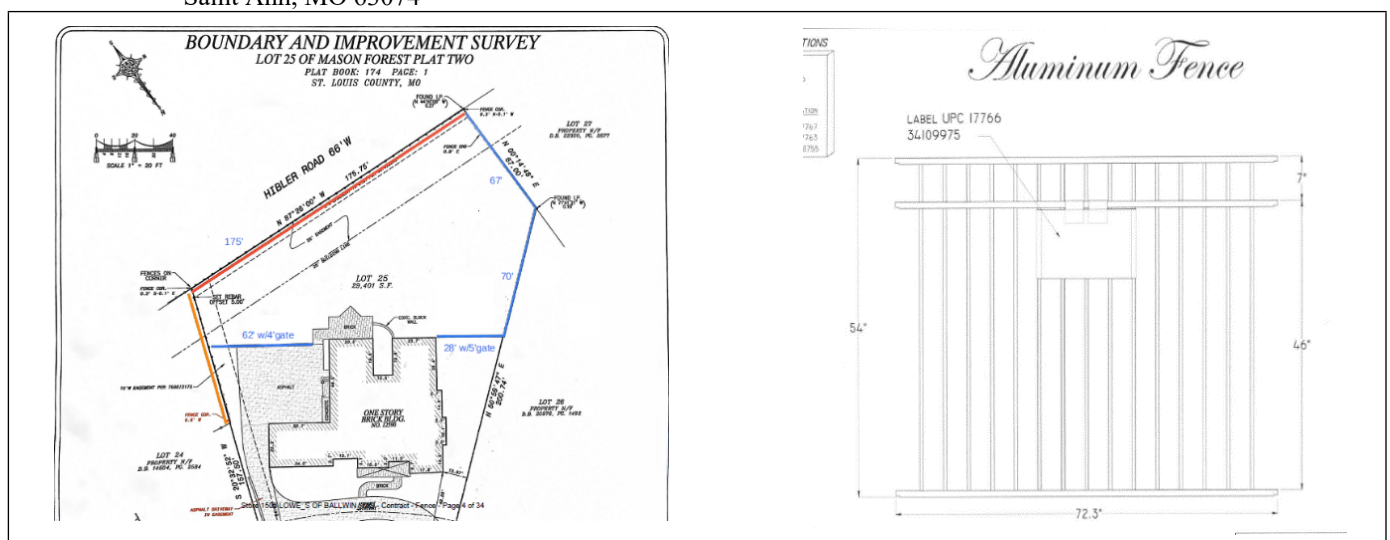
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Estate Neighborhood 1 (ER1)
- Design Guidelines

Zoning Code References

- Section 405.260: B-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 8/27/2024
ATTACHMENTS: Applicant's Materials

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	B Single Family Residential	N/A
South	Single family residence	A Single Family Residential	Hibler Road
East	Single family residence	B Single Family Residential	Hibler Woods Drive
West	Single family residence	B Single Family Residential	N/A

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 5 foot (60”) tall black, aluminum, fence, approximately located on the property line adjacent to Hibler Road right-of-way for the property addressed as 12590 Hibler Woods Drive. There is currently a solid, wooden fence in this location running along several properties adjacent to Hibler Road. The fence was noticed as a 4.5-foot-tall fence but the applicant has clarified that the fence is actually 5 feet.

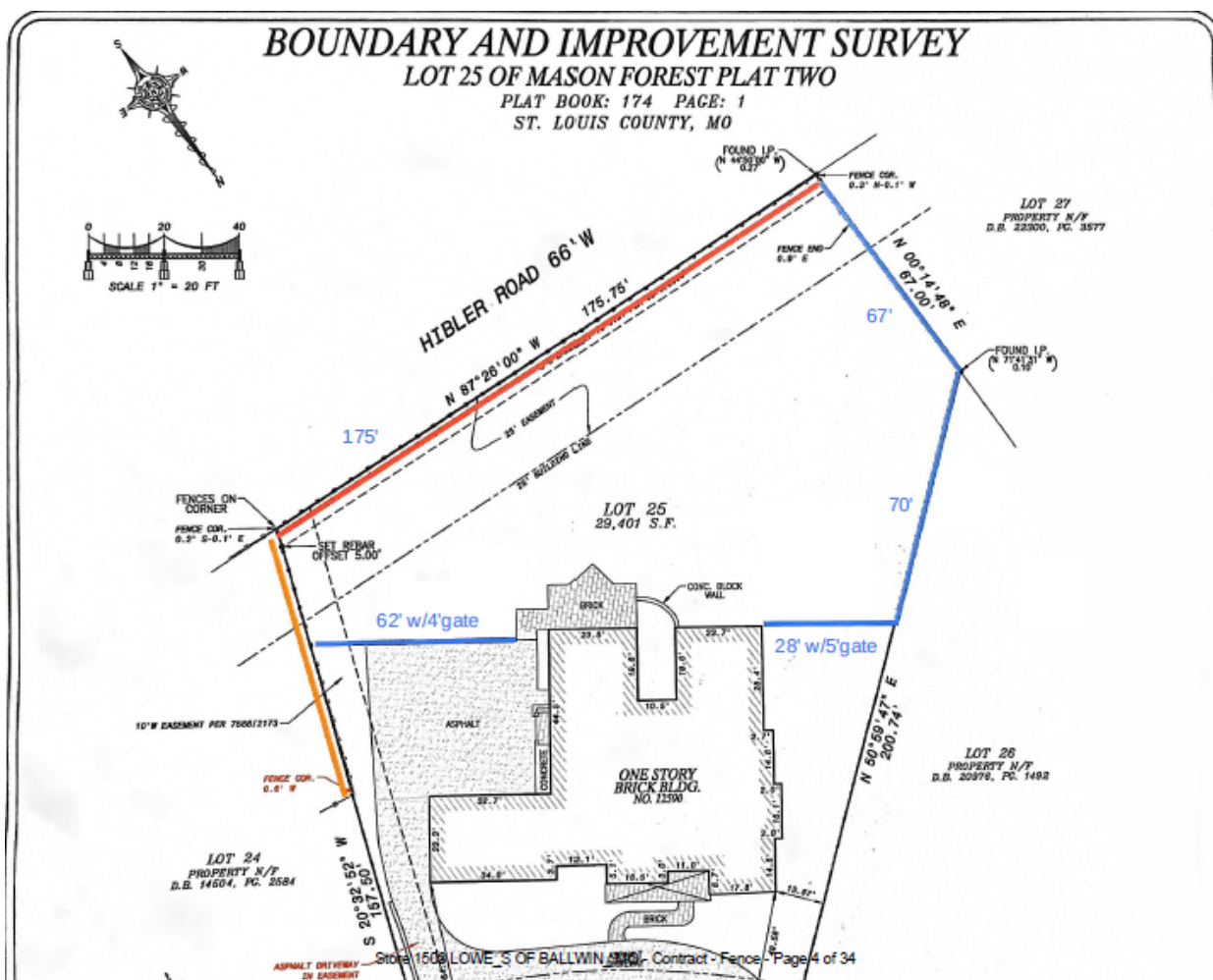


Figure 1: Applicant's Site Plan with existing fence location in orange, proposed fence location in blue and proposed portion of fence seeking approval in red.

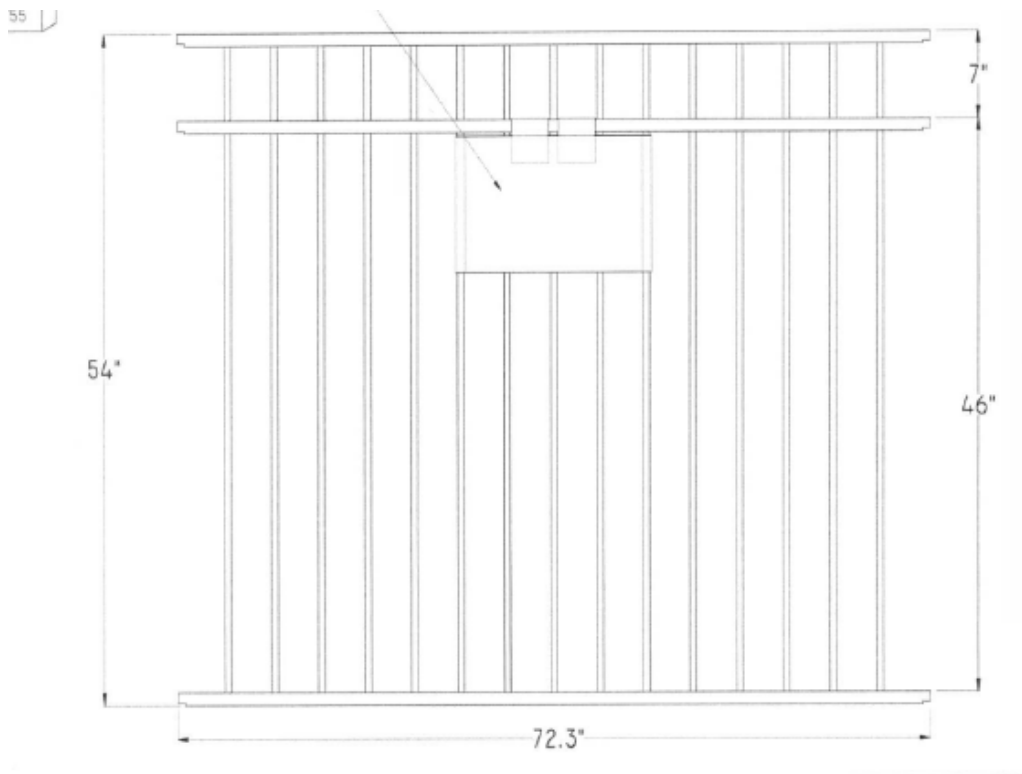


Figure 2: Fence detail showing 4.5-foot-tall fence detail for the 5-foot-tall fence in same material and style.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences adjacent to street right-of-way under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

The Design Guidelines provide general direction for review of fences with the following, although the application of these guidelines has limited use for decorative fences within single family neighborhoods.

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

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

The applicant's fence meets material requirements for fences adjacent to street right-of-way to receive staff approval but the height at 5 feet instead of 4 feet and location on the property line instead of 15 feet back is what requires site plan approval for the application from the Planning and Zoning Commission. The fence is clearly to the rear of the house on a through lot that abuts Hibler Road. The context of the surrounding area includes wooden fencing in this area for several of the adjacent lots. The open design of the proposed fence will allow it to blend well with the site and it will not create a visual barrier along Hibler Road.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height, and design sufficient, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary.

MOTION

The motion for the fence adjacent to street right-of-way at 12590 Hibler Woods Drive as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for a 5-foot tall, black aluminum, fence to be located on the rear property line along Hibler Road, for the through lot property addressed as 12590 Hibler Woods Drive as discussed within the Staff Report for Application #24-019 for the September 3, 2024, Planning and Zoning Commission meeting.” (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS



Description: Subject property from Hibler Road showing old wooden fence. Taken from google street view March 2022.



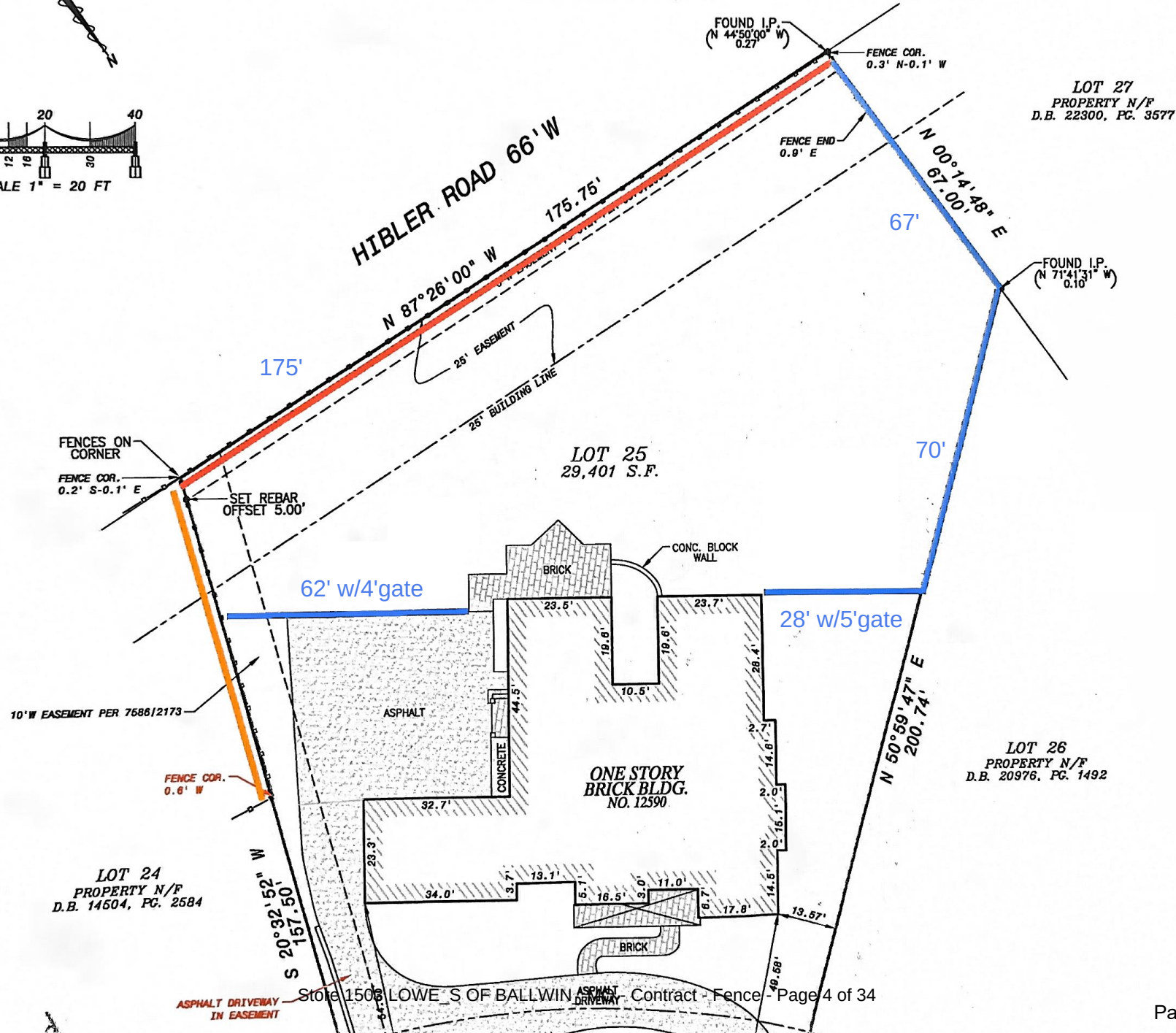
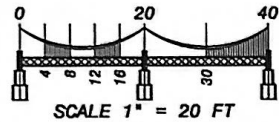
Description: Fencing on the right side of Hibler Road up to the property line and no fencing on the left side.

BOUNDARY AND IMPROVEMENT SURVEY

LOT 25 OF MASON FOREST PLAT TWO

PLAT BOOK: 174 PAGE: 1

ST. LOUIS COUNTY, MO



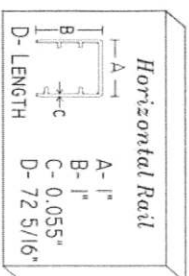
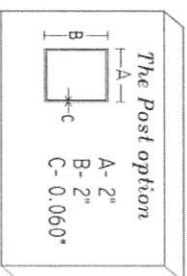
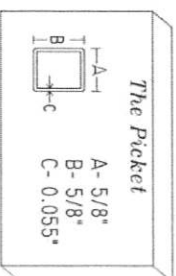
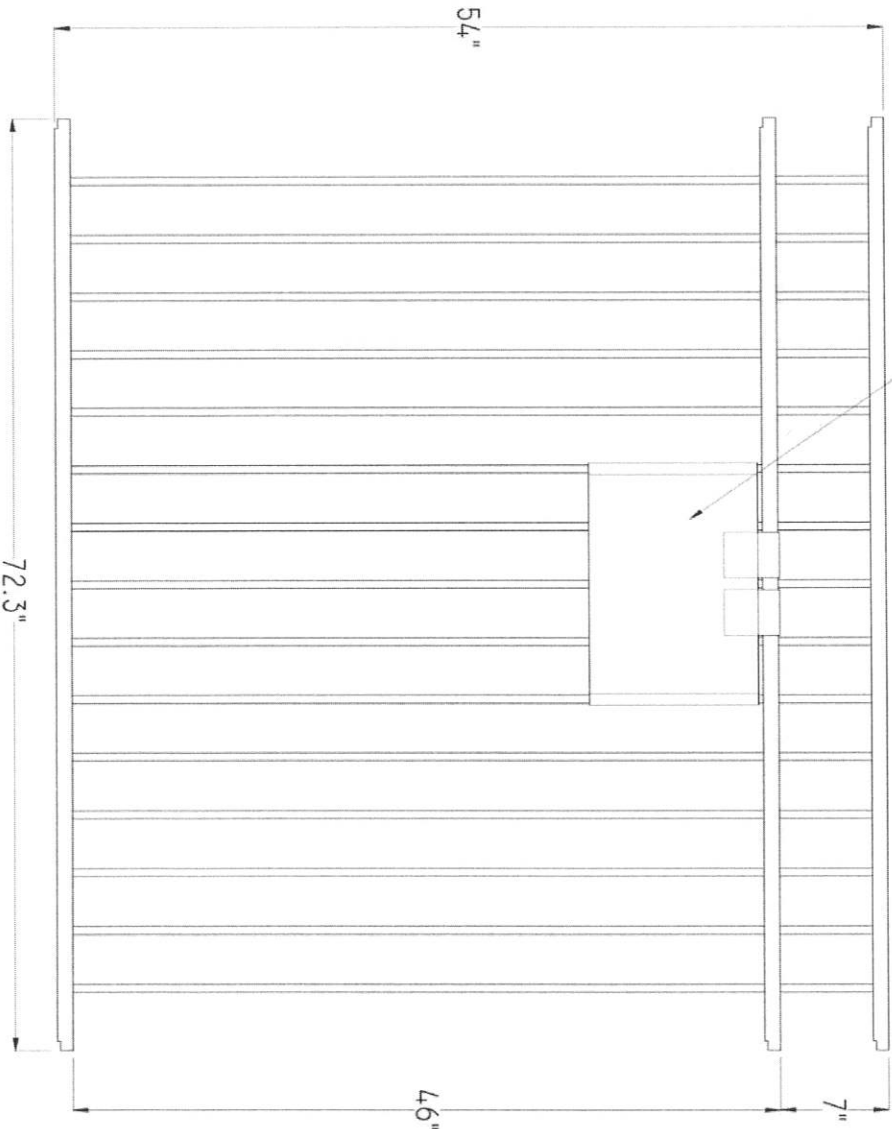
POWDER COAT OPTIONS

Black Finish
54"x6' FENCE PANEL 73017766

2" SQ POST
CONFIGURATIONS FOR INSTALLATION
LINE — 73017764 END — 73017767
CORNER-73017765 GATE — 73017763
BLANK — 73008755

Aluminum Fence

LABEL UPC 17766
34109975



TECHNICAL ATTRIBUTES

- o PANEL HAS NO VISIBLE FASTENERS
- o RACKABILITY= 38" OVER 72 5/16"
- o POST CENTERS FOR 2" SQ= 72 13/16"
- o 5/8" SQ PICKETS ON CENTER= 4 15/32"
- o DIMENSION BETWEEN PICKETS= 3 1/8"
- o ALUMINUM ALLOYS
- o POSTS & STRINGERS= 6005
- o PICKETS= 6063

BUILT BY
Barrette
Outdoor Living

75 John B Brooks Rd
Pendergrass, Ga
30567
706-693-4062
706-693-4064 fax

Description

54, X6 5/8 3-RL FLAT TOP PANEL BLK - LOWES

Date

12.11.15

June 24, 2024

Dear Nicole Seider and Zhou You,

We have reviewed the fence documentation and survey plans and do not have any objections to the project therein described. Please consider this letter a formal approval from the Mason Forest Plat 1 Trustees for the construction of the fence in the copied plans.

If you have any questions, feel free to contact any of us.

Kind regards,

Mike Gordon

Sarah Mayer

Nicole Seider



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-021: AN APPLICATION FOR A MINOR SITE PLAN FOR
EXTERIOR ALTERATIONS TO THE PROPERTY ADDRESSED AS 1260
ANDES BOULEVARD

FOR THE MEETING OF: Tuesday, September 3, 2024

PROPERTY LOCATION: 1260 Andes Boulevard, zoned GC-General Commercial Zoning District.

REQUEST: Julie Brandenburg, of ISC Contracting, has submitted an application for a Minor Site Plan for 1260 Andes Boulevard, in the “GC” General Commercial zoning district, in order to renovate the building for their use. The project includes exterior changes to the building, and new landscaping.

ADDITIONAL INFORMATION: Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

Key Issues:

- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Design Guidelines
- Mixed-Use Innovation Campus District (MUIC)

Zoning Code References

- Section 405.360: GC-General Commercial District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Julie Brandenburg
ISC Contracting
1545 S. Kingshighway
St. Louis, MO 63110

PROPERTY OWNER: Tom Huster
KCI Contruction
10315 Lake Bluff Drive
St. Louis, MO 63123



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 8/29/2024
ATTACHMENTS: Applicant's Materials

PROJECT DESCRIPTION

The subject property is a 3.46-acre site with a single-story, 40,130 square foot brick commercial building surrounded by surface parking lots containing 192 parking stalls. The applicant is seeking a Minor Site Plan in order to update the façade of the building with new exterior materials, add new landscaping, a new trash enclosure and an updated patio area to house the offices for KCI Construction. The applicant is seeking to paint the exterior brick white, add black Hardie board and metal elements and dark blue EIFS accents in order to give the building an update. The distinctive entry canopy and roofline will be replaced with a more modern, sleek style. The landscaping plan includes additional landscaping around the building and throughout the site. A new patio will be added to replace existing sidewalks next to the building to the east and west facades for employee use. A large generator pad will be removed on the north side of the building and replaced with landscaping. The existing site coverage will not increase. The applicant is also seeking new and updated signage as well as interior alterations that will be reviewed under separate permits.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial	N/A
South	Commercial	GC-General Commercial	N/A
East	Industrial	LI-Light Industrial	Andes Boulevard
West	Multi-Family Residential	Unincorporated St. Louis County	N. Lindbergh Boulevard



Figure 1: Existing façade of 1260 Andes Blvd.



Figure 2: Proposed façade after painting, new accent material, glass curtain wall and updated patio area. Signage review under separate permit.

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Mixed-Use Innovation Campus District (MUIC). The Mixed-Use Innovation Campus District supports the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries. The review of this request only pertains to proposed façade changes, updated landscaping plan, and new patio as the building and site are existing.

Design Guidelines

The Design Guidelines encourage materials to be of good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged (p.9). Generally, the materials selected should require minimal maintenance and their color should be integral to the material, not painted on (p.9). In this case, the main material is a durable existing brick that is proposed to be painted white for the new tenant with dark blue EIFS and black hardie board and metal accent materials. The color chosen for the brick is not incompatible with the surrounding buildings as the building directly next door at 10880 Baur Boulevard has also been painted white. The surrounding buildings in the area are mostly of a brick material in various natural shades. Painting of brick has been previously approved at various locations throughout the city in order to update the building façade. The removal of the distinctive roof and entry design elements in favor of the new flat roofed design help to update the building in an area of the city where older buildings and aged designs are prevalent. The project is not incompatible with the design guidelines and staff does not see a conflict with the proposal.



Figure 3: 10880 Baur Boulevard painted white.

Landscaping Plan

The landscaping plan provides new landscaping around the building and throughout the site. The plan includes a mix of native trees, perennials, and evergreen shrubs. Staff noticed while reviewing the site that there are a few missing trees from the parking lot islands and a few missing street trees and those have been shown as being replaced. There does not appear to be an existing irrigation system in place. Per Section 405.540.F.10, *Landscaping*, underground irrigation systems are only required for new developments, redevelopments or when additions or expansions are proposed. As this project does not meet the threshold for when underground irrigation is required, staff is not requiring it be installed.

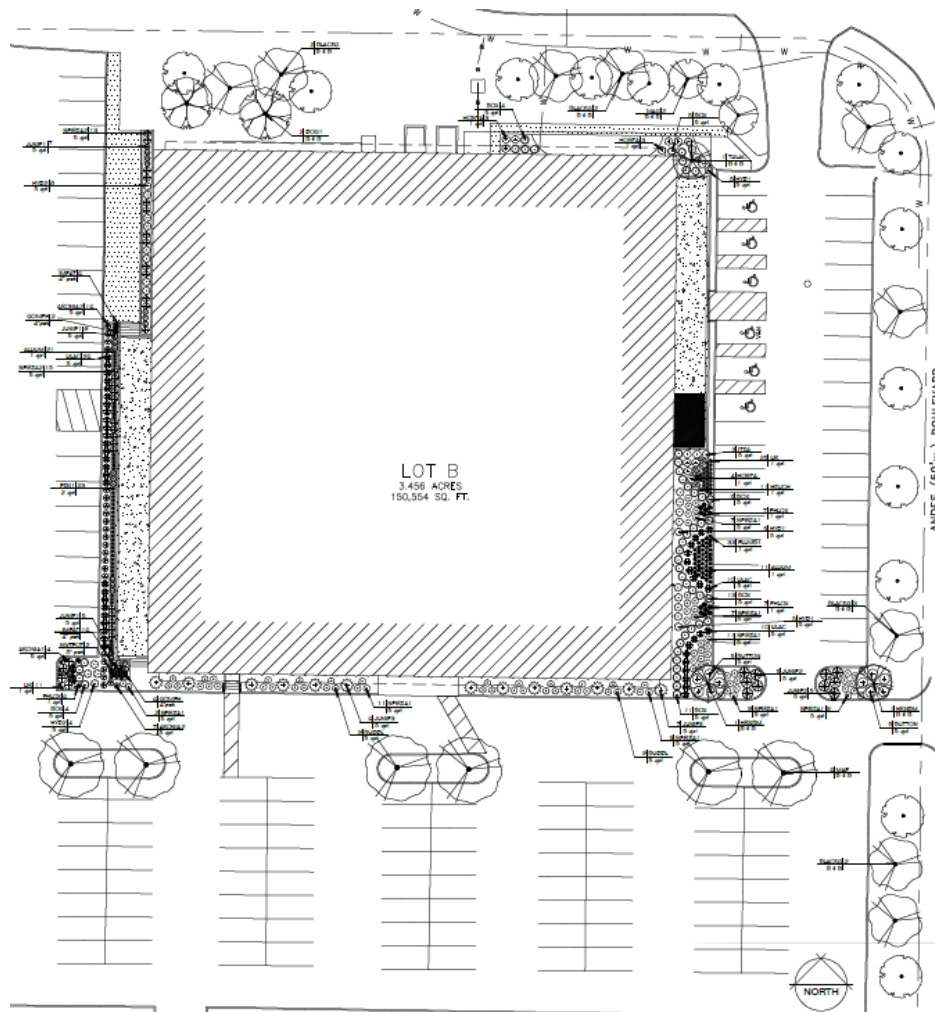


Figure 4: Proposed Landscaping Plan

September 3, 2024

Page 5

Trash Enclosure

The current trash enclosure is a shallow retaining wall built into a slope off the parking lot which does not fully screen the dumpsters. The applicant has submitted plans to enclose the space with cement board panels in black. Staff suggests the enclosure be a wooden privacy fence or neutral colored vinyl as these are the most commonly approved materials and tend to age better over time. The Design Guidelines call for trash enclosures to use similar materials to the main building. The main building material for the building is brick but if brick is cost prohibitive, wood or neutral vinyl has been allowed as an alternative.



Figure 5: Existing open trash enclosure.

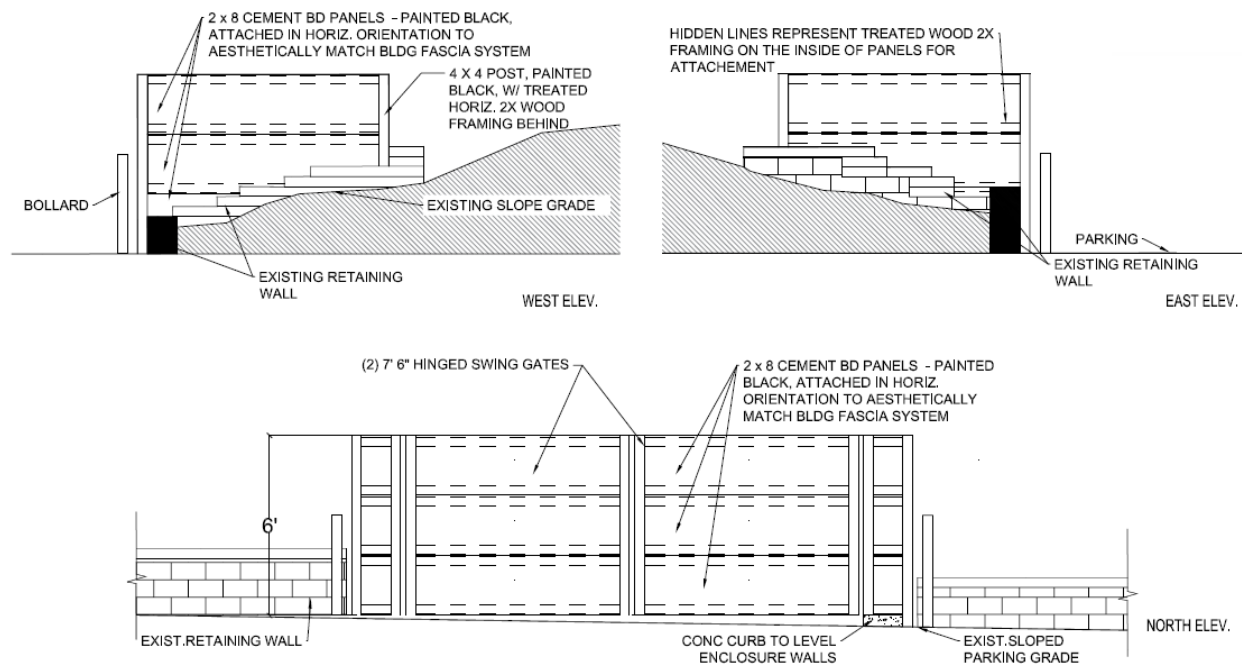


Figure 6: Proposed trash enclosure area.

RECOMMENDATION

Should the Commission find the façade and landscaping revisions acceptable, below are the recommended conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Exterior Elevations” as bound together and submitted in conjunction with Application #24-021 by Oakline Studio received on August 23, 2024.
2. A new trash enclosure to be installed of a wooden or neutral colored vinyl material.
3. All landscaping shall be maintained per the attached Landscape Plan dated August 5, 2024 and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, including the shielded and downcast angle of any new fixture heads.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and shall be reviewed under a separate permit.
6. Parking lot to be resealed and restriped according to the proposed plans submitted August 23, 2024.
7. All roof mounted mechanical equipment installed for the site shall be properly screened with approved materials to match existing.
8. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the minor site development plans as shown in the Applicant’s materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

“I move to recommend approval of the minor site plan for 1260 Andes Boulevard as bound together with Application #24-021, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of September 3, 2024” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Date: 8/9/2024



Description: Existing site.



Description: Missing trees in landscaping islands. To be replaced per landscaping plan.

KCI Office Infill - 120 Andes Boulevard

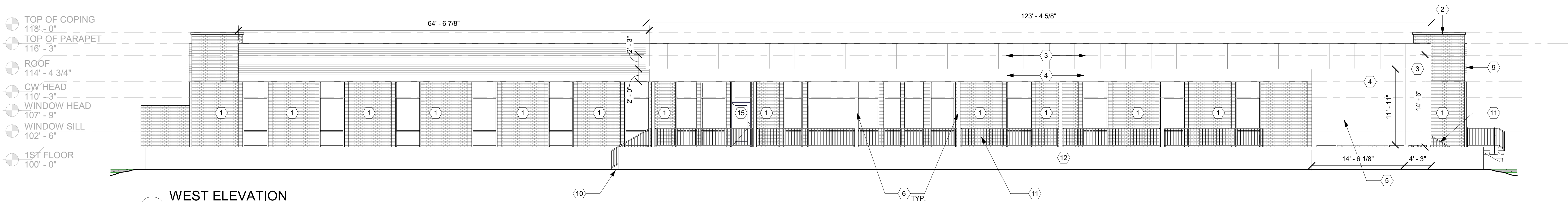
Building Exterior Improvements

Presented to the Planning and Zoning Commission
City of Creve Coeur

September 3rd 2024

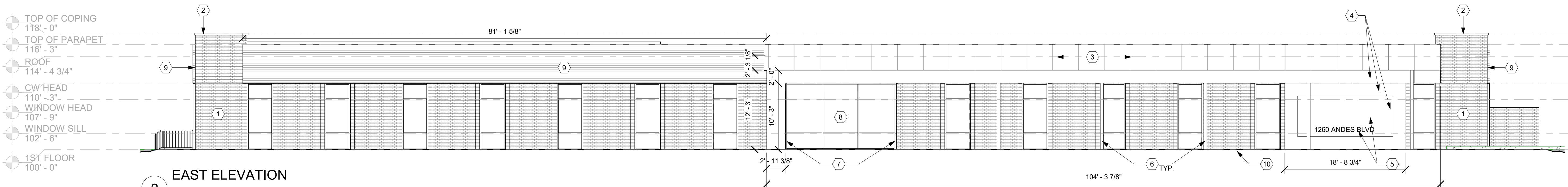






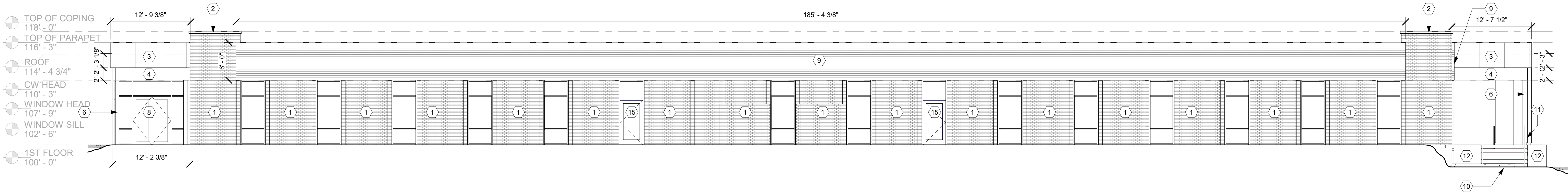
WEST ELEVATION

1/8" = 1'-0"



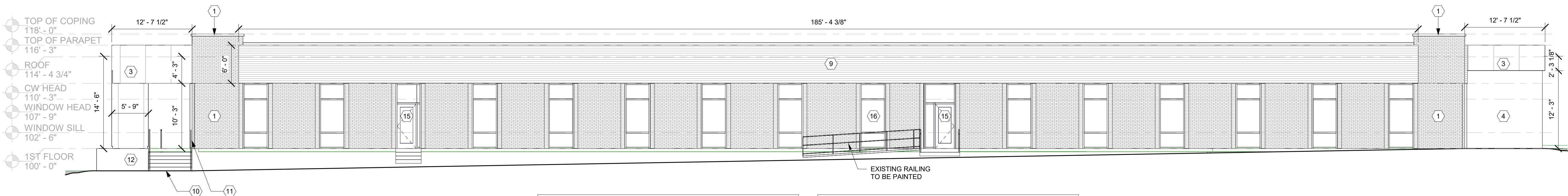
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

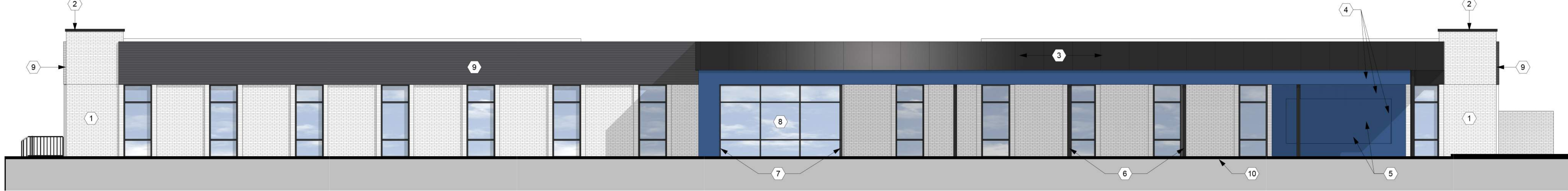
ELEVATION KEYNOTES	
Key #	Description
1	EXISTING BRICK AND MORTAR TO BE PAINTED "WHITE"
2	EXISTING CAST STONE PARAPET CAP TO BE PAINTED "BLACK"
3	STEEL FRAMING WITH "BLACK" METAL PANEL CLADDING, METAL TRIM PROFILES TO COLOR MATCH
4	STEEL FRAMING WITH EXTERIOR SHEATHING, RIGID INSULATION, POLYMESH, BASE COAT, FINISH COAT EIFS SYSTEM PAINTED "KCI BLUE"
5	EXTERIOR CUSTOM SIGNAGE, STAINLESS STEEL OR METAL OF EQUAL AESTHETIC VALUE. BACKLIT WITH LED LIGHTING.
6	6" DIAMETER STEEL TUBE COLUMN PAINTED "BLACK" - NEW STRUCTURAL FOOTINGS AND FASTENERS TO HSS BEAM AT NEW METAL PANEL FASCIA.
7	6" HSS COLUMN - NEW STRUCTURAL FOOTINGS AND FASTENERS TO HSS BEAM AT NEW METAL PANEL FASCIA. METAL TRIM PROFILES TO MATCH ADJACENT STOREFRONT SYSTEM.

ELEVATION KEYNOTES	
Key #	Description
8	NEW ALUMINUM STOREFRONT STYLE GLAZING SYSTEM, COLOR TO MATCH ADJACENT METAL TRIM PROFILE.
9	STEEL HAT CHANNELS TO SECURE CEMENTITIOUS HARDIE BOARD STYLE RAINSCREEN. PAINTED BLACK, METAL TRIM PROFILES TO COLOR MATCH.
10	CAST IN PLACE CONCRETE SLAB/SIDEWALK/PATIO TO INCLUDE MATCHING CAST IN PLACE CONCRETE STEPS TO GRADE.
11	STAINLESS STEEL HANDRAIL AND GUARDRAIL WITH HIDDEN FASTENERS AND CABLE STYLE RAILING.
12	CAST IN PLACE CONCRETE PLANTERS
13	CAST IN PLACE CONCRETE PLANTER TO CONTAIN RAMMED EARTH PLATFORM AND CUSTOM BRANDED ASTROTURF "PATIO"
14	"1260" TO BE PAINTED "BLACK"
15	NEW DOOR
16	NEW STORE FRONT SYSTEM TO MATCH EXISTING.



WEST ELEVATION

1
1/8" = 1'-0"



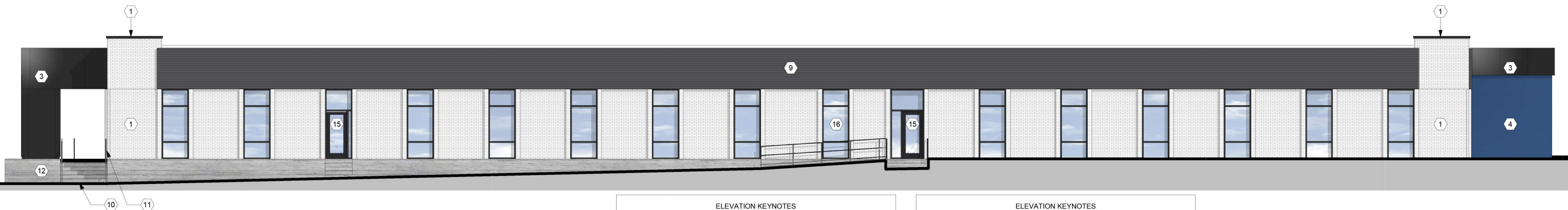
EAST ELEVATION

2
1/8" = 1'-0"



NORTH ELEVATION

3
1/8" = 1'-0"

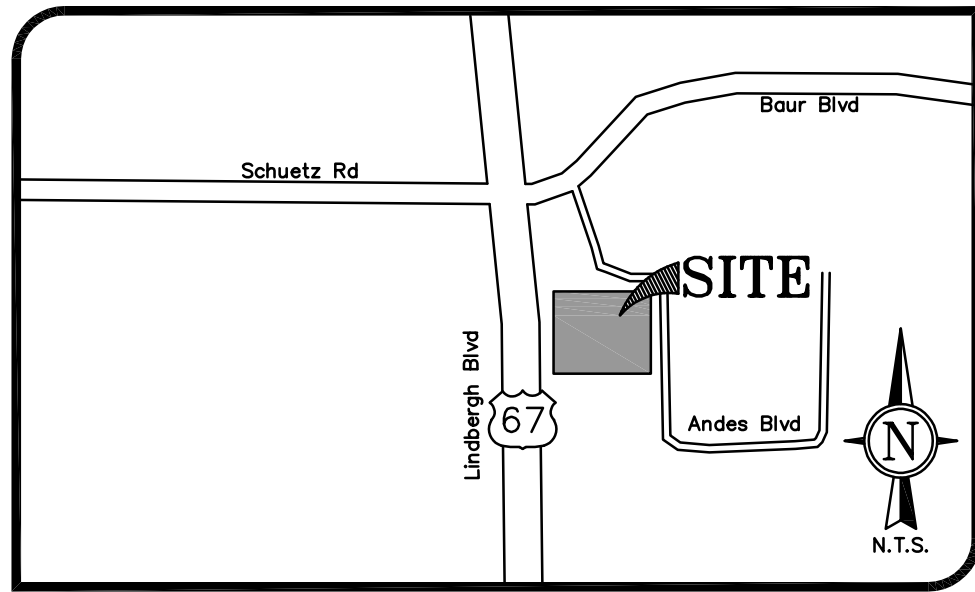


SOUTH ELEVATION

4
1/8" = 1'-0"

ELEVATION KEYNOTES	
Key #	Description
1	EXISTING BRICK AND MORTAR TO BE PAINTED "WHITE"
2	EXISTING CAST STONE PARAPET CAP TO BE PAINTED "BLACK"
3	STEEL FRAMING WITH "BLACK" METAL PANEL CLADDING, METAL TRIM PROFILES TO COLOR MATCH
4	STEEL FRAMING WITH EXTERIOR SHEATHING, RIGID INSULATION, POLYMESH, BASE COAT, FINISH COAT EIFS SYSTEM PAINTED "KCI BLUE"
5	EXTERIOR CUSTOM SIGNAGE. STAINLESS STEEL OR METAL OF EQUAL AESTHETIC VALUE. BACKLIT WITH LED LIGHTING.
6	6" DIAMETER STEEL TUBE COLUMN PAINTED "BLACK" - NEW STRUCTURAL FOOTINGS AND FASTENERS TO HSS BEAM AT NEW METAL PANEL FASCIA.
7	6" HSS COLUMN - NEW STRUCTURAL FOOTINGS AND FASTENERS TO HSS BEAM AT NEW METAL PANEL FASCIA. METAL TRIM PROFILES TO MATCH ADJACENT STOREFRONT SYSTEM.

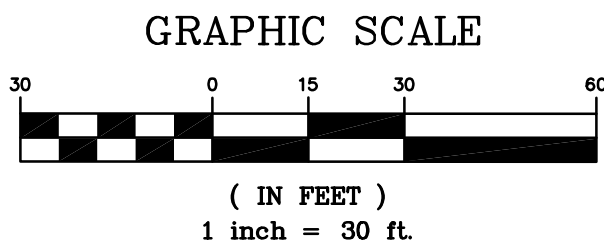
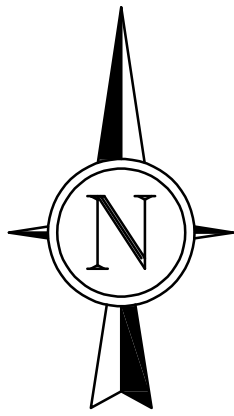
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13	CAST IN PLACE CONCRETE PLANTER TO CONTAIN RAMMED EARTH PLATFORM AND CUSTOM BRANDED ASTROTURF "PATIO"
14	"1260" TO BE PAINTED "BLACK"
15	NEW DOOR
16	NEW STORE FRONT SYSTEM TO MATCH EXISTING.



PREPARED FOR:
HDA INC
CONTACT: GREG KLEIN
565 MCREE AVE, SUITE 100
ST. LOUIS, MO 63110
E: gklein@hda.com

SITE IMPROVEMENT PLANS 1260 ANDES BLVD

LOT B OF SUBDIVISION OF SECTION 10 OF LINDBERGH-WARSON INDUSTRIAL CENTER – PB 124 PG 73
SECTION 36, TOWNSHIP 46 NORTH, RANGE 5 EAST
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



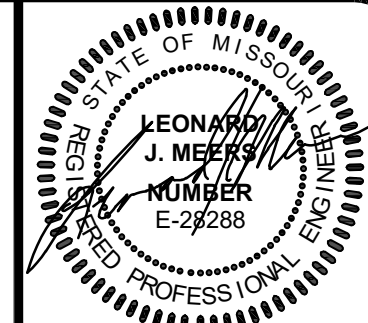
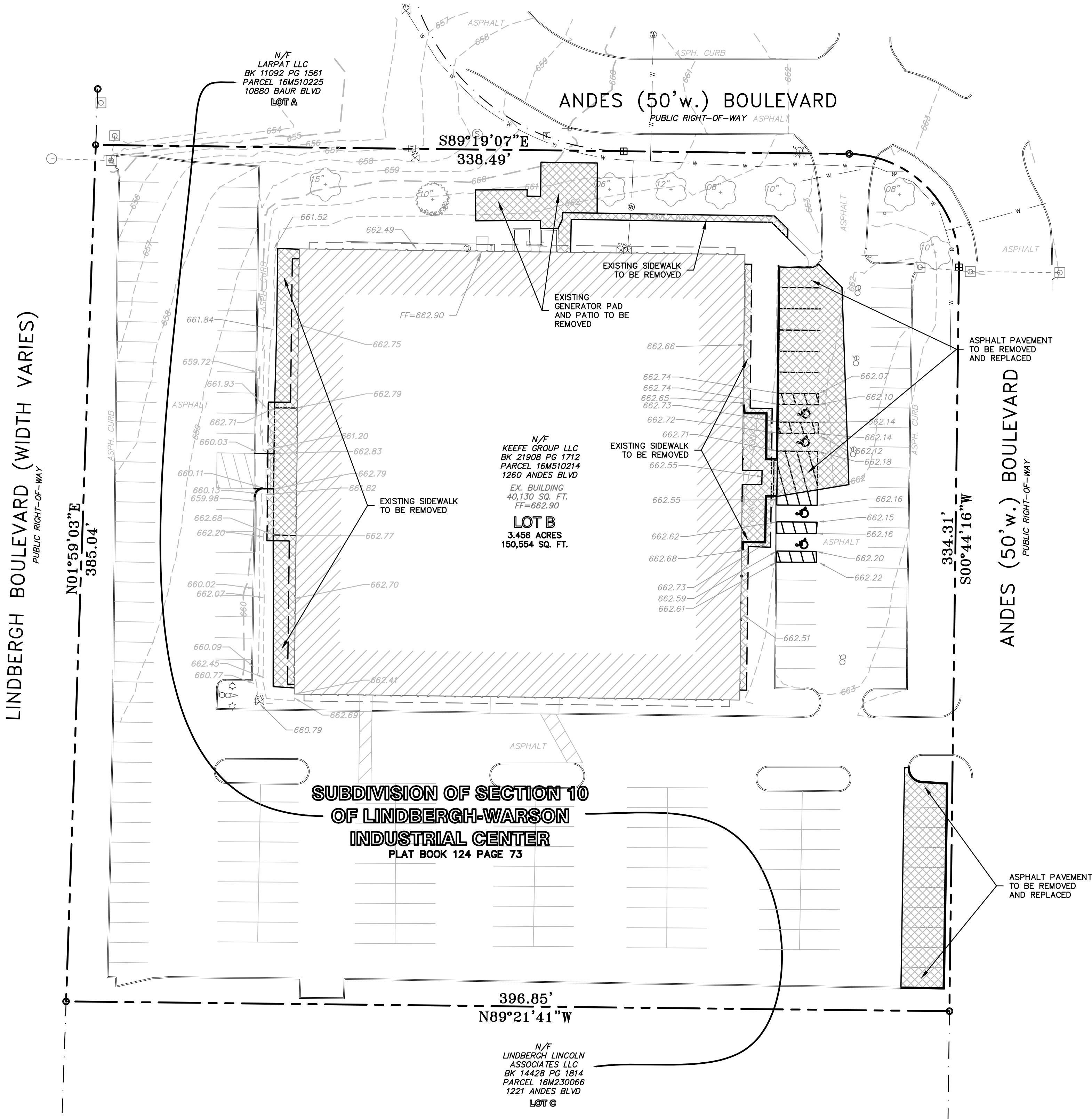
BENCHMARK:
640.34 FMS NAVD88
St. Louis County Benchmark 8-350
Cut "L" on the top northernmost corner
of the concrete base for metal traffic
signal control box situated roughly 69
feet south of the centerline of Bour
Boulevard and 76 feet east of the
centerline of Lindbergh Boulevard.

LEGEND	
PROPOSED BUILDING	_____
PROPOSED FEATURES	_____
EXISTING FEATURES	_____
EXISTING BUILDING	_____
PROPERTY LINES	_____

PERTINENT DATA

PROPERTY OWNER	KEEFE GROUP LLC
PROPERTY ADDRESS	1260 ANDES BOULEVARD CREVE COEUR, MO 63132
ZONING	GC – GENERAL COMMERCIAL DISTRICT
LOC. NO.	16M510214
SITE AREA	3.456±AC (150,554 SF)
PROP. USE	COMMERCIAL
WATER SHED	FEE FEE CREEK
WATER DISTRICT	MISSOURI AMERICAN
FIRE DISTRICT	CREVE COEUR
SCHOOL DISTRICT	PATTONVILLE
SEWER DISTRICT	MSD

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING, INC.
 - CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CHECK ALL FINAL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION ACTIVITIES. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF DISCREPANCIES FROM THE PLANS.
 - THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. ANY DAMAGED UTILITY SHALL BE REPAIRED/RELOCATED TO MEET LOCAL STANDARDS AT THE CONTRACTORS EXPENSE. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE.
 - THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT.



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 3000
ST. LOUIS, MO 63128
PH. (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com
PE COAF E-1470-D
FLS COAF E-343-D

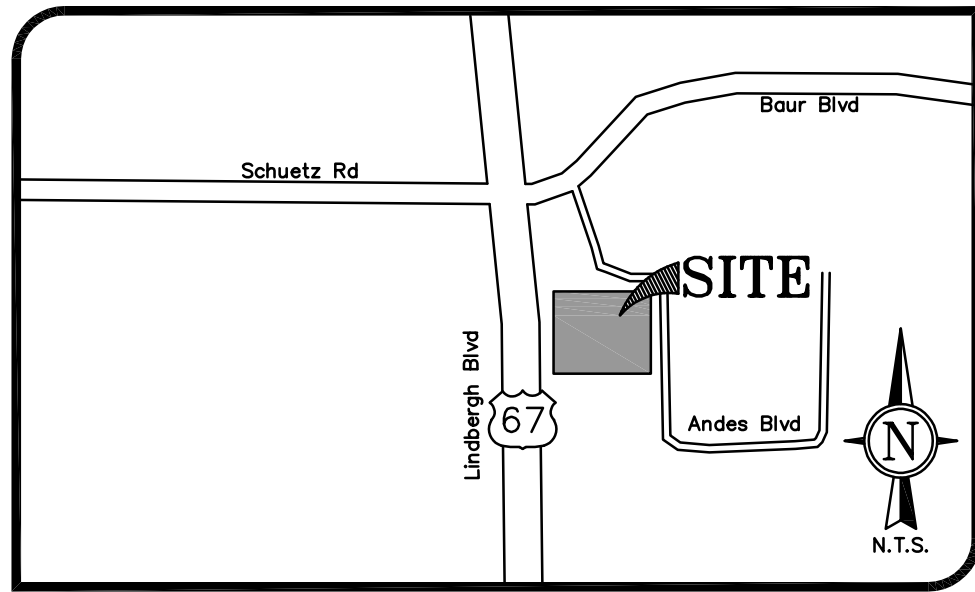
REV. NO.	DATE	REMARKS
1	04/16/24	PER ARCHITECT COMMENTS
2	05/07/24	PER CITY COMMENTS
3	05/16/24	WEST SIDEWALK
4	07/03/24	CREVE COEUR COMMENTS

IMPROVEMENT PLANS FOR
1260 ANDES BLVD
CREVE COEUR, MO 63132

SHEET TITLE
**EXISTING SITE
AND DEMOLITION
PLAN**

JOB NUMBER:	4195
DRAWN BY:	MRL
DATE:	04/16/24
CHECKED BY:	LJM
DATE:	04/16/24
SHEET:	

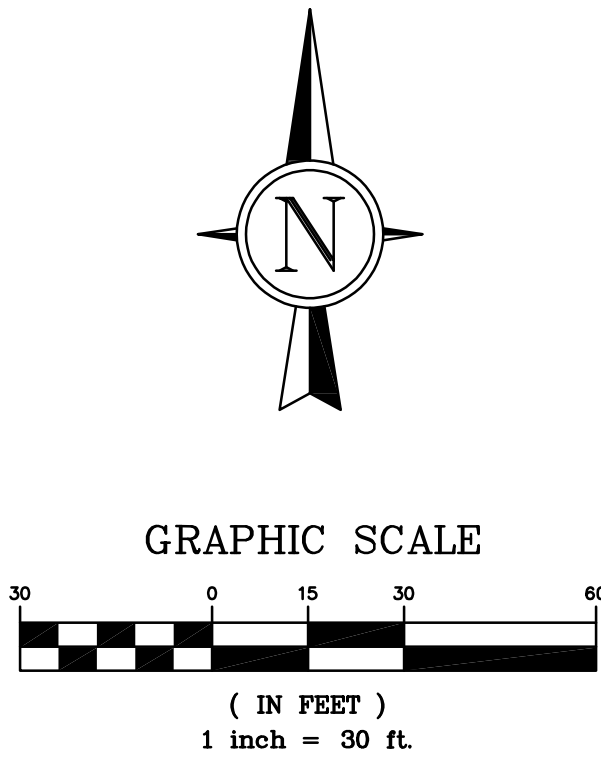
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PREPARED FOR:
HDA INC
CONTACT: GREG KLEIN
565 MCREE AVE, SUITE 100
ST. LOUIS, MO 63110
E: gklein@hda.com

SITE IMPROVEMENT PLANS
1260 ANDES BLVD
LOT B OF SUBDIVISION OF SECTION 10 OF LINDBERGH-WARSON INDUSTRIAL CENTER - PB 124 PG 73
SECTION 36, TOWNSHIP 46 NORTH, RANGE 5 EAST
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

BENCHMARK:
840.34 FUS NAVD88
St. Louis County Benchmark 8-350
Cut "L" on the top northernmost corner
of the concrete base for metal traffic
signal control box situated roughly 69
feet south of the centerline of Baur
Boulevard and 76 feet east of the
centerline of Lindbergh Boulevard.



- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING, INC.
 - CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CHECK ALL FINAL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION ACTIVITIES. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF DISCREPANCIES FROM THE PLANS.
 - THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. ANY DAMAGED UTILITY SHALL BE REPAIRED/RELOCATED TO MEET LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE.
 - THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT.
 - ACCESSIBLE PARKING TO BE PAINTED IN LIGHT BLUE PER CITY ORDINANCE.
 - SIGNAGE WILL REQUIRE A SEPARATE PERMIT

LEGEND	
PROPOSED BUILDING	
PROPOSED FEATURES	
EXISTING FEATURES	
EXISTING BUILDING	
PROPERTY LINES	

PERTINENT DATA

PROPERTY OWNER	KEEFE GROUP LLC
PROPERTY ADDRESS	1260 ANDES BOULEVARD CREVE COEUR, MO 63132
ZONING	GC - GENERAL COMMERCIAL DISTRICT
LOC. NO.	16M510214
SITE AREA	3.456±AC (150,554 SF)
TOTAL DISTURBANCE	0.25±AC (10,937 SF)
PROP. USE	COMMERCIAL
WATER SHED	FEE FEE CREEK
WATER DISTRICT	MISSOURI AMERICAN
FIRE DISTRICT	CREVE COEUR
SCHOOL DISTRICT	PATTONVILLE
SEWER DISTRICT	MSD

TOTAL LOT AREA		3.46	Ac
Existing			
Building	0.95	Ac	
Pavement	1.70	Ac	
% Lot Coverage	76.59	%	
Green Space	0.81	Ac	
% Green Space	23.41	%	
Proposed			
Building / Canopy	1.00	Ac	
Pavement	1.65	Ac	
% Lot Coverage	76.59	%	
Green Space	0.81	Ac	
% Green Space	23.41	%	

LAND AREA DISTURBED = 0.29 AC (12,757 SQ. FT.)

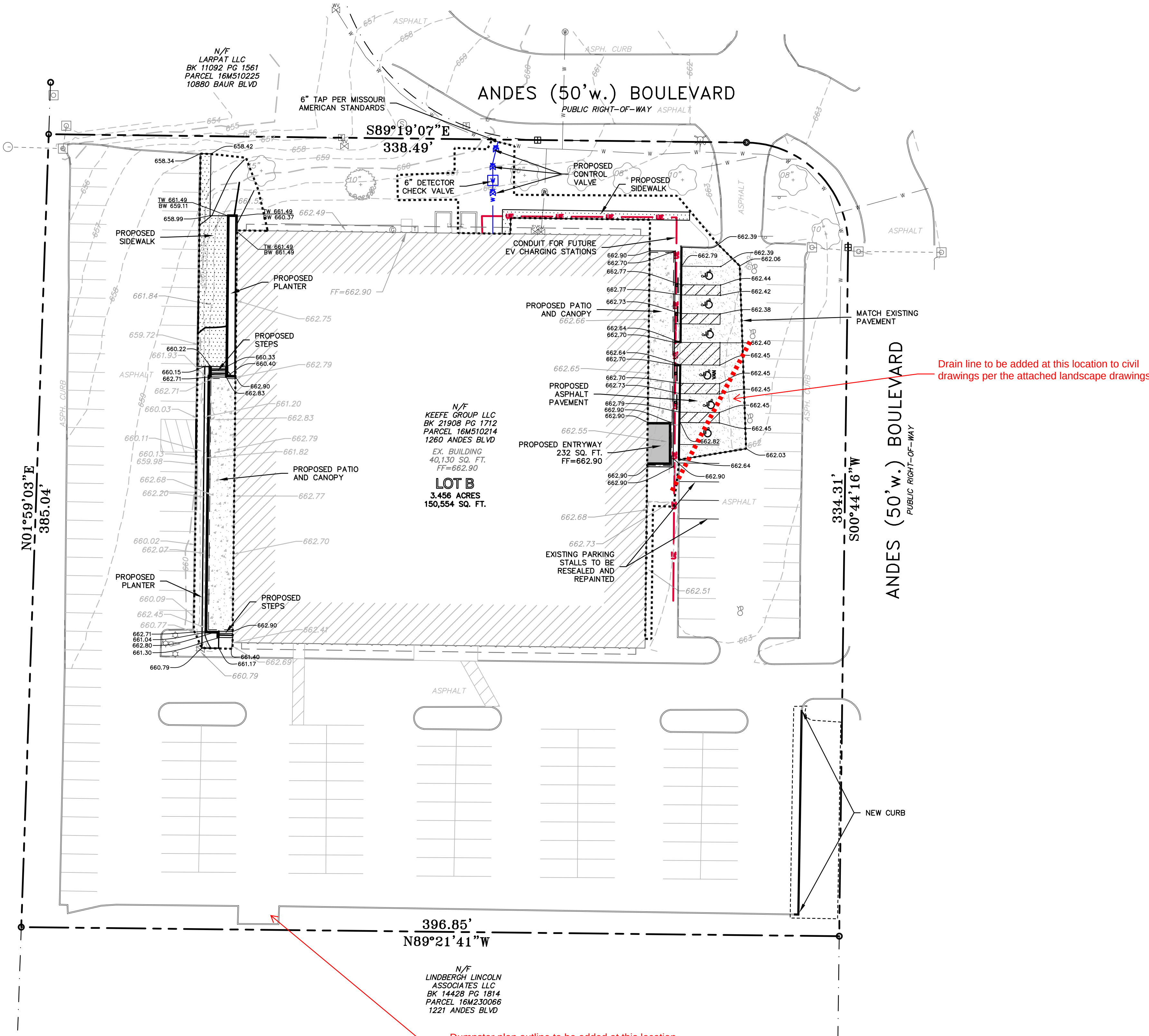
DIFFERENTIAL CALCS									
PROPOSED	ACRES	PIFACTOR	Q (CFS)	EXISTING	ACRES	PIFACTOR	Q (CFS)		
Roof	0.00		4.20		0.00		4.20	0.00	
Roof (disconnected)	1.00		3.54			0.95		3.54	3.36
Pavement	1.65		3.54			1.70		3.54	6.02
Pervious Pavement	0.00		1.70		0.00		0.00	1.70	0.00
Grass	0.81		1.70		1.38		0.81	1.70	1.38
Total Q (cfs)			10.76					10.76	
total Area	3.46					3.46			
Impervious Area	2.65	CN=98			2.65	CN=98			
Pervious Area	0.81	CN=80			0.81	CN=80			
Differential Runoff			94	0.00			94		
Note: Runoff Reduction Is Not Accounted For In Cn Calc									

Note: Runoff Reduction Is Not Accounted For In CN Calc

PARKING SUMMARY

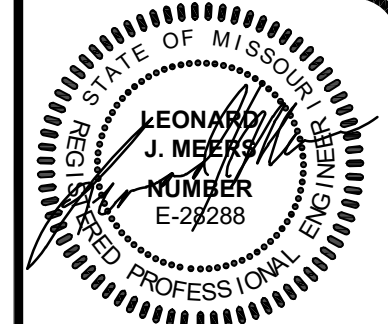
PARKING REQUIRED:	
OFFICE: 3.3 PS/1,000 SF	40,130 SF * (3.3/1,000) = 133 PS
TOTAL REQUIRED PARKING= 133 PS	
TOTAL EXISTING PARKING= 192 PS	
TOTAL PROPOSED PARKING= 182 PS	
MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 6, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 151 AND 200, PER ADAG. NUMBER OF ACCESSIBLE SPACES PROVIDED = 6	

LINDBERGH BOULEVARD (WIDTH VARIES)



Drain line to be added at this location to civil drawings per the attached landscape drawings

Dumpster plan outline to be added at this location to civil drawings per the attached design drawings



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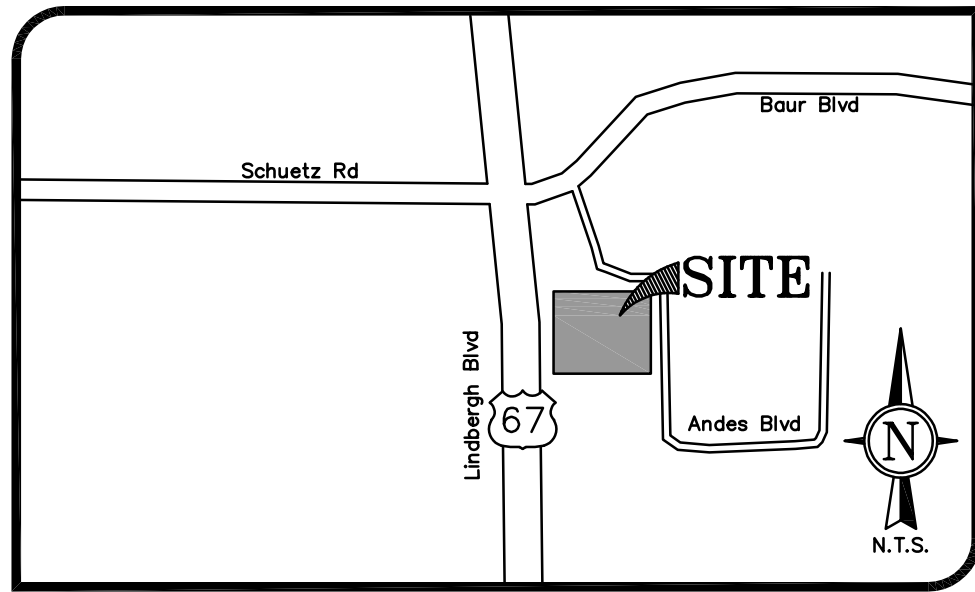
REV. NO.	DATE	REMARKS
1	04/26/24	PER ARCHITECT COMMENTS
2	05/07/24	PER CITY COMMENTS
3	05/16/24	WEST SIDEWALK
4	07/03/24	CREVE COEUR COMMENTS

IMPROVEMENT PLANS FOR
1260 ANDES BLVD
CREVE COEUR, MO 63132

SITE PLAN

JOB NUMBER:	4195
DRAWN BY:	MRL
DATE:	04/16/24
CHECKED BY:	LJM
DATE:	04/16/24
SHEET:	

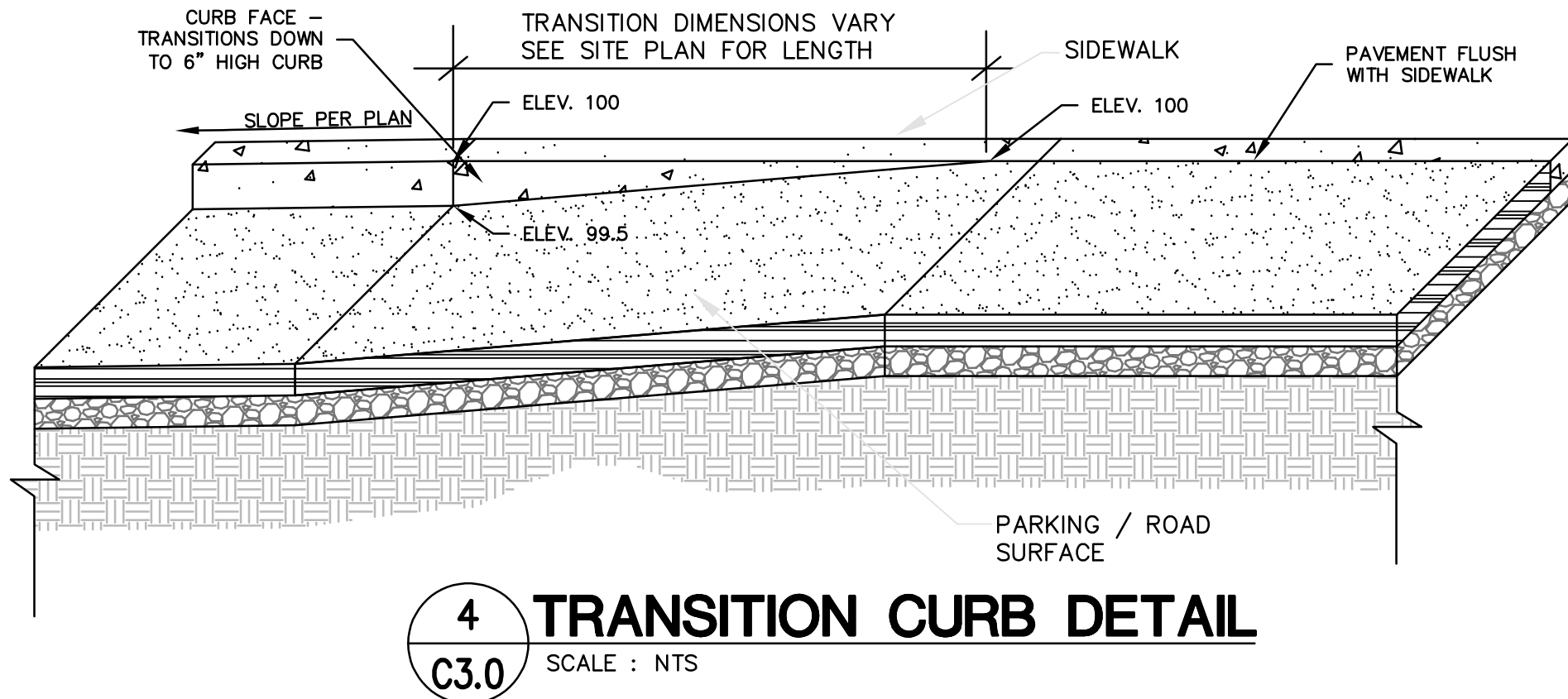
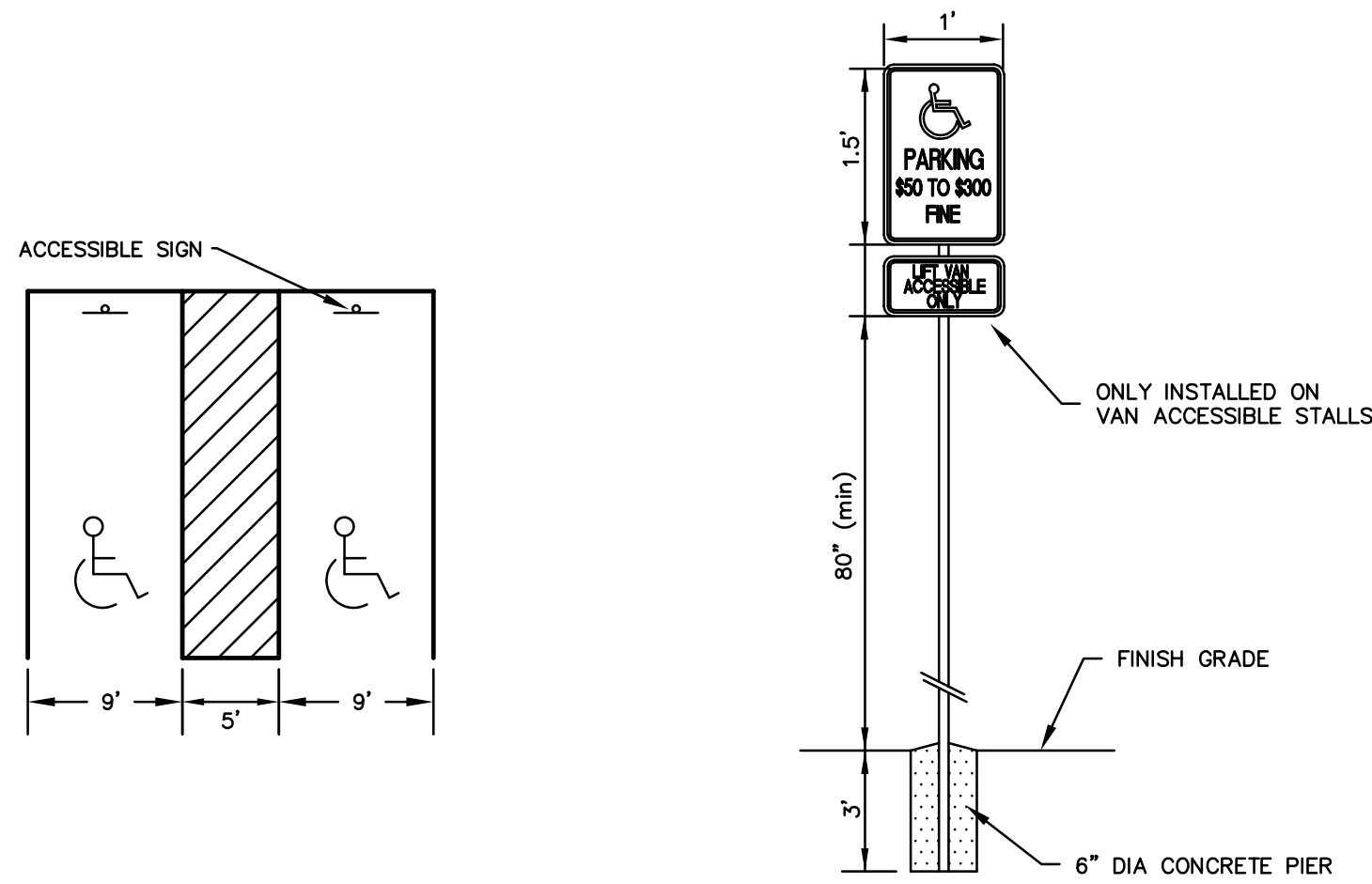
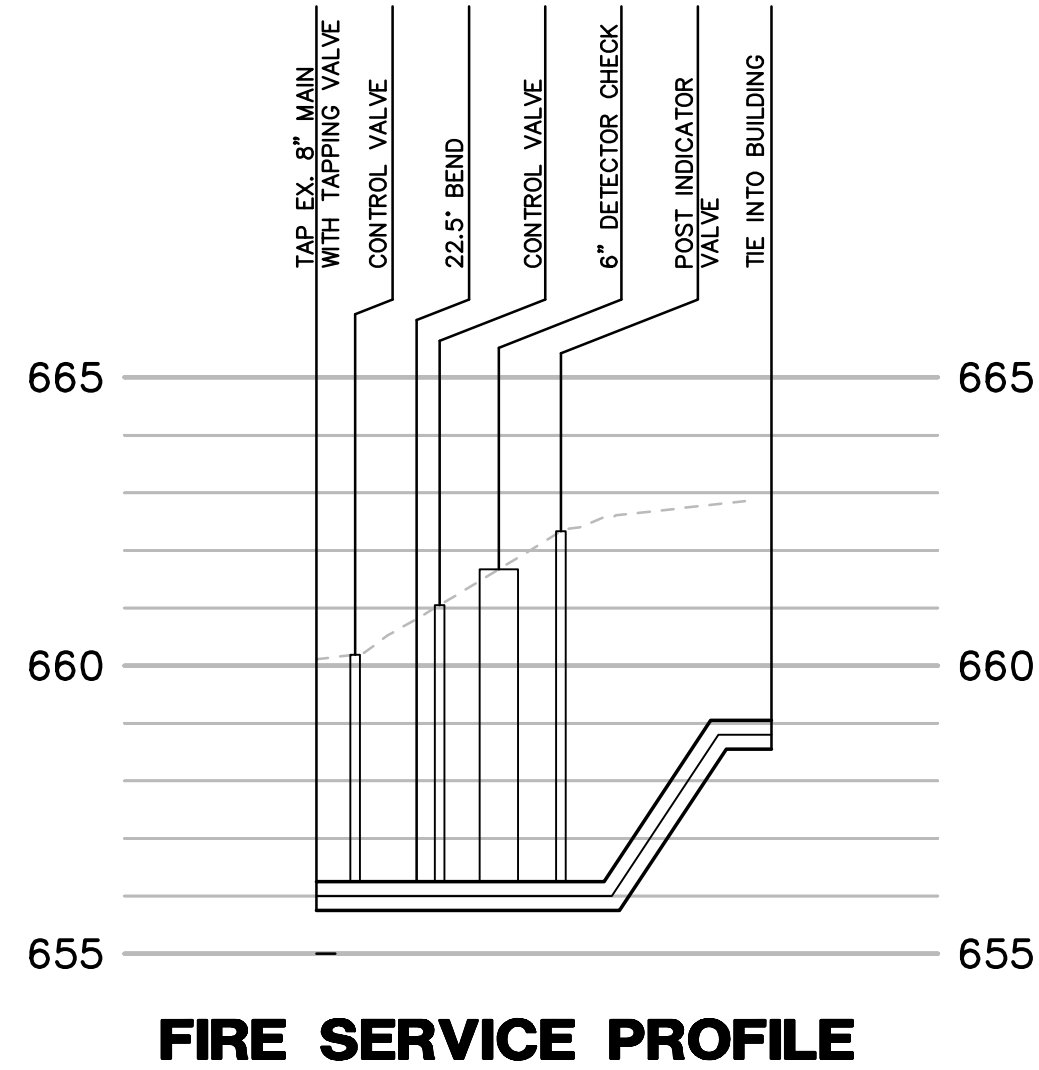
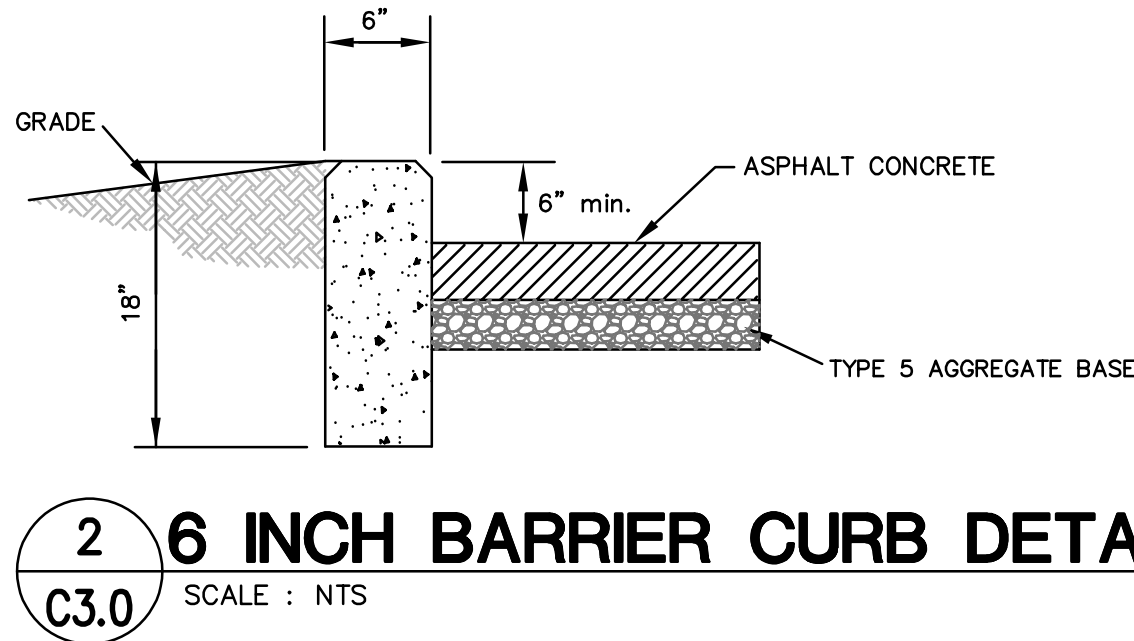
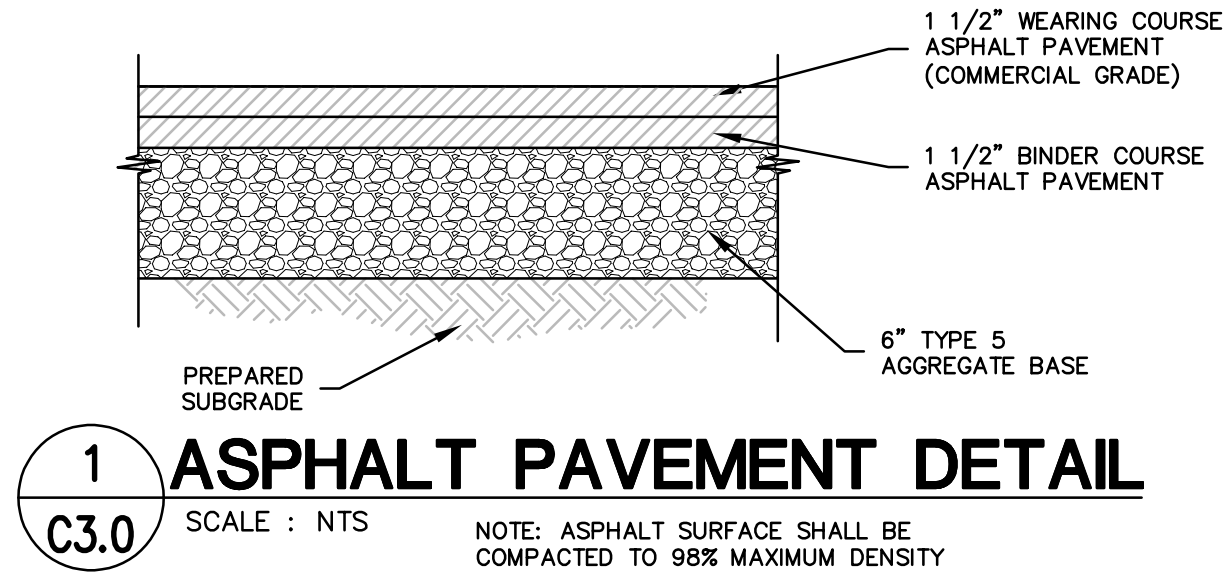
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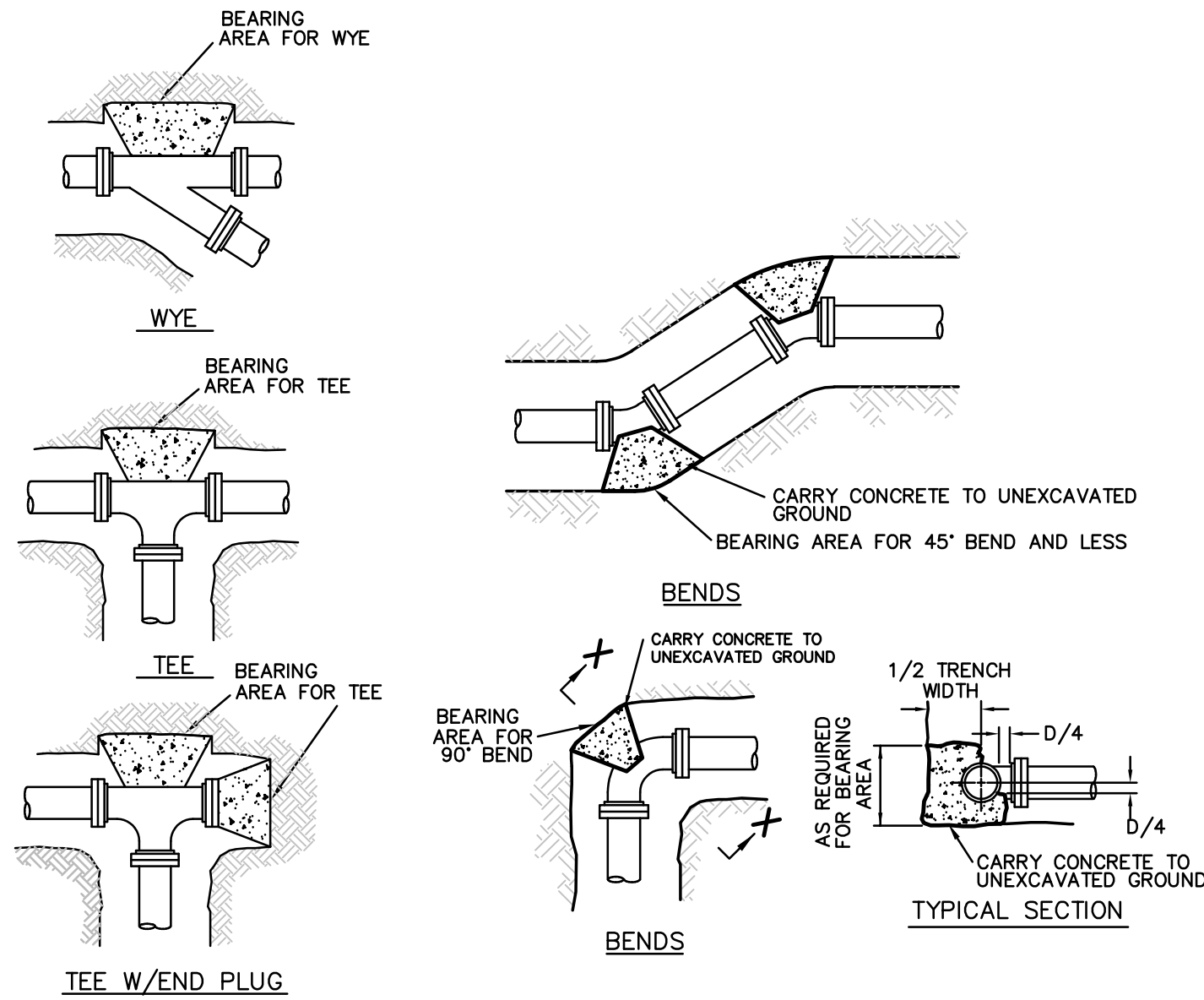
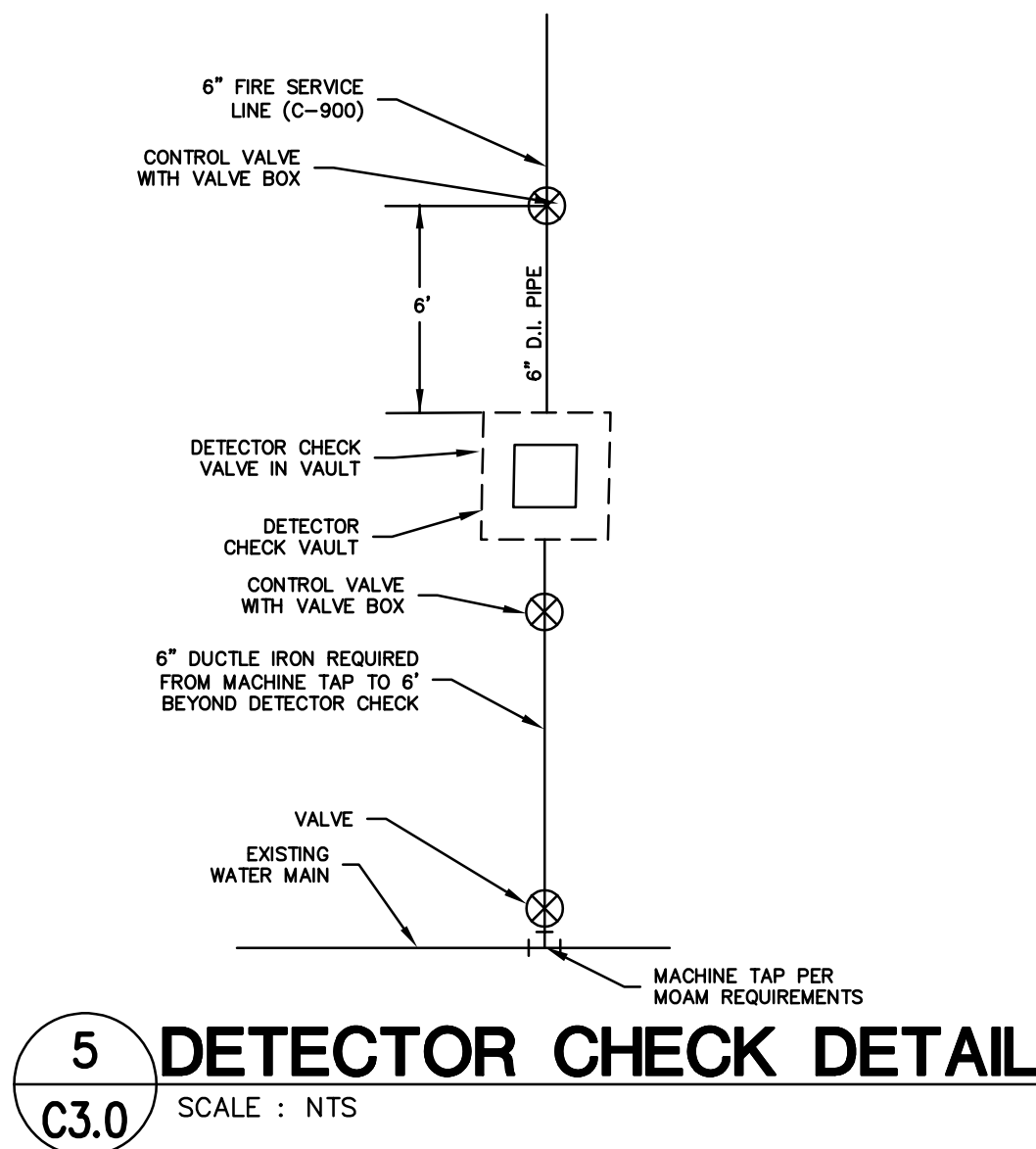
PREPARED FOR:
HDA INC
CONTACT: GREG KLEIN
565 MCREE AVE, SUITE 100
ST. LOUIS, MO 63110
E: gklein@hdai.com

SITE IMPROVEMENT PLANS 1260 ANDES BLVD

LOT B OF SUBDIVISION OF SECTION 10 OF LINDBERGH-WARSON INDUSTRIAL CENTER – PB 124 PG 73
SECTION 36, TOWNSHIP 46 NORTH, RANGE 5 EAST
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



3 ADA STALL DETAIL C3.0 SCALE: NTS

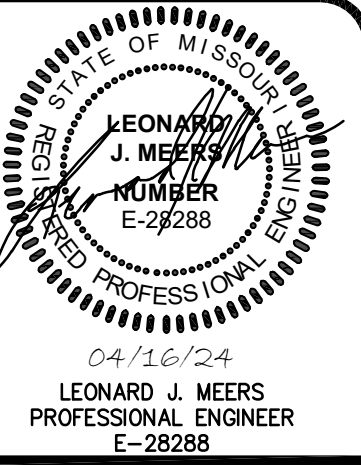
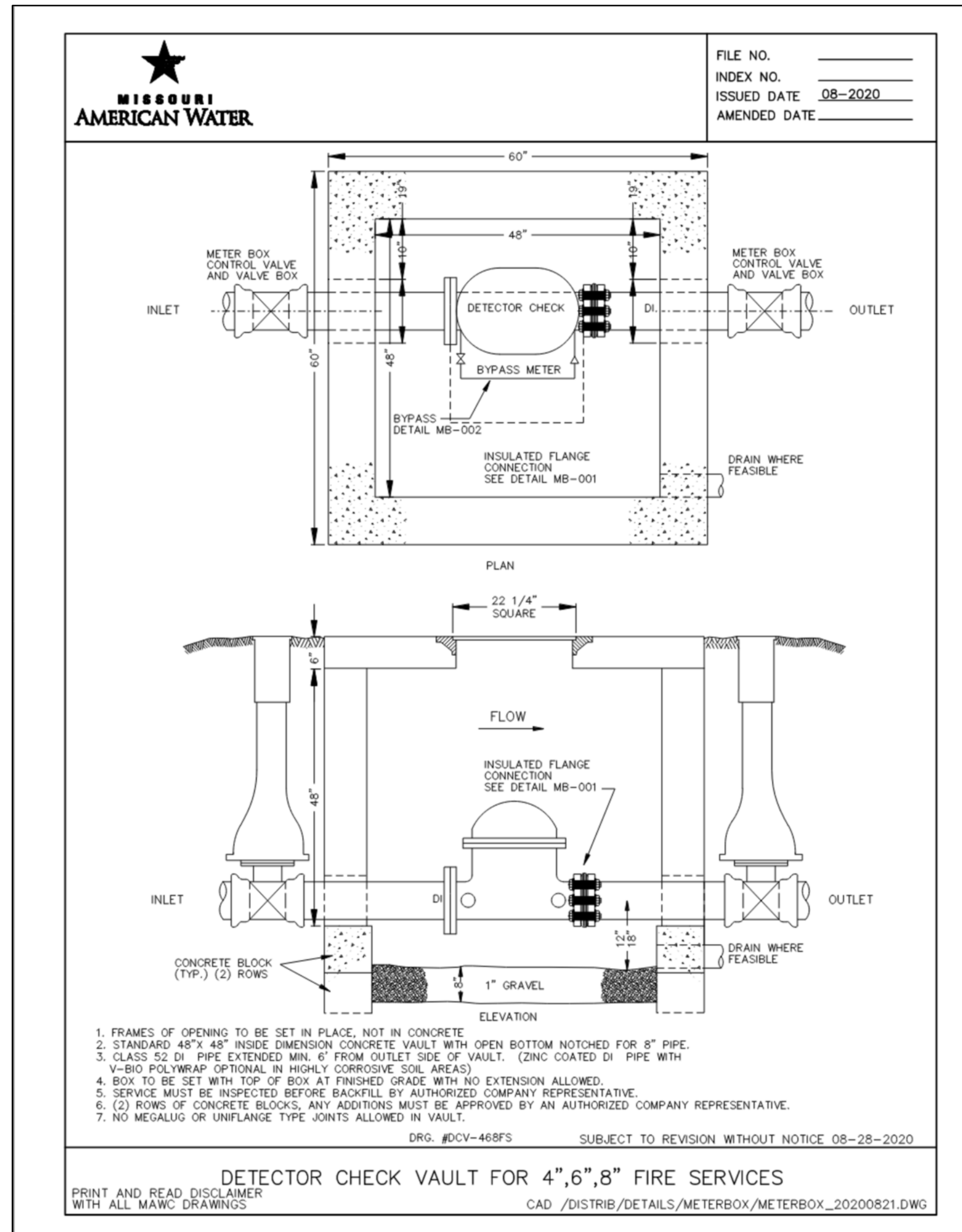


- NOTES:
- THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
 - EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. JOINTS SHALL NOT BE COVERED BY THRUST BLOCKS; FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (8 MIL) PRIOR TO PLACING CONCRETE THRUST BLOCK.
 - ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS, AS REQUIRED.
 - THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED TO SUITE THE SPECIFIC FITTING ARRANGEMENT.

SCHEDULE FOR THRUST BLOCK AREAS					
PIPE SIZE (INCHES)	90° BEND (SQ FT)	45° BEND (SQ FT)	22 1/2° BEND (SQ FT)	11 1/4° BEND (SQ FT)	TEE & WYE (SQ FT)
4	3.8	2.1	1.1	0.5	2.7
6	7.9	4.3	2.2	1.1	5.6
8	13.6	7.4	3.8	1.9	9.7
10	20.5	11.1	5.7	2.8	14.5
12	29.0	15.7	8.0	4.0	20.5

ASSUMED PRESSURE OF 150 PSI
AND SOIL BEARING CAPACITY OF 1500 PSF
BEARING AREA=THRUST (lbs.)/SOIL CAPACITY (lbs./sq. ft.) X 1.5

6 THRUST BLOCK DETAIL C3.0 SCALE: NTS



REVISIONS

REV. NO.	DATE	REMARKS
1	04/26/24	PER ARCHITECT COMMENTS
2	05/07/24	PER CITY COMMENTS
3	05/16/24	WEST SIDEWALK
4	07/03/24	CREVE COEUR COMMENTS

IMPROVEMENT PLANS FOR 1260 ANDES BLVD CREVE COEUR, MO 63132

SHEET TITLE
DETAILS

JOB NUMBER: 4195

DRAWN BY: MRL

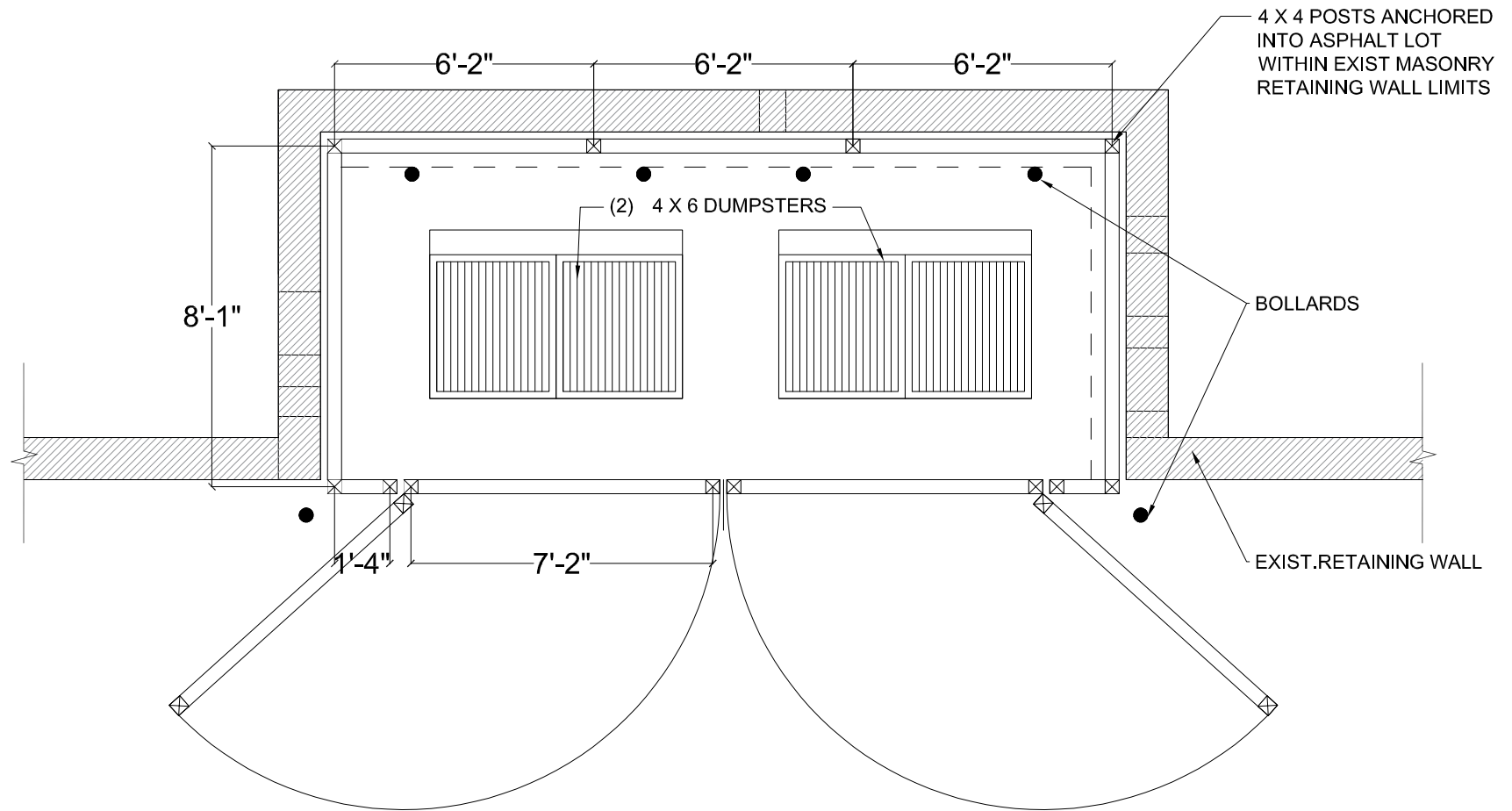
DATE: 04/16/24

CHECKED BY: LJM

DATE: 04/16/24

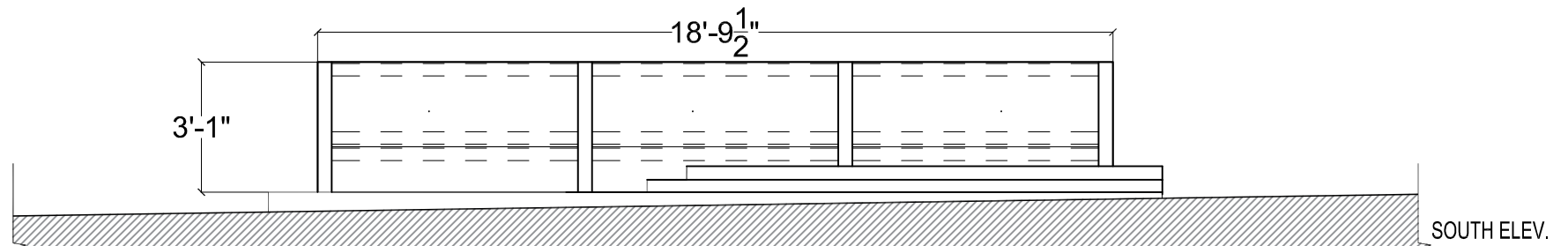
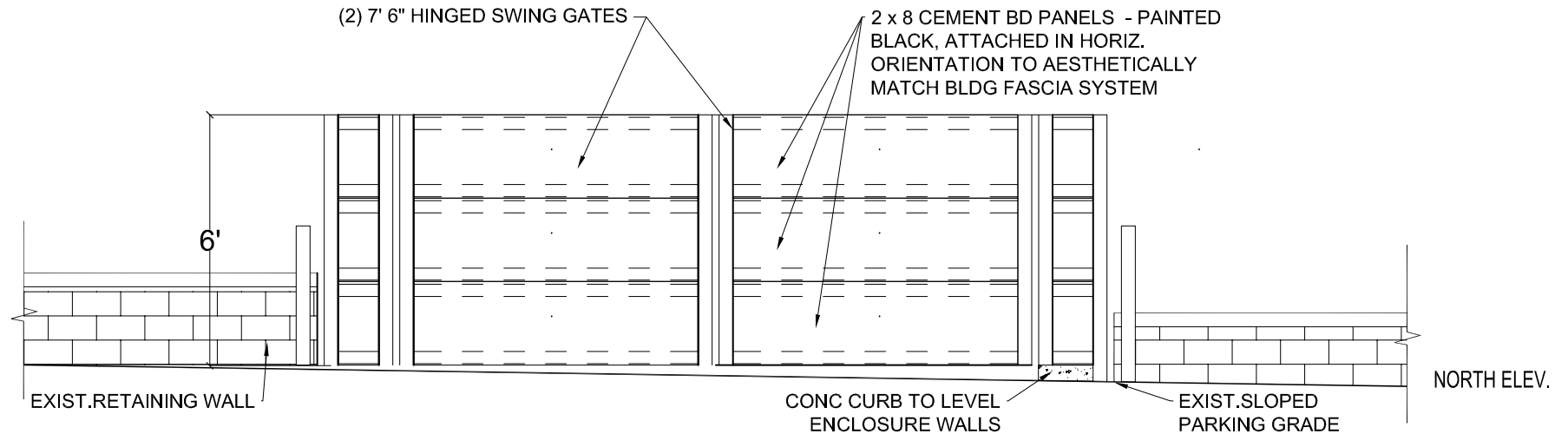
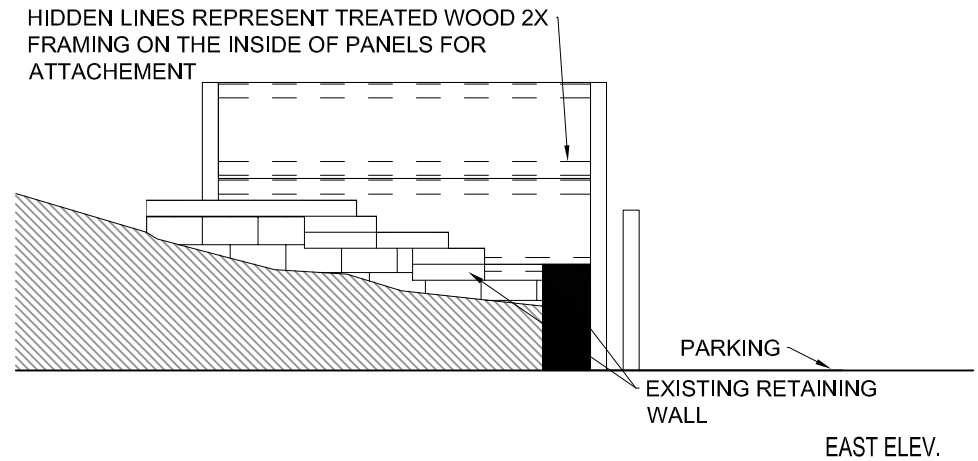
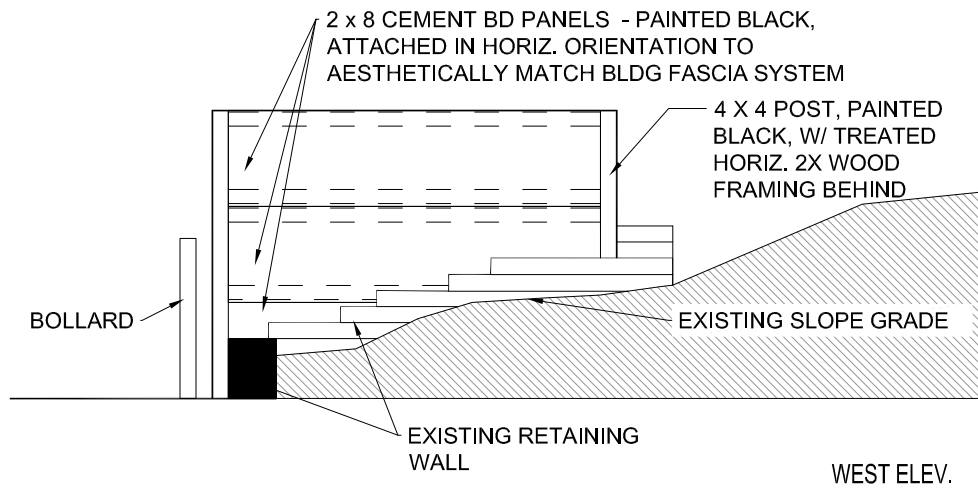
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KCI - DUMPSTER ENCLOSURE - PLAN

08-21-2024



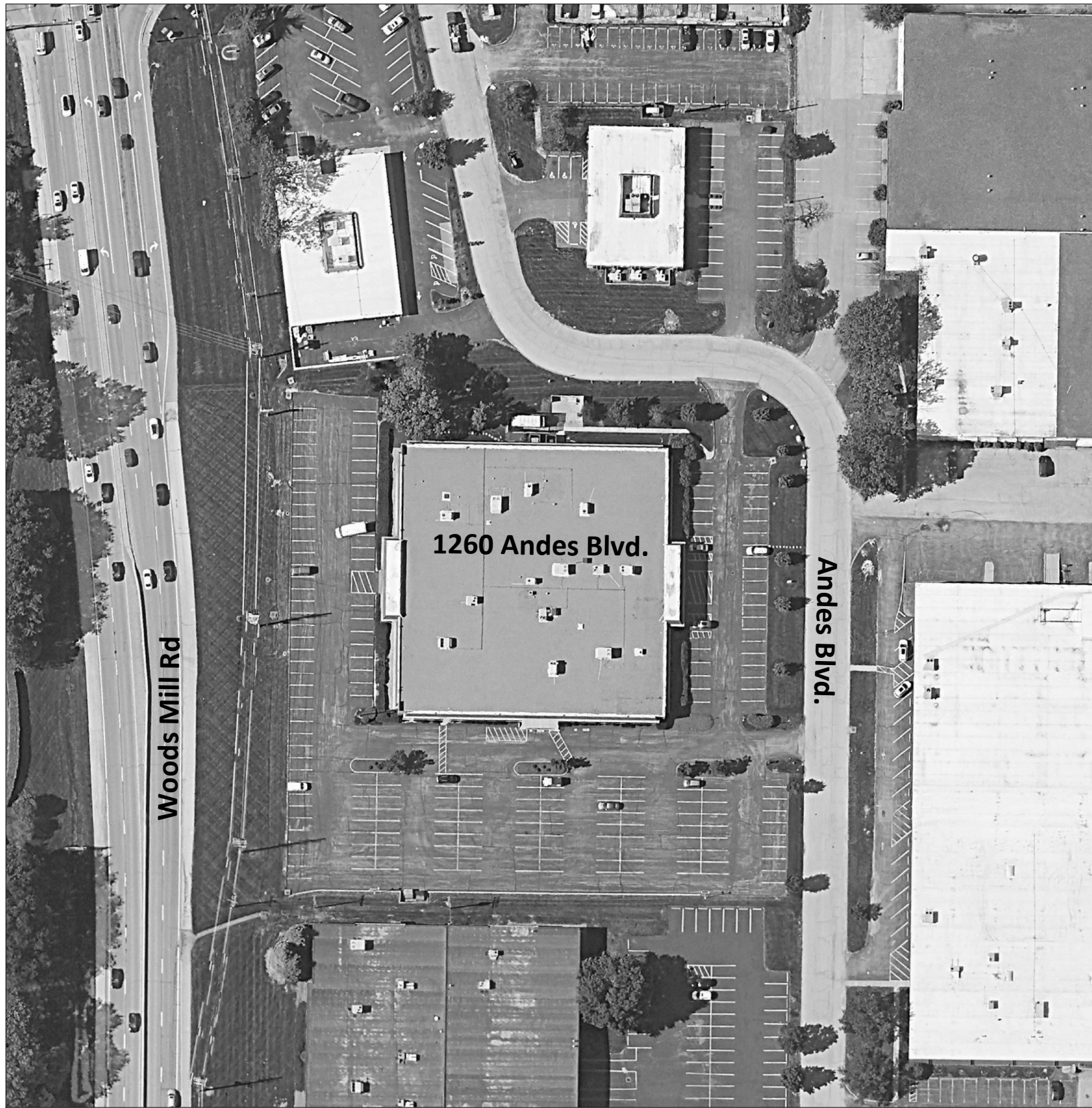
KCI - DUMPSTER ENCLOSURE - ELEVATIONS

08-21-2024

LANDSCAPE PLANS FOR

KCI Construction Headquarters

1260 Andes Blvd., Creve Coeur, MO



LOCATION MAP

Prepared for:
KCI Construction
1260 Andes Blvd., Creve Coeur, MO 63132

GENERAL NOTES

- Contractor shall: A.) Verify all existing and proposed features shown on drawings prior to the commencement of work. B.) Report all discrepancies found with regard to existing conditions or proposed design to the owners immediately for a decision. C.) All utilities shall be located prior to any landscape installatoin.
- Contractor shall be responsible for obtaining any permitting related to landscape installation
- No substitutions of plant material or landscape materials shall be allowed without approval of landscape architect.
- Plant materials shall conform to the American Standard for Nursery Stock of the American Association of Nurserymen (ANSI Z60.1)
- All trees shall be staked. Corrective tree & shrub pruning shall conform to ANSI A300 standards.
- All plant material shall receive adequate watering until plant establishment has occurred. Minimum time period for establishment is one year.
- All landscape beds and trees shall receive 3" brown dyed mulch unless otherwise noted. Under no circumstances shall mulch exceed 1" depth around a 4" radius at base of trees. See Tree Planting Detail Sheet L-7
- All sodded areas shall require a fescue mix sod. Sod shall be watered and maintained until establishment.
- Amend all planting beds with organic compost containing plant material only. No animal waste should be in mix. Compost should have earthy smell, not moldy or decaying. Incorporate 2" into existing soil to a depth of 6".
- Spade cut edge all landscape beds to a depth of 4".
- All existing trees shall be inspected for mulch mounded up around the trunk and covering root flares. Mulch shall be removed around base leaving a 4" mulch-free ring.
- Plant materials shall be maintained so they do not interfere with sight lines.

SHEET INDEX

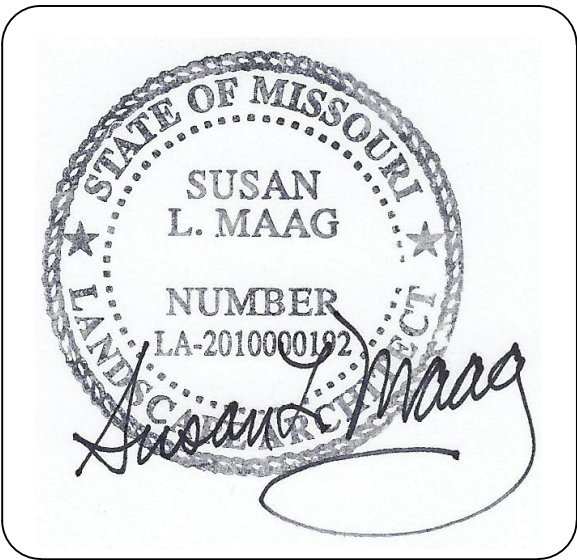
- | | |
|-----|------------------------|
| L-1 | TITLE PAGE |
| L-2 | SITE PLAN |
| L-3 | LANDSCAPE PLAN |
| L-4 | LANDSCAPE PLAN - AREAS |
| L-5 | LANDSCAPE PLAN - AREAS |
| L-6 | LANDSCAPE PLAN - AREAS |
| L-7 | DETAILS |



KCI Construction Headquarters
1260 Andes Blvd., Creve Coeur, MO 63132

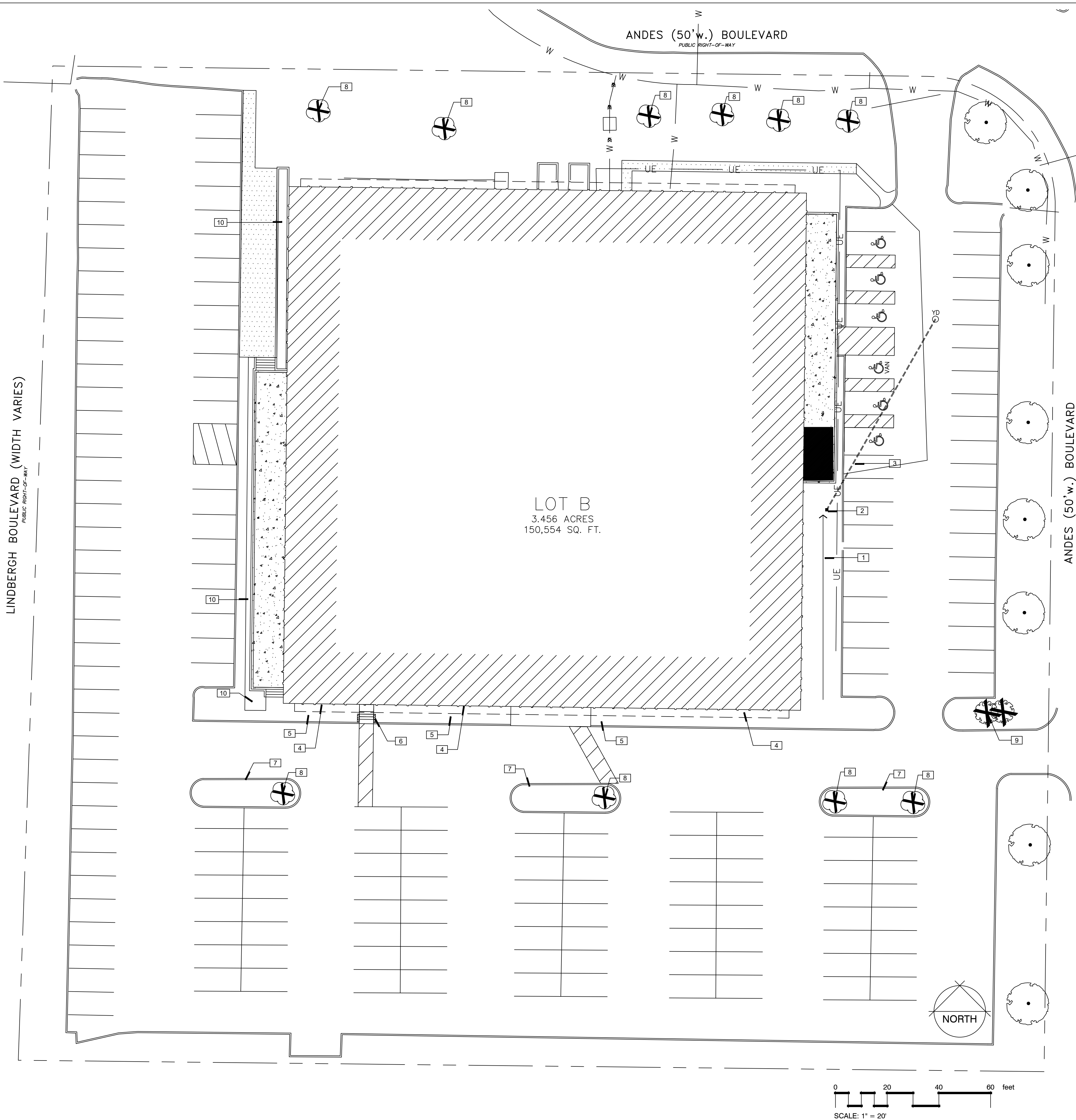
TITLE PAGE

No.	Revision/Issue	Date
		03/26/2024



Drawn S. Maag	Sheet L-1
Checked	
Project No. 2024C03	
Date 08/05/2024	
Scale	

LINDBERGH BOULEVARD (WIDTH VARIES)



REFERENCE NOTES SCHEDULE

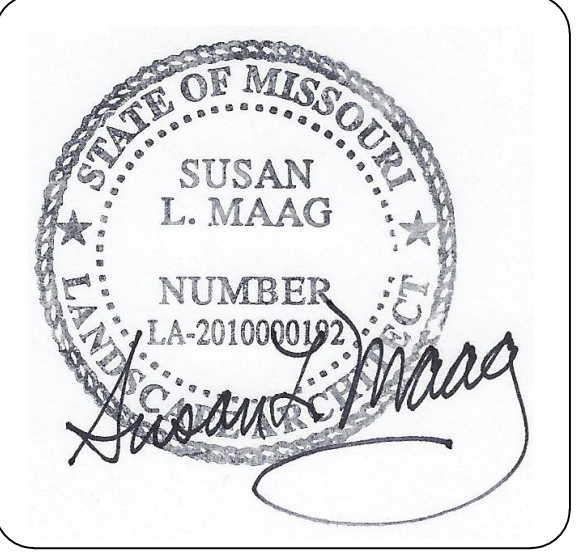
- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | Grade landscape bed to drain to atrium catch basin. Graded swale should be gradual at a 1-2% slope. |
| 2 | NDS 12" Catch Basin w/2 openings and NDS 12" Square Catch Basin Atrium Grate. |
| 3 | Schedule 40 PVC solid drain pipe. Connect to existing parking lot drain. |
| 4 | Remove soil & mulch to 3" below sill of windows. Slope landscape bed away from building. |
| 5 | Remove landscape stones from landscape bed. |
| 6 | Install retaining wall with cap to match existing wall block on west side of building. Match color and size. Install according to manufacturer's recommendations. |
| 7 | Remove 8-10" of soil & mulch so top of grade is 1-2" below top of curb. Landscape bed should be slightly domed in center. |
| 8 | Remove & stump grind existing tree. |
| 9 | Remove existing shrubs. |
| 10 | Planter Materials
Soil: St. Louis Composting Raised Bed Mix. https://www.stlcompost.com/soil . 25% topsoil, 25% sand, 25% pine bark fines, 25% Black Gold Compost. Add 10% biochar. Soil test should be conducted within 60 days of installation.
Gravel: Meramec 1"-2" size. |

- KEY
- EXISTING TREE
 - TREE TBR
 - SHRUB TBR



KCI Construction Headquarters
1260 Andes Blvd., Creve Coeur, MO 63132
SITE PLAN

No.	Revision/Issue	Date



Drawn S. Maag	Sheet L-2
Checked	
Project No. 2024C03	
Date 08/05/2024	
Scale 1" = 20'	

LINDERGH BOULEVARD (WIDTH VARIES)

PUBLIC RIGHT-OF-WAY

ANDES (50'w.) BOULEVARD

PUBLIC RIGHT-OF-WAY

ANDES (50'w.) BOULEVARD

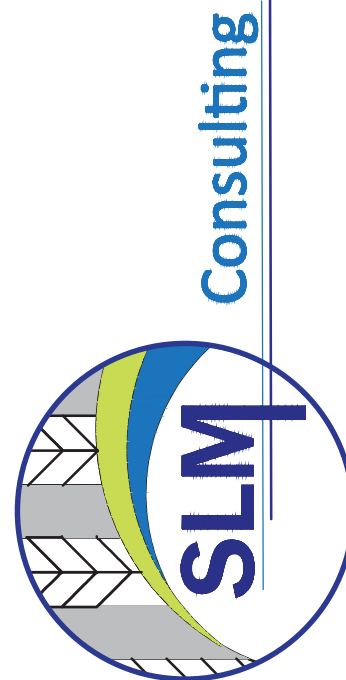
LOT B
3.456 ACRES
150,554 SQ. FT.

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	QTY.
TREES					
	MAP	Acer rubrum 'Frank Jr.' / Redpointe® Maple	B + B	3"Gal	6
	DOG1	Cornus Florida 'Cherokee Brave' / Cherokee Brave Dogwood	B + B	3"Gal	2
	MAG	Magnolia x 'Butterflies' / Butterflies Magnolia	B + B	3"Gal	2
	BLACKG	Nyssa sylvatica 'Red Rage' TM / Red Rage Black Gum	B + B	3"Gal	4
	LILAC	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B + B	2"Gal	1
TREES - NATIVE					
	HRNBM	Carpinus caroliniana / American Hornbeam	B + B	3"Gal	2
SHRUBS					
	BUDDL	Buddleja x 'Blue Chip' / Lo + Behold® Blue Chip Butterfly Bush	5 gal		16
	HYD1	Hydrangea macrophylla 'Endless Summer' TM / Endless Summer Hydrangea	5 gal		15
	HYD2	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	5 gal		12
	SPIREA1	Spiraea japonica 'NGSXI' / Double Play® Candy Corn® Spiraea	5 gal		65
	SPIREA2	Spiraea x bumalda 'Maiden' / Magic Carpet Spiraea	5 gal		28
	LILAC	Syringa x 'SMNSDTP' / Baby Kiss® Dwarf Lilac	5 gal		46
ANNUALS					
	GOMPH	Gomphrena globosa 'QIS Purple' / QIS Purple Globe Amaranth	4"pot		6
	IMPAT	Impatiens x 'SAMKIMPOB9' / Compact Fire Red SunPatience®	4" pot		22
	SWTPOT	Ipomoea batatas 'Ace of Spades' / Ace of Spades Sweet Potato Vine	6" pot		2
GRASS					
	FENI	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		23
PERENNIAL					
	ALLIUM	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal		32
	PLUMB1	Ceratostigma plumbaginoides / Dwarf Plumbago	1 gal		33
	HEUCH	Heuchera x 'Midnight Rose' / Midnight Rose Coral Bells	1 gal		11
	HOSTA	Hosta x 'Swacamore' / Swacamore Hosta	1 gal		10
	LIR	Lilipara muscari 'Variegata' / Variegated Lilyturf	1 gal		36
PERENNIAL - NATIVE CULTIVARS					
	PHLOX	Phlox paniculata 'Dilomur' / Candy Store® Grape Lollipop Garden Phlox	1 gal		20
SHRUBS - EVERGREEN					
	BOX	Buxus sinica Inevitable 'Franklin's Gem' / Franklin's Gem Korean Boxwood	5 gal		45
	JUNIP1	Juniperus communis 'Gold Cone' / Gold Cone Common Juniper	5 gal		21
	JUNIP2	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 gal		10
	JUNIP3	Juniperus x pfitzeriana 'Daub's Frosted' / Daub's Frosted Pfitzer Juniper	5 gal		13
SHRUBS - NATIVE CULTIVARS					
	ARONIA1	Aronia melanocarpa 'CONNAMOI2' TM / Ground Hug Black Chokeberry	5 gal		4
	ARONIA2	Aronia melanocarpa 'CONNAMAI6S' TM / Low Scape Mound Black Chokeberry	5 gal		23
	BUTTON	Cephalanthus occidentalis 'SMC05S' TM / Sugar Shack Buttonbush	5 gal		10
	ITEA	Itea virginica 'SKNIVVM' / Fizzy Mizzzy® Sweetspire	5 gal		3

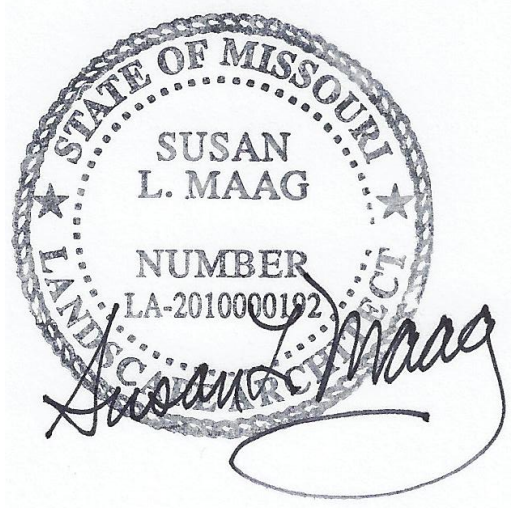


www.slmconsulting.com
SLM Consulting, LLC 1856 Queen Anne Ct. Wentzville, MO 63385
cell: 636-367-1600

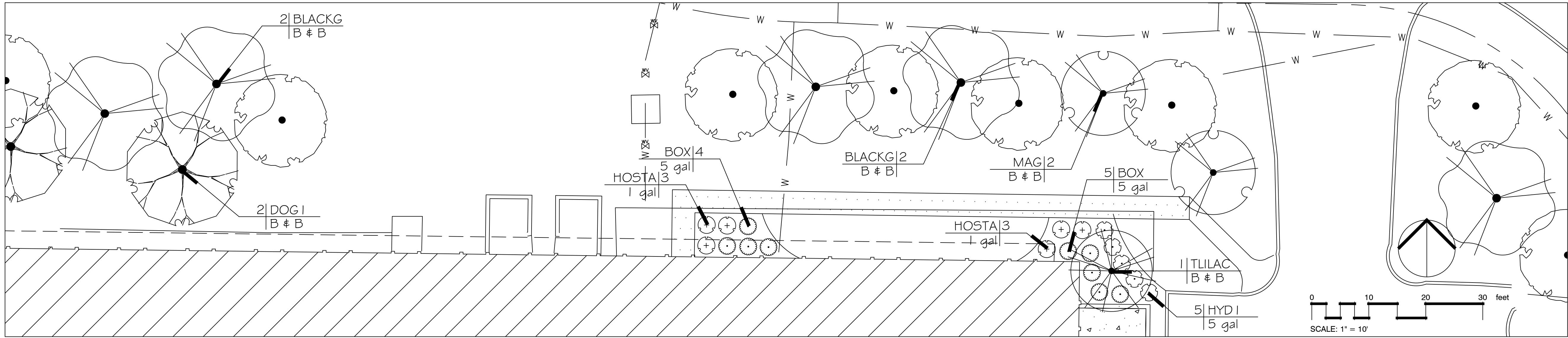
KCI Construction Headquarters
1260 Andes Blvd., Creve Coeur, MO 63132

LANDSCAPE PLAN

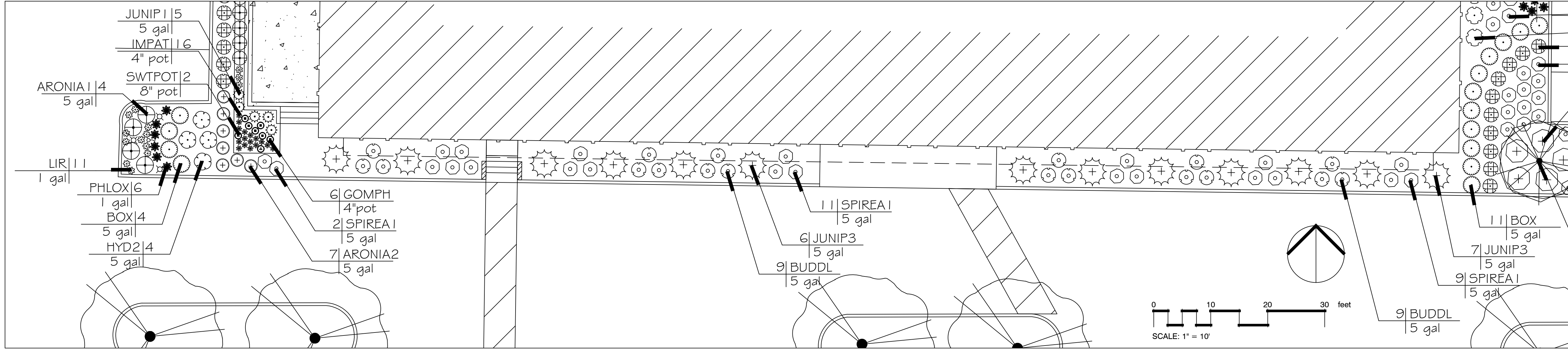
No.	Revision/Issue	Date



Drawn S. Maag	Sheet L-3
Checked 	
Project No. 2024C03	
Date 08/05/2024	
Scale 1" = 20'	



AREA 1 - NORTH BUILDING LANDSCAPE



AREA 3 - SOUTH BUILDING LANDSCAPE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	MAP	Acer rubrum 'Frank Jr.' / Redpointe Maple	B & B	3"Cal	6
	DOG1	Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood	B & B	3"Cal	2
	MAG	Magnolia x 'Butterflies' / Butterflies Magnolia	B & B	3"Cal	2
	BLACKG	Nyssa sylvatica 'Red Rage' TM / Red Rage Black Gum	B & B	3"Cal	4
	TLILAC	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	1
TREES - NATIVE					
	HRNBM	Carpinus caroliniana / American Hornbeam	B & B	3"Cal	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
SHRUBS					
	BUDDL	Buddleja x 'Blue Chip' / Lo & Behold Blue Chip Butterfly Bush	5 gal		18
	HYD1	Hydrangea macrophylla 'Endless Summer' TM / Endless Summer Hydrangea	5 gal		15
	HYD2	Hydrangea paniculata 'ILVOBO' / Bobo Panicle Hydrangea	5 gal		12
	SPIREA1	Spiraea japonica 'NCSX1' / Double Play Candy Corn Spiraea	5 gal		65
	SPIREA2	Spiraea x bumalda 'Walburna' / Magic Carpet Spiraea	5 gal		28
	LILAC	Syringa x 'SMNSDTP' / Baby Kim Dwarf Lilac	5 gal		46

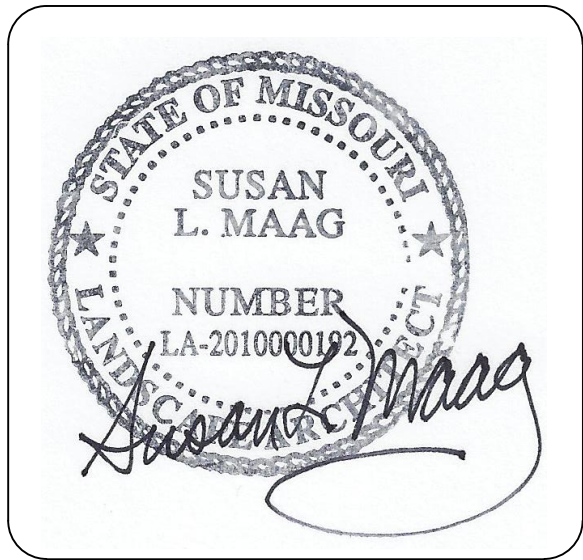
ANNUALS					
	GOMPH	Gomphrena globosa 'Q15 Purple' / Q15 Purple Globe Amaranth	4"pot		8
	IMPAT	Impatiens x 'SANKIMPO34' / Compact Fire Red SunPatience	4" pot		22
	SWTPOT	Ipomoea batatas 'Ace of Spades' / Ace of Spades Sweet Potato Vine	8" pot		2
GRASS					
	PEN1	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		28
PERENNIAL					
	ALLIUM	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal		32
	PLUMBI	Ceratostigma plumbaginoides / Dwarf Plumbago	1 gal		33
	HEUCH	Heuchera x 'Midnight Rose' / Midnight Rose Coral Bells	1 gal		11
	HOSTA	Hosta x 'Guacamole' / Guacamole Hosta	1 gal		10
	LIR	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal		36
PERENNIAL - NATIVE CULTIVARS					
	PHLOX	Phlox paniculata 'Ditomur' / Candy Store Grape Lollipop Garden Phlox	1 gal		20
SHRUBS - EVERGREEN					
	BOX	Buxus sinica insularis 'Franklin's Gem' / Franklin's Gem Korean Boxwood	5 gal		45
	JUNIP1	Juniperus communis 'Gold Cone' / Gold Cone Common Juniper	5 gal		21
	JUNIP2	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 gal		10
	JUNIP3	Juniperus x pfitzeriana 'Daub's Frosted' / Daub's Frosted Pfitzer Juniper	5 gal		13
SHRUBS - NATIVE CULTIVARS					
	ARONIA1	Aronia melanocarpa 'UCONNAMO12' TM / Ground Hug Black Chokeberry	5 gal		4
	ARONIA2	Aronia melanocarpa 'UCONNAMI65' TM / Low Scape Mound Black Chokeberry	5 gal		28
	BUTTON	Cephalanthus occidentalis 'SMCOSS' TM / Sugar Shack Buttonbush	5 gal		10
	ITEA	Itea virginica 'SMNIVMM' / Fizzy Mizzy Sweetspire	5 gal		3



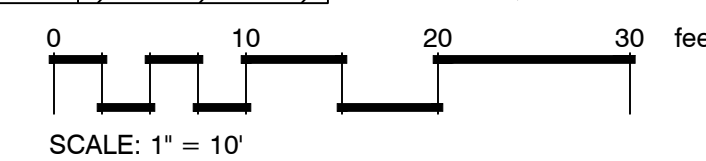
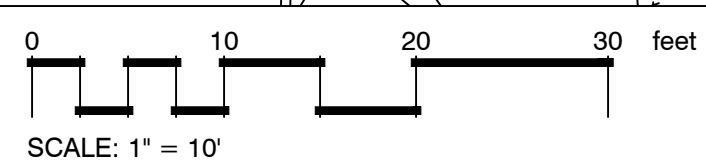
KCI Construction Headquarters
1260 Andes Blvd., Creve Coeur, MO 63132

LANDSCAPE PLAN - AREAS

No.	Revision/Issue	Date



Drawn S. Maag	Sheet L-5
Checked	
Project No. 2024C03	
Date 08/05/2024	
Scale 1" = 10'	

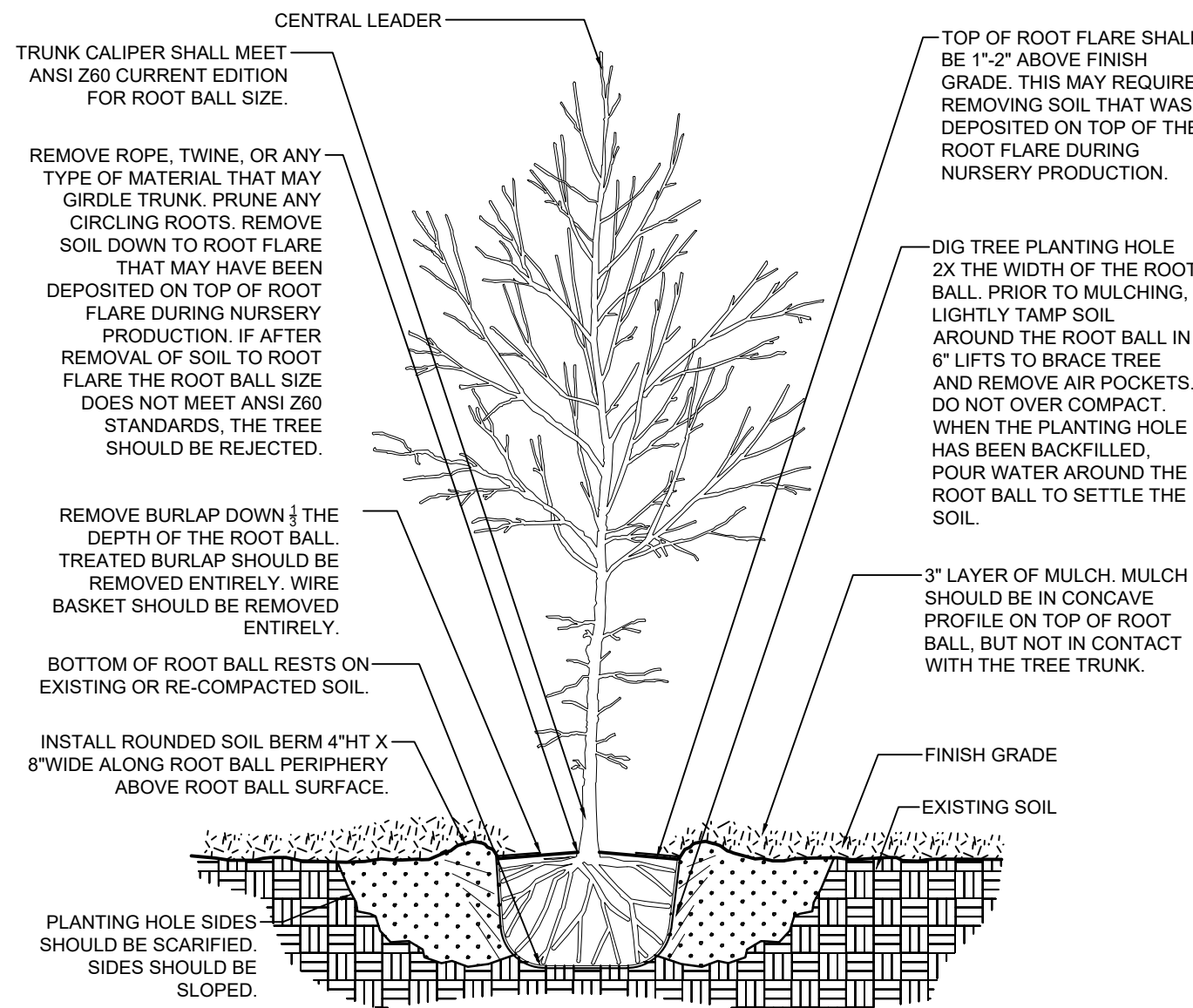


Drawn	Sheet L-6
S. Maag	
Checked	
Project No. 2024C03	
Date 08/05/2024	
Scale 1" = 10'	

The logo for SLM Consulting features a stylized 'S' and 'L' in blue and green, with a grey and white striped pattern. The letters 'SLM' are prominently displayed in blue, with a large 'M' that has a blue and green gradient. The entire logo is enclosed in a blue circle.

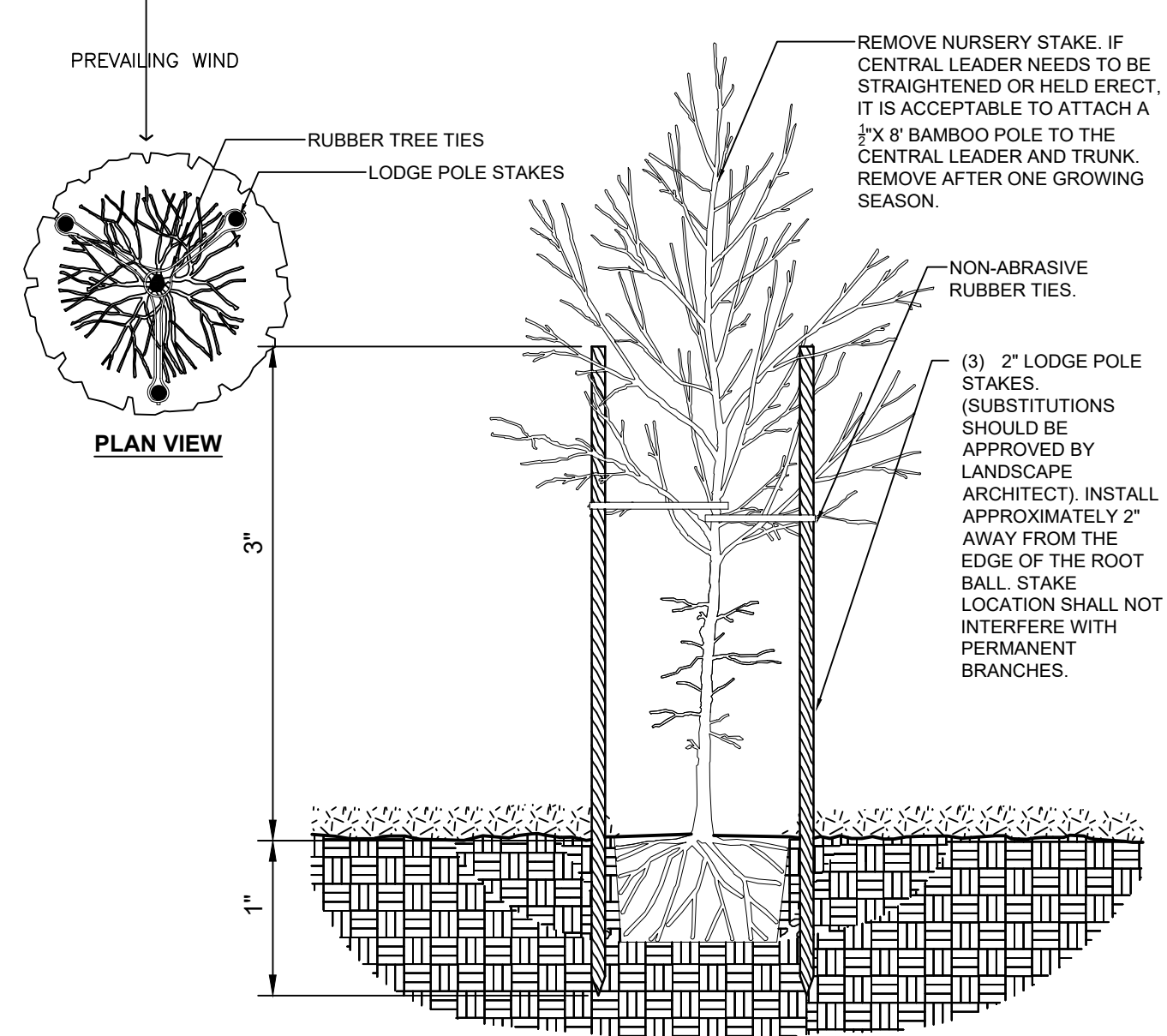
Consulting

cell: 636-357-1890
SLM Consulting, LLC 1655 Queen Anne Ct, Wentzville, MO 63386
asaia@slmconsult.com



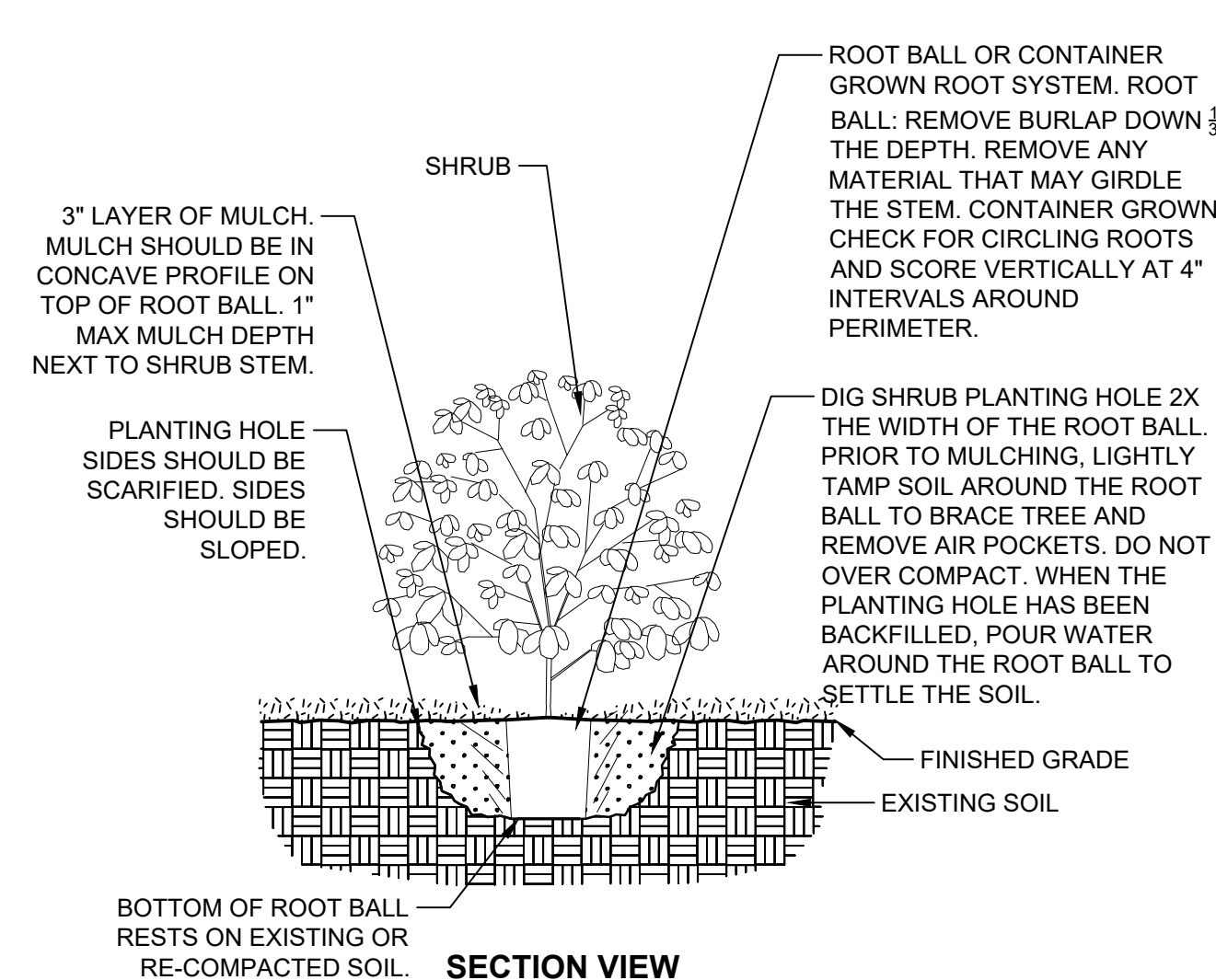
1 TREE PLANTING

NTS



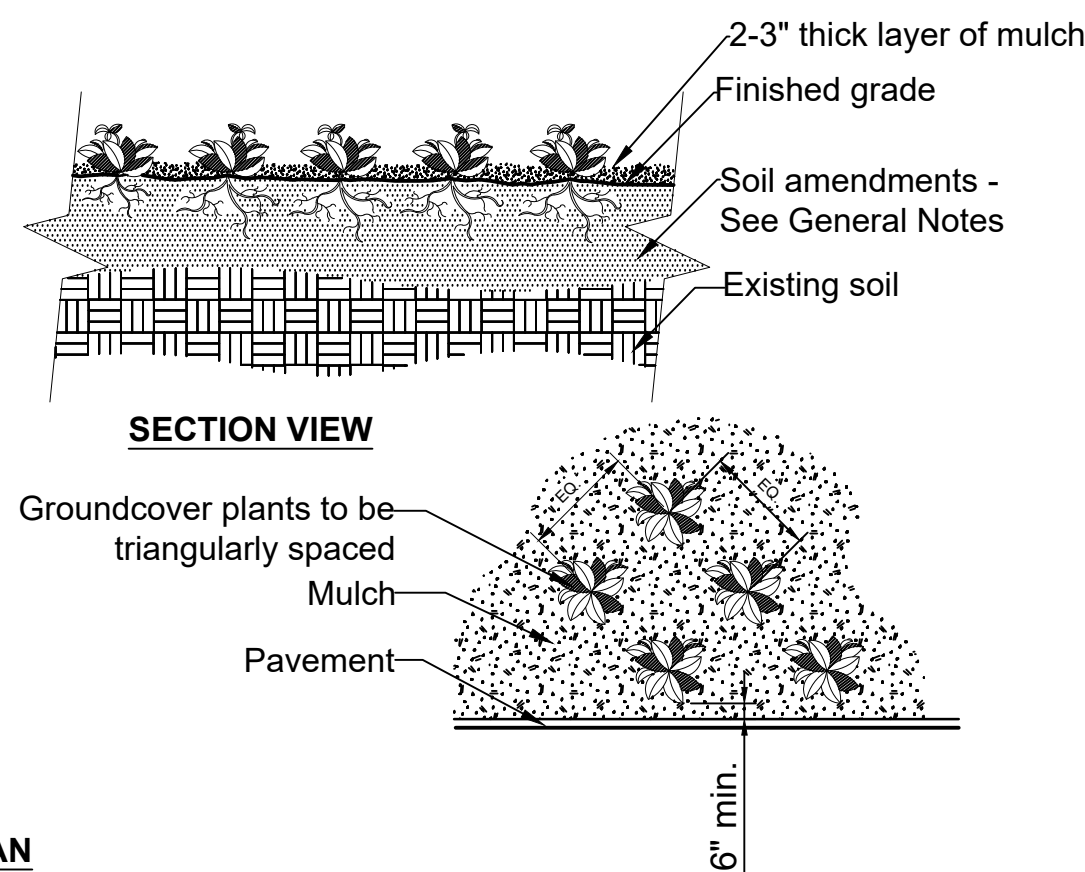
2 TREE STAKING

NTS



3 SHRUB PLANTING

NTS

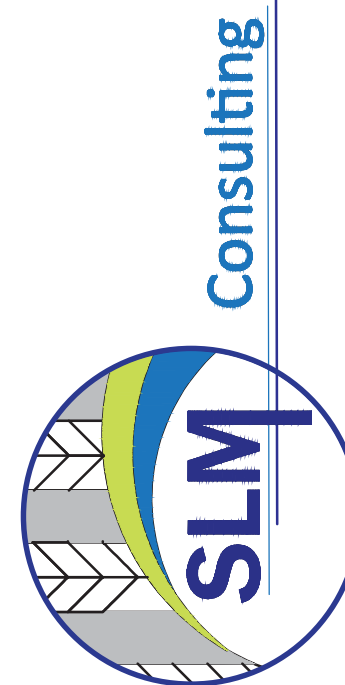


PLAN

1. See planting schedule for groundcover species, size, and spacing dimension.
2. Small roots (1/4\"/>

4 GROUNDCOVER PLANTING

NTS



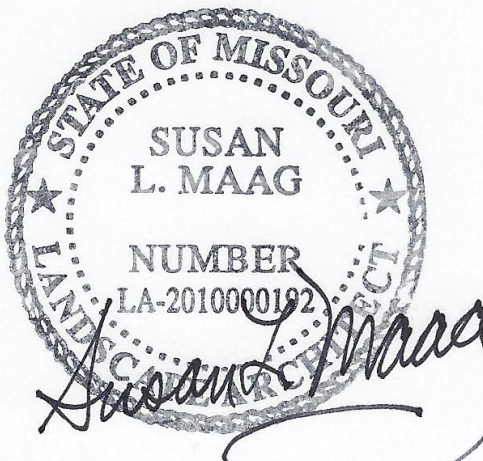
www.slmconsulting.com
SLM Consulting, LLC 1856 Queen Anne Ct. Wentzville, MO 63385
cell: 636-367-1600

KCI Construction Headquarters

1260 Andes Blvd., Creve Coeur, MO 63132

DETAILS

No.	Revision/Issue	Date



Drawn S. Maag	Sheet L-7
Checked	
Project No. 2024C03	
Date 08/05/2024	
Scale	

1637-38d

in full of demand therefor. In witness whereof, the said grantors have hereunto set their hands and seals the day and year first above written.

Raymond A. Wolchuck

Walter C. Hollbreich -

State of Missouri } ss. On this 20th day of March, A.D. 1940, before me, Frederick H.
 county of St. Louis } Soeker a Notary Public within and for said county person-
 ally appeared Raymond A. Wallbrink and Helen E. Wallbrink, his wife, to me
 known to be the persons described in and who executed the foregoing wit-
 nessed and acknowledged that they executed the same as their free act and
 deed. On testimony whereof, I have hereunto set my hand and affix
 my official seal at my office in the said county and
 State, the day and year first above written. My commis-
 sion expires August 28, 1940.
 Frederick H. Soeker Notary Public

Fredrick W. Socher Notary Public with

Filed for Record March 2, 1940 at 2⁴¹ o'clock P. M. Clerk of Court.

Partial deed of Release Whereas, Kiefer Hanley (single) by his deed of Trust, dated the twelfth day of August, 1929 and recorded in the records of Deeds in and for the County of St. Louis and State of Missouri in Book 1019 at Page 42 conveyed to Title Guaranty Trust Co. (a corporation of Missouri) the property in said deed described, in trust, to secure to Embury Hollweg Jr. the payment of certain notes in said deed described and set forth, and Whereas, the present owner of said property hereafter paid and satisfied said deed of Trust and notes and is fully and legally entitled to a partial release of said deed of Trust, and, therefore, the undersigned, H. B. O'Reilly, engineer of Embury Hollweg Jr., party of the first part, present holder and assignee of said deed of Trust and notes, does hereby Release and Quit claim unto the said Kiefer Hanley and to present owner of said property, party of the second part, Part of the real estate in said deed of Trust described situated in the County of St. Louis and State of Missouri, to wit: the tract 54.5 feet of front 180 feet lot 1, the tract 180 feet of lot 2 and the land 18.75 feet of front 180 feet of lot 3 of Blume Creek Subt addition as per plat Book 13 Page 21 St. Louis County Records TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging unto the said party of the second part, free, clear and discharged from the encumbrances of said deed of Trust and notes. Whereof, the party of the first part has executed these presents this 21st day of March, 1940.

H. B. O'Reilly

State of Missouri, ss. On this 1st day of March, 1943, before me personally
 City of St. Louis appeared H. B. O'Reilly, assignee of Andrew Hallway Jr., to me
 known to be the person described in, and who executed the foregoing
 instrument, and acknowledged that he executed the same as his free
 act and deed. In testimony whereof, I have hereunto set my hand and affixed
 my official seal in the city and State aforesaid, the
 day and year first above written. My Term expires
 November 3rd, 1943. H. B. Lang Notary Public
 City of St. Louis, Mo.

Filed for Record Mar. 22, 1940 at 9 o'clock A.M. Verally Donnell & Decker,

General Warranty deed this deed made and entered into, this twenty first day of March nineteen hundred and forty, by and between Clarence F. ^{LT 70698} ~~Threlkeld~~ ^{Threlkeld} ~~single~~ ^{single} of the city of Baltimore State of Maryland party of the first part, and August Henry and Marguerite A. Henry, his wife of

granted to me all the land in the fishing grounds and
 request he make in the presence of the Governor and
 upon the preceding day and from that day the said grant
 every and all persons coming and passing and remaining in the
 colony, by strength under King, Lord and mine, that the
 King and I have of the land of me and for mine and my
 King and I have and mine and for mine and my
 granted to me and for mine and my
 upon the preceding day and from that day the said grant

00:00 16:39 0:38.1

Harold Kerksey recd. this deed made and entered into this twenty first day of March nineteen hundred and forty by and between August Kong and Marguerite B. Kong his wife of the city of St. Louis State of Missouri parties of the first part, and Harold Kerk and Willard Kerk, his wife of the county of St. Louis State of Missouri parties of the second part, witness that the said parties of the first part for and in consideration of the sum of five dollars paid by the said parties of the second part, the receipt of which is hereby acknowledged, solely by these present strong, free and full convey and confirm unto the said part - of the second part, the place and premises described and located situated in the county of St. Louis and State of Missouri to wit: Northern 41.30 feet of Western one hundred and eighty feet of Lot Two and Southern 18.70 feet of Western one hundred and eighty feet of Lot Three of Series east first addition on perfect Block 13 Page 52 of St. Louis county records fronting fifty feet on the East line of Denver Avenue by a depth extending of one hundred and eighty feet subject to following existing limitations and restrictions and other conditions, to wit: no saloon, slaughter house, disreputable or business of any kind or other structure shall be erected, maintained or operated on the line described except a house not nearer than 4 feet from the East line of Denver Avenue.

of the City of Saint Louis, State of Missouri, party of the second part, It is recited, that the said parties of the first part, for and in consideration of the sum of One Hundred Dollars (\$100.00), and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, to-wit: Lot 13 in Block 10 of Montclair Park, a subdivision in said City of St. Louis, as shown on Plat Book 16, Page 36, of the St. Louis County records, fronting 65 feet on the west line of Ridgemoor Drive (formerly Clayton Terrace); Together with all improvements thereon, including the residence known as House 1, Ridgemoor Drive; Subject to easements, conditions, restrictions, building lines, covenants, reservations and limitations of record; TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to her heirs and assigns forever. The said parties of the first part hereby covenanting, that they and their heirs, executors and administrators, shall and will Warrant and Defend the title to the premises unto the said party of the second part, and to her heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1944 and thereafter, the special taxes and the trustees' assessments becoming a lien on the date of this deed, and the easements, conditions, restrictions, building lines, covenants, reservations and limitations of record. In Witness Whereof, the said parties of the first part have executed these presents the day and year first above written.

Witness my hand and the seal of said County and State of Missouri, this 24th day of April, 1944. Before me personally appeared F. Arthur Kehl and Eleanor M. Kehl, his wife, to whom to be the parties of the first part, and they acknowledged the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In Testimony Whereof, I have hereunto set my hand and official seal in the County and State aforesaid, the day and year first above written. My term expires May 1, 1945.

Erlynn Marlow, Notary Public
Filed for record Apr 24 1944 at 11:47 A.M. Gerald J. Donworth, Recorder of Deeds

(3) Quitclaim Deed. This Deed, made and entered into this 22nd day of July, 1943, by and between Harry A. Hamilton, of the City of St. Louis and State of Missouri, Trustee for Spencer H. Robinson, under the Will of the late George R. Robinson of the County of St. Louis, State of Missouri, party of the first part, and Spencer H. Robinson, of the County of St. Louis and State of Missouri, party of the second part, It is recited, that Whereas, George R. Robinson, a resident of the County of St. Louis, State of Missouri, died on or about the 29th day of June, 1929, leaving a last will and Testament, duly filed and admitted to probate in the Probate Court of the County of St. Louis, State of Missouri; and Whereas, by the Enlargement or Subdivision of said will designated "Ditch," the said George R. Robinson did name his wife, Elsie H. Robinson, Louis F. Booth, and Harry A. Hamilton trustees for his son, Spencer Robinson and did bequeath to said trustees the sum of \$40,000.00; and Whereas, said trustees received from the estate of George R. Robinson, deceased, assets of the value of \$40,000.00, and did manage and control the same as trustees until on or about the 17th day of October, 1937; and Whereas, on the date last aforesaid, found October 17, 1937, Elsie H. Robinson and Louis F. Booth did resign as trustees of the aforesaid trust created for Spencer Robinson, and Whereas, the undersigned became and continued to manage and control the trust estate as sole remaining trustee since October 17, 1937; and Whereas, the party of the first part as such sole remaining trustee invested a part of the trust fund in the real estate hereinafter described, and said real estate was conveyed to the party of the first part by warranty deed dated the 22nd day of May, 1940, duly executed by Harold B. Jungmann and Minnette B. Jungmann, his wife, said deed being duly recorded in the office of the Recorder of Deeds of the County of St. Louis and State of Missouri, and duly filed of record in Book 1652, page 472; and Whereas, according to the terms of said deed, conveyed by the last will and Testament of George R. Robinson, deceased, the trustee

(3) General Warranty Deed. This Deed, made and entered into this 22nd day of July, 1943, by and between Harry A. Hamilton, of the City of St. Louis and State of Missouri, Trustee for Spencer H. Robinson, under the Will of the late George R. Robinson of the County of St. Louis, State of Missouri, party of the first part, and Spencer H. Robinson, of the County of St. Louis and State of Missouri, party of the second part, It is recited, that Whereas, George R. Robinson, a resident of the County of St. Louis, State of Missouri, died on or about the 29th day of June, 1929, leaving a last will and Testament, duly filed and admitted to probate in the Probate Court of the County of St. Louis, State of Missouri; and Whereas, by the Enlargement or Subdivision of said will designated "Ditch," the said George R. Robinson did name his wife, Elsie H. Robinson, Louis F. Booth, and Harry A. Hamilton trustees for his son, Spencer Robinson and did bequeath to said trustees the sum of \$40,000.00; and Whereas, said trustees received from the estate of George R. Robinson, deceased, assets of the value of \$40,000.00, and did manage and control the same as trustees until on or about the 17th day of October, 1937; and Whereas, on the date last aforesaid, found October 17, 1937, Elsie H. Robinson and Louis F. Booth did resign as trustees of the aforesaid trust created for Spencer Robinson, and Whereas, the undersigned became and continued to manage and control the trust estate as sole remaining trustee since October 17, 1937; and Whereas, the party of the first part as such sole remaining trustee invested a part of the trust fund in the real estate hereinafter described, and said real estate was conveyed to the party of the first part by warranty deed dated the 22nd day of May, 1940, duly executed by Harold B. Jungmann and Minnette B. Jungmann, his wife, said deed being duly recorded in the office of the Recorder of Deeds of the County of St. Louis and State of Missouri, and duly filed of record in Book 1652, page 472; and Whereas, according to the terms of said deed, conveyed by the last will and Testament of George R. Robinson, deceased, the trustee

Filed for record Apr 24 1944 at 11:47 A.M. Gerald J. Donworth, Recorder of Deeds

a co-partnership, and who, after having duly sworn, depose and say that the said Charles
Construction Company, a co-partnership, is the legal owner of the personal property shown in
located and the same is free from all claims or liens whatsoever, and that he, Thomas
of Missouri, by general power of attorney given by some person and given through the
members of said co-partnership in duly authorized to execute this check mortgage and the

2008
5

George Fenger, Henry Public, Queen's College, 1516 Pine St. St. Louis, Mo.
Filed for record Apr. 24 1944 at 11:22 o'clock A.M. Herald J. Donworth Recording of Deeds

(F) General Warranty Deed This Deed, Made and entered into this 20th day of April one thousand
and forty-four, by and between August Lang and Marguerite B. Lang, husband and wife, of the City of St. Louis,
State of Missouri, parties of the first part, and Flagg L. Remick and Mary L. Remick, his wife, of
the County of St. Louis, State of Missouri, parties of the second part. Witnesseth that the said parties
of the first part, for and in consideration of the sum of Five Dollars and no cents, cash, paid by the said parties
of the second part, the receipt of which is hereby acknowledged, do hereby
presently, Grant, Assign and Sell, convey and confirm unto the said parties of the second part, the
following described Real Estate, situated in the County of St. Louis, State of Missouri, to-wit: The
southern 20.22 feet of Lot 14 and the northern 17.22 feet of Lot 15 of the First First Addition, a
subdivision in the Louis County, Missouri, according to the plat hereof, recorded in the City of St. Louis, Mo.,
57 of the St. Louis County Records, fronting 97 feet on the eastern line of Deaver Avenue
by a depth westwardly of 250 feet, and bounded on the north by the property conveyed to Flagg
L. Remick, Jr. and Elaine Remick, hereinafter set forth, the following restrictions, to-wit: No
saloon, slaughterhouse, laundry, stable or business of any kind, or other nuisance shall
be erected, maintained or operated. No building shall be erected nearer than 10 feet from
the west line of Deaver Avenue and no building shall be erected 5 feet from each side
lot lines. No building shall be erected on said premises on which the ground floor square
foot area is less than 1000 square feet. No barn, shed or outbuilding shall be erected or
maintained nearer than 10 feet from the west line of Deaver Avenue or 10 feet from
the west line of lots 14 and 15, it is however agreed that a private garage may be part of
the residence thereon. No barn, shed or outbuilding shall be used as a residence, either tem-
porarily or permanently. An easement over 10 feet for road, driveway and for water,
gas, light and water, and the easement to Southwestern Bell Telephone Company of record.
No person not a child of the Caucasian race shall acquire or use any lot or structure
on said lot. No parking or garaging of any trucks, trailers, or other business
vehicles on the premises or any adjacent streets. The building shall be erected on said prem-
ises nearer than 7.5 feet from west line of lots 14 and 15. TO HAVE AND TO HOLD the
same, together with all rights and appurtenances to the same belonging unto the said parties of
the second part, and to their heirs and assigns forever. The said parties of the first part, hereby
covenanting that they, and their heirs, executors and administrators, shall and will Warrant
and Defend the title to the premises unto the said parties of the second part, and to their
heirs and assigns forever against the lawful claims of all persons whomsoever, excepting,
however, the general taxes for the calendar year 1944 and thereafter, and the special taxes
becoming a lien after the date of this deed. In Witness Whereof, the said parties of
the first part have executed these presents the day and year first above written.

2165 J. P. Shampy A L M B L 4/20/44

August Lang
Marguerite B. Lang

State of Missouri, ss. On this 20th day of April 1944, before me personally appeared
City of St. Louis August Lang and Marguerite B. Lang, his wife, to me known to be
the persons whose names are subscribed to the foregoing instrument, and who executed the foregoing instrument, and acknowledged that they

Herald B. O'Leary
Notary Public
City of St. Louis Mo.

executed the same as their free act and deed. In testimony Whereof,
I have hereunto set my hand and affixed my official seal in the City
and State aforesaid, the day and year first above written. My
term expires Dec 25/45 Herald B. O'Leary Notary Public

Filed for record Apr 24 1944 at 11:22 o'clock A.M. Herald J. Donworth Recording of Deeds

(F) General Warranty Deed This Deed, Made and entered into this 20th day of April one thousand
hundred and forty-four, by and between F. Arthur Stelt and Eleanor M. Stelt, his wife, of the
County of St. Louis, State of Missouri, parties of the first part, and Mary Langen and Joseph

State of Missouri, ss. On this 20th day of April, 1943, before me personally appeared Clara A. Rigney, County of St. Louis, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and she said she has acknowledged her deed to be simple and unincumbered in testimony whereof, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written. My term expires Dec 25/45. **Gerald B. O'Reilly**, Notary Public, City of St. Louis, Mo. Filed for record Apr 21/1943 at 2:30 o'clock P.M. **Gerald J. Donworth**, Recorder of Deeds. *Hand forwarded Apr 21/1943 at 2:30 o'clock P.M. Recorded: Donworth Recorder of Deeds*

do by these presents Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate situated in the County of St. Louis, and State of Missouri, to wit: Northern 75' 2 1/2" of lot 16 and southern 17' 5 7/8" of lot 15 of Olive Crest, 1st Addition, a subdivision in St. Louis County according to the plat thereof of record in Plat Book 13, Page 2, fronting 91' 2" on the west line of Deaver Avenue by a depth west of 35.9 feet and bounded south by a line sixty feet north of and parallel to north line of lot sold to Fay Hallapere subject to the following restriction: No drameshop, saloon, slaughterhouse, livery stable or business of any kind or other business shall be erected, maintained or operated. No building shall be erected nearer than 40 feet from the west line of Deaver Avenue and no building shall be erected 5 feet from either side lot lines. No building shall be erected on said premises for which the ground floor requires foot area is less than 1000 square feet. No barn, shed or outbuilding shall be erected or maintained nearer than 100 feet from the west line of Deaver Avenue, it is however agreed that private garages may be a part of the residence thereon. No barn, shed or outbuilding shall be used as a residence either temporarily or permanently. No easement or right of way 40 feet for road purposes and for sewers and the easement to south western Bell Telephone Company of record. No person not wholly of the Caucasian race shall occupy any premises, or any site or interest in said lot. No parking or garaging of any trucks, grading machines or other business vehicles on the premises or any adjacent streets, and subject to easement granted to St. Louis County Water Co. of record. **TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to her heirs and assigns forever. The said parties of the first part hereby covenanting that they and their heirs, executors and administrators shall and will warrant and defend the title to the premises unto the said party of the second part, and to her heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1943 and thereafter, and the special taxes levied after the date of this deed. In Witness Whereof, the said parties of the first part have executed these presents the day and year first above written.

August Lang
Marguerite B. Lang
1165 1/2 Ridgeway A. T. & M. L. 4/19/43
State of Missouri, ss. On this 19th day of April, 1943, before me personally appeared August Lang and Marguerite B. Lang, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written. My term expires Dec 25/45. **Gerald B. O'Reilly**, Notary Public, City of St. Louis, Mo. Filed for record Apr 21/1943 at 4:42 o'clock P.M. **Gerald J. Donworth**, Recorder of Deeds.

General Warranty Deed This Deed, Made and entered into this nineteenth day of April, nineteen hundred and forty three, by and between William L. Fuchs and Hilda A. Fuchs, his wife of the City of St. Louis State of Missouri parties of the first part, and W. L. Fuchs Corporation, a Corporation organized and existing under the laws of the State of Missouri with its principal office in the City of St. Louis State of Missouri party of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, to wit: All of

State of Missouri, v. on this 20th day of April, 1943, before me personally appeared Cella A. Riggs County of St. Louis to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and the said Cella A. Riggs further declared herself to be single and unmarried. In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written. My term expires Oct. 31, 1944 Wm. Bruemmer Notary Public
 County of St. Louis, Mo.
 Filed for record Apr 21 1943 at 2:32 o'clock P.M. Donald J. Donworth Recorder of Deeds

General Warranty Deed By a Corporation This Indenture, made on the 20th day of April A.D. One Thousand Nine Hundred and Forty three by and between Manchester Bank of St. Louis a corporation of the State of Missouri party of the First Part, and Charles B. Stemmerich and Hazel E. Stemmerich, his wife - parties of the second Part, Witnesseth: That the said party of the First Part, in consideration of the sum of One Hundred Dollars and other valuable considerations \$100.00, to it paid by the said parties of the second Part, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the second Part their heirs and assigns, the following described real estate lying, being and situate in the County of St. Louis and State of Missouri, to wit: Lot 8 of Arv - Ellen Court, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 36 Page 49 of the St. Louis County Records, together with all improvements thereon, known as and numbered 9847 Arv - Ellen Drive. TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges appurtenances and immunities thereto belonging or in anywise appertaining, unto the said parties of the second Part, and unto their heirs and assigns Forever, the said Manchester Bank of St. Louis hereby covenanting that it will warrant and defend the title to said premises unto the said parties of the second Part, and unto their heirs and assigns Forever, against the lawful claims and demands of all persons whomsoever excepting, however, the general taxes for the calendar year 1943 and thereafter, and the special taxes becoming a lien after the date of this deed. In Witness Whereof, the said party of the First Part has caused these presents to be signed by its Executive Vice President and its corporate seal hereunto affixed, the day and year first above written.
 Manchester Bank of St. Louis
 By Millard W. Smith
 Executive Vice President

P.P. 800, R. L. Camp, Jr. W.L. 4/20/43

State of Missouri, v. on this 20th day of April, 1943 before me appeared Millard W. Smith - City of St. Louis to me personally known, who being by me duly sworn, did say that he is the Executive Vice President of the Manchester Bank of St. Louis a corporation under the laws of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and the said Millard W. Smith acknowledged said instrument to be the free act and deed of said corporation. In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in St. Louis, Missouri, the day and year first above written. My term expires April 15 1944 Frank O. Riordan Notary Public City of St. Louis.
 Filed for record Apr 21 1943 at 3:25 o'clock P.M. Donald J. Donworth Recorder of Deeds

General Warranty Deed This Deed, made and entered into this nineteenth day of April nineteen hundred and forty three, by and between August Lang and Marguerite B. Lang, his wife, of the City of St. Louis State of Missouri parties of the first part, and Beatrice Ranghof (widow) of the City of St. Louis State of Missouri party of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of five and 00/100 dollars paid by the said party of the second part, the receipt of which is hereby acknowledged,

Cella A. Riggs
 P.P. 825, R. L. Camp, Jr. W.L. 4/21/43
 has executed this present to the day and year first above written
 my action upon the date of this deed and I have known the said party of the first part
 general warranty for the calendar year 1943 and thereafter, and the special taxes becoming
 ever again. The couple claims of all persons whomsoever, excepting, however, the
 premises unto the said parties of the second part, and to their heirs and assigns forever
 executor and administrators, shall and will warrant and defend the title to the
 by no power. The said party of the first part hereby covenanting that she and her heirs
 to the same belonging, unto the said parties of the second part, and to their heirs and assigns
 record TO HAVE AND TO HOLD the same, together with all rights and appurtenances
 thereunto in anywise appertaining, unto the said parties of the second part, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever excepting, however, the general taxes for the calendar year 1943 and thereafter, and the special taxes becoming a lien after the date of this deed. In Witness Whereof, I have hereunto set my hand and affixed my official seal, at my office in St. Louis, Missouri, the day and year first above written. My term expires April 15 1944 Frank O. Riordan Notary Public City of St. Louis.
 Filed for record Apr 21 1943 at 3:25 o'clock P.M. Donald J. Donworth Recorder of Deeds

1949-60

of all persons, whomsoever, excepting the taxes, both civil and criminal for the year of 1943 and thereafter. In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Albert H. Franke (Seal)
Marion L. Franke (Seal)

\$1.19 S.R. Stamp A.H.F. 4/18/43

State of Missouri, ss. On this 18th day of April, 1943, before me personally appeared County of Linn } Albert H. Franke & Marion L. Franke, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed. In Testimony Whereof

Herbert Gettemier
Notary Public
Linn County, Mo.

I have hereunto set my hand & affixed my official seal at my office in Linn County, the day and year first above written.
My term expires September 14, 1943
Herbert Gettemier Notary Public.

Filed for record Apr 21 1943 at 1:45 o'clock PM Gerald J. Danforth Recorder of Deeds.

32 General Warranty Deed This Deed, made and entered into this thirteenth day of April, nineteen hundred and forty three, by and between Genevieve Turner of the City of St. Louis, State of Missouri, party of the first part, and Harry C. Johnson and Mae Johnson his wife of the City of St. Louis, State of Missouri, parties of the second part, witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars, and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents bargain and sell, convey and confirm unto the said parties of the second part, the following described Real Estate situated in the County of St. Louis, and State of Missouri, to-wit: Lots 4617 and 4618, together with right, title and interest of the grantors of any, to the land in the road immediately in front of, or adjoining the above described premises, as designated and delineated on a map entitled: Second Map of Times Beach, County of St. Louis, and State of Missouri and filed for record as Times Beach First Addition in the Recorder's Office of St. Louis County, on the 18th day of August 1925, File No. 168. TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same, belonging unto the said parties of the second part, and to them and their heirs and assigns forever. The said party of the first part hereby covenants that she and her heirs, executors, administrators, shall and will warrant and defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever against the lawful claims of all persons, whomsoever, excepting, however, the general taxes for the calendar year 1943 and thereafter, and the special taxes becoming due after the date of this deed. In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Genevieve Turner

\$1.55 S.R. Stamp H.T. 4/17/43

State of Missouri, ss. On this 17th day of April, 1943 before me personally appeared City of St. Louis } Genevieve Turner to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the City, and State aforesaid, the day and year first above written. My term expires July 9th 1944

Copy of Deed
A.A. Osterkamp
Notary Public
St. Louis, Mo.

A.A. Osterkamp Notary Public

Filed for record Apr. 21 1943 at 3:46 o'clock PM Gerald J. Danforth Recorder of Deeds.

33 General Warranty Deed This Deed, made and entered into this Twenty-sixth day of March, nineteen hundred and forty three, by and between August Lang

of the County of St. Louis, State of Missouri, party of the first part, and Harry C. Johnson and Mae Johnson his wife of the City of St. Louis, State of Missouri, parties of the second part, witnesseth, that the said party of the first part, for and in consideration of the sum of Ten Dollars, and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents bargain and sell, convey and confirm unto the said parties of the second part, the following described Real Estate situated in the County of St. Louis, and State of Missouri, to-wit: Lots 4617 and 4618, together with right, title and interest of the grantors of any, to the land in the road immediately in front of, or adjoining the above described premises, as designated and delineated on a map entitled: Second Map of Times Beach, County of St. Louis, and State of Missouri and filed for record as Times Beach First Addition in the Recorder's Office of St. Louis County, on the 18th day of August 1925, File No. 168. TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same, belonging unto the said parties of the second part, and to them and their heirs and assigns forever. The said party of the first part hereby covenants that she and her heirs, executors, administrators, shall and will warrant and defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever against the lawful claims of all persons, whomsoever, excepting, however, the general taxes for the calendar year 1943 and thereafter, and the special taxes becoming due after the date of this deed. In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

no person not wholly of the Caucasian race shall ever acquire or use any estate or interest in said lot. No parking or garaging of any trucks, grading machines or other business vehicles on the premises or any adjacent streets. TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to her heirs and assigns forever. The said parties of the first part hereby covenanting that they and their heirs, executors and administrators, shall and will warrant and defend the title to the premises unto the said party of the second part, and to her heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1942 and thereafter, and the special taxes becoming or hereafter after the date of this deed. In witness whereof, the said parties of the first part have executed these presents the day and year first above written.

August Lang
Marguerite B. Lang

\$1.10 9 R. Stamps A.G. M.B. 2/4/42

State of Missouri, ss. On this fifth day of February, 1942, before me personally appeared August Lang, City of St. Louis, and Marguerite B. Lang, his wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In Testimony whereof, I have hereunto set my hand and

Copy of Seal
Gerald B. O'Reilly
Notary Public
City of St. Louis, Mo.

affixed my official seal in the City and State aforesaid this day and year first above written. My term expires Dec 23, 1943.

Gerald B. O'Reilly, Notary Public

Filed for record Feb 14 1942 at 9:24 O'clock A.M. Gerald J. Wimmer, Recorder of Deeds.

File 114074
No. 328 I know all Men By These Presents, That Reconstruction Finance Corporation, a corporation organized and existing under and by virtue of the laws of the United States of America, having its principal business office in the City of Washington, D.C., for and in consideration of the sum of One Dollar to it in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby these presents hereby remise, convey, release and quit claim unto Central States Life Insurance Company, a Missouri Corporation of the City of St. Louis, County of and State of Missouri, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by its certain deed of Trust bearing date the 16th day of March, 1938, and recorded in the Recorder's Office of St. Louis County, State of Missouri, in Book 1505 of Page 66 to the property therein described, situate in the City of County of St. Louis and State of Missouri, to-wit: Lots 1 to 10 in Block One (1); Lots 1 to 21 in Block Two (2); Lots 1 to 6 all that part of Lots 7 and 19 South of Delia Avenue, all of Lots 20 to 26 in Block Three (3); Lots 5, 6 and the North 40 feet of Lot 4 in Block Four (4); Lots 15, 15a, 16, 17 and 18 in Block Seven (7); Lots 10 to 30 in Block Eight (8); Lots 5 to 15 in Block Nine (9), all in Ridgview, a subdivision in St. Louis County, Missouri, according to the plat thereof in plat book 21, page 44 of the St. Louis County Recorder's Office; together with all of the rents, issues, income and profits from said property, heretofore and hereafter, restrictions, covenants and reservations of record. Together with all appurtenances thereto belonging or appertaining. In Testimony whereof, the said Reconstruction Finance Corporation has caused these presents to be signed this 30th day of December, 1941.

Reconstruction Finance Corporation

By Frank G. Jais, Attorney in Fact.

State of Missouri, ss. I, J. J. Doerk, Clerk, a Notary Public in and for the City of St. Louis, St. Louis, State of Missouri, personally appeared Frank G. Jais, Attorney in Fact for the Reconstruction Finance Corporation, and the said Frank G. Jais, known to me to be the person whose name is subscribed to the foregoing instrument, having been first duly sworn, executed the above and foregoing release deed and acknowledged that as such Attorney in Fact he signed the same pursuant to authority given by the Board of Directors of said Corporation as the free act and deed of said Corporation, and that his Power of Attorney has not been revoked. In Testimony whereof, I hereunto set my hand.

considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents Grant, Convey and Confirm unto the said part - of the second part, the following described real estate situated in the County of St. Louis, and State of Missouri, To-wit: Lot 31 in Block 5 containing part of both sides, according to that which is recorded in Book 2, Page 8, of the St. Louis County Recorder's office, together with the improvements erected thereon known and numbered as 6818 Chest Avenue. Subject to easements, restrictions, Easements, Easements, now of record. Subject to a first and second Trust, now of record, dated August 26, 1930 and recorded in Book 108, Page 150, of records of the Recorder of Deeds of St. Louis County, Missouri, which there is an unpaid balance of \$6,606.00. **TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part and to their heirs and assigns forever. The said parties of the first part hereby covenanting that they and their heirs, executors, administrators and assigns, shall and will Warrant and defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1942 and thereafter, and the special taxes becoming a lien after the date of this deed. In Witness Whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Melba Wiernum
Jair Wiernum

1821-236

71.10 9 R Stamp No 2/12/42

State of Missouri, ss. On this 12th day of February, 1942 before me personally appeared City of St. Louis, Jair Wiernum and Melba Wiernum, his wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In Testimony Whereof

Copy of Seal
Charles M. Walters, Jr.
Notary Public
City of St. Louis, Mo.

I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written my Term Expires Nov. 23, 1942 Charles M. Walters, Jr. Notary Public

Filed for record Feb. 13, 1942 at 3:32 O'clock P M Gerald J. Donworth Recorder of Deeds

General Warranty Deed This deed, Made and entered into this sixth day of February nine hundred and Forty-two, by and between August Lang and Marquette B. Lang, his wife of the City of St. Louis State of Missouri parties of the first part, and Fay Gallagher of the City of St. Louis State of Missouri party of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollar paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents Grant, Convey and Confirm unto the said party of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, To-wit: North 60 feet of portion 172 feet 8 inches lot 17 of Olive Creek, 1st Addition a subdivision in St. Louis County according to the plat the record in Plat Book 13, Page 52 fronting 60 feet on West line of Beaver Avenue by a depth west of 350 feet subject to easement to St. Louis County Water Co. & Northwestern Bell Phone Co. of record no dramshop, saloon, dance hall, house, tavern, stable or business of any kind, or other nuisance shall be erected, maintained or operated. No building shall be erected nearer than 40 feet from the West line of Beaver Avenue and no building shall be erected 5 feet from either side lot lines. No building shall be erected on said premises of which the ground floor square foot area is less than 1000 square feet. No barn, shed or outbuilding shall be erected or maintained nearer than 100 feet from the West line of Beaver Avenue, it is however agreed that a private garage may be part of the residence thereon. No barn, shed or outbuilding shall be used as a residence either temporarily or permanently. An easement over west 40 feet for road purposes and for sewer, an easement over north 15 feet of the west 195 feet for sewer, and the easement to Northwestern Bell Telephone Company, now of record

96-20-1-281 00000

Recorded Feb 13 1942 at 2:45 O'clock P M Gerald J. Donworth Recorder of Deeds
The day and year first above written, my own before me personally
City of St. Louis, Mo.
Jair Wiernum
Melba Wiernum

August Lang
Marquerite B. Lang

Gerald B. O'Reilly Notary Public.

Mabel Bryan Broderick
John K. Broderick

R. D. Chomeau Notary Public.

Filed for Record April 15, 1941 at 10:51 o'clock A.M. Gerald A. Donworth Recorder of Deeds.

The ground floor square foot area is less than 1000 square feet and to cost not less than \$5000.00 (4) No beam, slab or reinforcing steel or erected or maintained more than 150 feet from the west line of Deane Avenue, it is further agreed that a private group may use part of the remaining space. (5) No beam, slab or reinforcing shall be used as a substitute (either) temporarily or permanently. (6) An agreement with the west line and south 15 feet is hereby reserved for steam, gas, light and water and an agreement over the East 50 feet for road purposes. (7) No power not utility of the owner nor shall ever acquire or use any water or water in said lot. (8) No parking or garaging of any trucks, operating machines or other business vehicles on the premises or any adjacent street. Subject to easements to St. Louis County Water Company and Southwestern

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Filed for Record May 26 1944 At 1:32 O'Clock P.M. Gerald J. Donworth, Recording Clerk

Principal Note shown hereby, legally identified by Recorder's endorsement on same.

Deed of Trust This deed, made and entered into as of the Twenty-first day of March

deed recorded in Book 1529 Page 52, thence West along the northern line of property conveyed to slave of Lamont and wife by deed recorded in Book 1617 page 554, and the continuation thereof 195 feet to the west line of Lot 19, thence north along the west line of Lot 12, 51.54 feet to a point, thence east and parallel to Lamont's north line 195 feet to the northwest corner of property conveyed to Wilkinson, thence north along Wilkinson's west line 51.54 feet to the point of beginning. No drainage, no room, no slaughter house, every stable or business of any kind or other nuisance shall be erected, maintained or operated. No building shall be erected nearer than 70' from the west line of Lot 12. No building shall be erected of which the ground floor square foot area is less than 1000 square feet and to not less than 74000.00. No barn, shed or out building shall be erected or maintained nearer than 150' from the west line of Lot 12, it is however agreed that a private garage may be a part of the residence thereon. No barn, shed or out building shall be used as a residence either temporarily or permanently. No building shall be erected except one detached single family dwelling and a one or two car garage. An easement over the east 5' is hereby reserved for sewer, gas light and water to persons not wholly of the Caucasian race who may acquire or use any estate or interest in said lot for parking or parking of any trucks, grading machines or other business vehicles on the premises or any adjacent streets. Subject to an easement over west 75 feet for road purposes and sewer and to the easement to southwestern Bell Telephone Co. now of record **TO HAVE AND TO HOLD** the same together with all rights and appurtenances thereto unto the same heirs and assigns forever of the second part, and to their heirs and assigns forever. The said parties of the first part hereby representing that they and their heirs, executors and administrators shall and will Warrant and defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general hazard for the calendar years 1944 and thereafter, and the special hazard becoming a lien of first date of this deed. In witness whereof, the said parties of the first part have signed these presents the day and year first above written.

August Lang
 135 S. Benton Ave. Q.W. 31144
 State of Missouri ss. On this 1st day of March 1944, before me personally appeared City of St. Louis August Lang and Marguerite Delang, his wife, who declare to be the persons described in and who executed the foregoing instrument, and acknowledge that they executed the same with free act and mind. In testimony whereof, I have hereunto set my hand and affixed my official seal in the City of St. Louis, Mo. and date thereof the day and year first above written in my presence. Rec. 75145. Gerald B. Kelly, Notary Public.
 Filed for Record Mar 9 1944 at 9⁵¹ O'clock A.M. Gerald G. Panworth, Recorder of Deeds.

General Warranty Deed This Deed was made on the 2nd day of March A.D. One Thousand Nine Hundred and Forty Four by and between Joe Snodden and Josephine Pansky Snodden, his wife, of St. Louis County, Missouri parties of the first part, and Lillie Wilder and Sue Wilder, his wife of the County of St. Louis in the State of Missouri parties of the second part, Witnesseth that the said parties of the first part in consideration of the sum of One Dollar and other valuable considerations, to - paid by the said parties of the second part, the receipt of which is hereby acknowledged, do hereby these presents Grant, Convey and Confirm unto the said parties of the second part their heirs and assigns the following described lots Tracts or Parcels of land lying being and situate in the County of St. Louis and State of Missouri to wit: Lots Thirty Two and Thirty Six (35 & 36) in Block Eight (8) of South Thinloch Park a plat of which is of record in the office of the Recorder of Deeds for St. Louis County to which reference is hereby made. said lots together having a frontage of forty four feet ten and one quarter inches (44' 10 1/4") on the northern side of Winston Street (46' wide) by a depth northwardly along by Avenue One hundred eleven feet one and one half inches (111' 9 1/2") and a depth northwardly along the western side of one hundred and ten feet (110') in line, said lots together having a width on the rear of forty four feet eleven and one eighth inches (44' 11 1/8").

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1966-314

and Margaret Hand Ballard, his wife, is well known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written. My term expires Dec 25/45.

Alice Steinmeyer Notary Public
Filed for Record Mar 7 1944 at 4:25 o'clock P.M. Donald J. Donworth Recorder of Deeds

C. General Warranty Deed This Deed, made and entered into this first day of March instant hundred and forty-four, by and between August Lang and Marguerite B. Lang, his wife of the City of St. Louis State of Missouri parties of the first part, and Roy W. Bohne and Beulah M. Bohne, his wife of the County of St. Louis State of Missouri parties of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of Eight hundred and 00/100 Dollars paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said parties of the second part, the following described Real Estate, situated in the County of St. Louis and State of Missouri, to wit: Part of lot 11 of Olive Crest 1st Addition as per plat recorded in Plat Book 13, Page 52 of the St. Louis County Records, beginning at a point in the south line of Olive Street Road which point is the northeast corner of property conveyed to William H. Curran, Jr. by instrument recorded in Book 1617 Page 583, thence south along the east line of said property, 279.50 feet to a point which point is the southeast corner of said Curran property, thence east and at right angles 40 feet to a point, thence north and parallel to the east line of said Curran property, 270 feet, more or less, to the southern line of Olive Street Road, thence west along the southern line of Olive Street Road 40 feet, more or less, to the point of beginning and bounded west by property acquired by Roy W. Bohne and wife, said property formerly belonging to William H. Curran, Jr. described above subject to an easement over the rear 15 feet of the above described property for use as a private alley and to the Northwestern Bell Telephone Co. of record. No dramshop, saloon, slaughter house, living stable or business or any kind or other nuisance shall be erected, maintained or operated. No building shall be erected nearer than 100 feet from the south line of Olive Street Road nor 5 feet from either side lot lines or should be less in square feet area than 1000 square feet. No barn, shed or outbuilding shall be erected or maintained nearer than 200 feet from the south line of Olive Street Road or be used as a residence either temporarily or permanently, it is however agreed that a private garage may be a part of the residence thereto. No person not wholly of the Caucasian race shall ever acquire or use any estate or interest in said lot and no parking or garaging of any trucks, grading machines or other business vehicles on the premises or any adjacent streets. TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to their heirs and assigns forever. The said parties of the first part hereby covenanting that they and their heirs, executors and administrators, shall and will Warrant and Defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1944 and thereafter, and the special taxes becoming a lien after the date of this deed. In Witness Whereof, the said parties of the first part have executed these presents the day and year first above written.

August Lang
Marguerite B. Lang
#1102 P. Stamps A.W. 3/1/44
State of Missouri, for on this 1st day of March, 1944 before me personally appeared August Lang City of St. Louis and Marguerite B. Lang, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written. My term expires Dec 25/45.

Gerald B. O'Reilly Notary Public
City of St. Louis Mo.
Margaret Hand Ballard
Donald J. Donworth
4:30 P.M. March 4 1944
3/1/44

088

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Time	Temperature	Humidity	Pressure	Wind Speed	Wind Direction	Cloud Cover	Visibility	Soil Moisture	Plant Growth
08:00	15.3	63.0	1013.2	1.2	135	10	1000m	15.0	Low
09:00	16.5	65.0	1013.5	1.5	140	15	1000m	16.0	Low
10:00	17.8	68.0	1013.8	1.8	145	20	1000m	17.0	Low
11:00	19.0	70.0	1014.0	2.0	150	25	1000m	18.0	Low
12:00	20.5	72.0	1014.2	2.2	155	30	1000m	19.0	Low
13:00	21.8	74.0	1014.5	2.5	160	35	1000m	20.0	Low
14:00	23.0	76.0	1014.8	2.8	165	40	1000m	21.0	Low
15:00	24.2	78.0	1015.0	3.0	170	45	1000m	22.0	Low
16:00	25.5	80.0	1015.2	3.2	175	50	1000m	23.0	Low
17:00	26.8	82.0	1015.5	3.5	180	55	1000m	24.0	Low
18:00	28.0	84.0	1015.8	3.8	185	60	1000m	25.0	Low
19:00	29.2	86.0	1016.0	4.0	190	65	1000m	26.0	Low
20:00	30.5	88.0	1016.2	4.2	195	70	1000m	27.0	Low
21:00	31.8	90.0	1016.5	4.5	200	75	1000m	28.0	Low
22:00	33.0	92.0	1016.8	4.8	205	80	1000m	29.0	Low
23:00	34.2	94.0	1017.0	5.0	210	85	1000m	30.0	Low
00:00	35.5	96.0	1017.2	5.2	215	90	1000m	31.0	Low
01:00	36.8	98.0	1017.5	5.5	220	95	1000m	32.0	Low
02:00	38.0	100.0	1017.8	5.8	225	100	1000m	33.0	Low
03:00	39.2	102.0	1018.0	6.0	230	105	1000m	34.0	Low
04:00	40.5	104.0	1018.2	6.2	235	110	1000m	35.0	Low
05:00	41.8	106.0	1018.5	6.5	240	115	1000m	36.0	Low
06:00	43.0	108.0	1018.8	6.8	245	120	1000m	37.0	Low
07:00	44.2	110.0	1019.0	7.0	250	125	1000m	38.0	Low
08:00	45.5	112.0	1019.2	7.2	255	130	1000m	39.0	Low
09:00	46.8	114.0	1019.5	7.5	260	135	1000m	40.0	Low
10:00	48.0	116.0	1019.8	7.8	265	140	1000m	41.0	Low
11:00	49.2	118.0	1020.0	8.0	270	145	1000m	42.0	Low
12:00	50.5	120.0	1020.2	8.2	275	150	1000m	43.0	Low
13:00	51.8	122.0	1020.5	8.5	280	155	1000m	44.0	Low
14:00	53.0	124.0	1020.8	8.8	285	160	1000m	45.0	Low
15:00	54.2	126.0	1021.0	9.0	290	165	1000m	46.0	Low
16:00	55.5	128.0	1021.2	9.2	295	170	1000m	47.0	Low
17:00	56.8	130.0	1021.5	9.5	300	175	1000m	48.0	Low
18:00	58.0	132.0	1021.8	9.8	305	180	1000m	49.0	Low
19:00	59.2	134.0	1022.0	10.0	310	185	1000m	50.0	Low
20:00	60.5	136.0	1022.2	10.2	315	190	1000m	51.0	Low
21:00	61.8	138.0	1022.5	10.5	320	195	1000m	52.0	Low

Filed for record Mar 22, 1940 at 9³⁵ AM by M. J. Donnelly, Recorder of Deeds.

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notice or demand therefor. In witness whereof, the said grantors have here-
 into set their hands and seals the day and year first above written.
 Raymond A. Wallbrink -
 Helen C. Wallbrink -

State of Missouri } ss. On this 20th day of March, A.D. 1940, before me, Frederick H.
 county of St. Louis } Baker a Notary Public within and for said county person-
 ally appeared Raymond A. Wallbrink and Helen C. Wallbrink, his wife, to me
 known to be the persons described in and who executed the foregoing in-
 strument and acknowledged that they executed the same as their free act and
 Frederick H. Baker On testimony whereof I have hereunto set my hand and affixed
 Notary Public my official seal at my office in the said county and
 State of Missouri, the day and year first above written. My commis-
 sion expires August 27, 1940. Frederick H. Baker Notary Public within
 in and for said county and State.
 Filed for Record Mar 21, 1940 at 2:45 o'clock P.M. Marshall G. Donnell, Recorder of Deeds

C Partial deed of Release to release Kieff Hanley (single) by his deed of Trust, dated
 the twelfth day of August, 1929 and recorded in the Recorder's office, in and
 for the county of St. Louis and State of Missouri in Book 1019 at Page 423 con-
 veyed to Little, Bicer, Trust Co. (a corporation of Missouri) the property
 in said deed described, to secure to Andrew Halling Jr. the pay-
 ment of certain notes in said deed described and set forth, and whereby the
 present owner of said property heretofore paid and satisfied said deed of
 Trust and notes and is fully and legally entitled to a partial release of
 said deed of Trust, and, therefore, the undersigned, H. B. O'Reilly, Esquire,
 of Andrew Halling Jr., party of the first part, present holder and legal owner
 of said deed of Trust and notes, do hereby advise, release and quit claim
 to the said Kieff Hanley and to present owner of said property, party
 of the second part, that of the real estate in said deed of Trust described
 situate in the county of St. Louis and State of Missouri, to wit: the land
 and premises in Block 180 feet of lot 2 and the land
 and premises in Block 180 feet of lot 3 of Blue Creek Subd. addition on per plat
 Book 13 Page 52 in St. Louis County Records TO HAVE AND TO HOLD the same,
 with all the appurtenances thereto belonging unto the said party of the
 second part, free, clear and discharged from the encumbrance of said
 deed of Trust. In witness whereof, the party of the first part has executed
 this first to this 21st day of March, 1940.

H. B. O'Reilly
 State of Missouri } ss. On this 21st day of March, 1940, before me personally
 county of St. Louis } appeared H. B. O'Reilly, Esquire, of Andrew Halling Jr., to me
 known to be the person described in, and who executed the foregoing
 instrument, and acknowledged that he executed the same as his free
 act and deed. On testimony whereof, I have hereunto set my hand and affixed
 my official seal in the city and State aforesaid, the
 day and year first above written. My Term expires
 November 3rd 1943. H. B. Lang Notary Public
 Filed for Record Mar 22, 1940 at 9 o'clock A.M. Marshall G. Donnell, Recorder of Deeds

Partial Warranty Deed this deed made and entered into this twenty first
 day of March in the hundred and forty, by and between Clarence F.
 Knudsen (single) of the city of St. Louis State of Missouri party of the
 first part and August Henry and Marguerite B. Lang, his wife of

00000 16-91 00000

upon the above and foregoing premises and the same being duly read and explained to the parties and they being fully advised of the contents and meaning of the same, they have signed and sealed the foregoing instrument and the same has been duly acknowledged by them in my presence and in the presence of the witnesses and the same has been duly recorded in the Recorder's office in and for the county of St. Louis and State of Missouri in Book 1019 at Page 423.

noted and demand thereof. In witness whereof, the said grantor have hereunto set their hands and seals the day and year first above written.

Raymond A. Wollbrink -
Helen C. Wollbrink -

State of Missouri } ss. On this 20th day of March, A.D. 1940, before me, Frederick H. Bocher, County of St. Louis, Missouri, a Notary Public within and for said county, personally appeared Raymond A. Wollbrink and Helen C. Wollbrink, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof, I have hereunto set my hand and official seal at my office in the said county and State, the day and year first above written. My commission expires August 28, 1940.

Frederick H. Bocher Notary Public within and for said county and State.
Filed for Record Mar 21, 1940 at 2:11 o'clock P.M. Harold G. Donnell, Recorder of Deeds

C. Partial deed of Release to Release. Kieff Hanley (single) by his deed of Trust, dated the twelfth day of August, 1929 and recorded in the Recorder's office in and for the County of St. Louis and State of Missouri in Book 101.9 at Page 428 conveyed to title guaranty trust co. (a corporation of Missouri) the property in said deed described in trust, to secure to Andrew Hallweg Jr. the payment of certain notes in said deed described and set forth, and likewise, the present owner of said property heretofore paid and satisfied said deed of trust and not to pay and is justly and legally entitled to a Partial release of said deed of trust, and therefore, the undersigned H. B. O. Reilly, assignee of Andrew Hallweg Jr., party of the first part, present holder and legal owner of said deed of trust and not to pay, hereby Release and Quitclaim unto the said Kieff Hanley and to present owner of said property, party of the second part, Part of the real estate in said deed of Trust described in title to him in the County of St. Louis and State of Missouri, to wit: the land and lot of lot 180 feet of lot 1, the west 180 feet of lot 2 and the land 180 feet of lot 180 feet of lot 3 of Block 1 of the City of St. Louis, Missouri, as per plat Book 13 Page 5 of the County of St. Louis, Missouri TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging unto the said party of the second part, his heirs and assigns forever, and discharged from the encumbrance of said deed of trust. In witness whereof, the party of the first part has executed this deed to this 21st day of March, 1940.

H. B. O. Reilly

State of Missouri } ss. On this 21st day of March, 1940, before me personally appearing of St. Louis, appeared H. B. O. Reilly, assignee of Andrew Hallweg Jr., to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. In testimony whereof, I have hereunto set my hand and official seal at my office in the City of St. Louis, Missouri, the day and year first above written. My commission expires March 3, 1943.

Tr. B. Lang Notary Public
Filed for Record Mar 22, 1940 at 9:11 o'clock A.M. Harold G. Donnell, Recorder of Deeds

DEED 1637-380

Handwritten notes at the bottom of the page, likely a continuation of the deed or a separate document, mentioning names like "Kieff Hanley" and "Andrew Hallweg Jr."

with the said demand therefor. In witness whereof, the said grantors have here-
into set their hands and seals the day and year first above written.

Raymond A. Wallbush -
Helen C. Wallbush -

State of Missouri In and to the 20th day of March, A.D. 1940, before me, Frederick W.
county of St. Louis, Notary Public within and for said county, person-
ally appeared Raymond A. Wallbush and Helen C. Wallbush, his wife, to me
known to be the persons described in and who executed the foregoing in-
strument and acknowledged that they executed the same as their free act and
Frederick W. Loecher In testimony whereof I have hereunto set my hand and affixed
Notary Public my official seal at my office in the said county and
St. Louis County, Mo. the day and year first above written. My commis-
ion expires August 28, 1940. Frederick W. Loecher, Notary Public with
in and for said county and State.

Filed for Record Mar 21, 1940 at 2⁴¹ o'clock P. M. Marshall G. Donnell, Recorder of Deeds

c⁹ Partial deed of Release Whereas, Kieff Hanley (single) by his deed of Trust, dated
the twelfth day of August, 1929 and recorded in the Recorder's office in and
for the county of St. Louis and State of Missouri in Book 1019 at Page 428 con-
veyed to Little Missouri Trust Co. (a corporation of Missouri) the property
in said deed described, to secure to Andrew Hallway Jr. the pay-
ment of certain certain said deed described and set forth, and whereby the
present owner of said property, her party paid and satisfied said deed of
Trust and not a party and legally entitled to a Partial Release of
said deed of Trust, therefore, the undersigned, H. B. O'Reilly, assignee
of Andrew Hallway Jr., party of the first part, present holder and legal owner
of said deed of Trust and not a party, hereby Release and Quitclaim
unto the said Kieff Hanley and to present owner of said property, party
of the second part, all of the real estate in said deed of Trust described
within the county of St. Louis and State of Missouri, to wit: the tract
containing 180 feet of lot 2 and the tract
1870 feet of lot 180 feet of lot 3 of Blue Creek Trust and thereupon first
Book 13 Page 52 St. Louis County Records TO HAVE AND TO HOLD to me,
with all the appurtenances thereto belonging unto the said party of the
second part, free, clear and discharged from the onerous burden of said
said deed of Trust. In witness whereof, the party of the first part has executed
these presents this 1st day of March, 1940.

H. B. O'Reilly

State of Missouri In and to this 1st day of March, 1940, before me personally
city of St. Louis, appeared H. B. O'Reilly, assignee of Andrew Hallway Jr., to me
known to be the person described in, and who executed the foregoing
instrument, and acknowledged that he executed the same as his free
act and deed. In testimony whereof, I have hereunto set my hand and affixed
my official seal in the city and State aforesaid, the
day and year first above written. My Term expires
November 3rd 1943. H. B. O'Reilly, Notary Public
Filed for Record Mar 22, 1940 at 9⁴ o'clock A. M. Marshall G. Donnell, Recorder of Deeds

General Warranty deed this deed made and entered into this twenty first
day of March nineteen hundred and forty, by and between Clarence F.
Kieff (single) of the city of St. Louis State of Missouri party of the
first part, and August Henry and Marguerite Henry, his wife, of

angle to Deaver Avenue 180 feet; thence South and parallel to Deaver Avenue 70 feet; thence West and at right angles to Deaver Avenue 180 feet to the east line of Deaver Avenue; thence north along the east line of Deaver Avenue 70 feet to the point of beginning. Subject to the following restrictions: (1) No distillery, saloon, slaughter house, laundry, stock or business of any kind or other nuisance shall be erected, maintained or operated. (2) No building shall be erected nearer than 4 feet from the East line of Deaver Avenue and no building shall be erected 5 feet from either side lot line. (3) No building shall be erected on said premises of which the ground floor square foot area is less than 1000 square feet and to cost not less than \$5000. (4) No barn, shed or out building shall be erected or maintained nearer than 20 feet from the East line of Deaver Avenue nor 50 feet from the rear lot line, it is however agreed that a private garage may be a part of the residence. (5) No barn, shed or out building shall be erected except one detached single family dwelling and a one or two car garage. (6) An easement over the east 5 feet is hereby reserved for sewer, gas, light and water. (7) No person not a native born of the Caucasian race, shall ever acquire or use any estate or interest in said lot. TO HAVE AND TO HOLD the same, together with all rights and interest of the 2nd part, her heirs and assigns forever. The said party of the first part hereby covenants that she and her heirs, executors and administrators shall and will warrant and defend the title to the premises unto the said party of the second part, and to her heirs and assigns forever against the lawful claims of all persons whomsoever, excepting taxes, general taxes for the calendar year 1940 and thereafter, and the special taxes becoming due on the date of this deed. In Witness Whereof, the said party of the first part has executed these presents the day and year first above written.

Clarence F. Hausladen

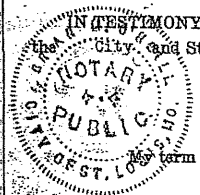
Good & V Stamp C.F.H. 12/40

State of Missouri } ss. On this second day of January, 1940, before me personally
City of St. Louis } appeared Clarence F. Hausladen single to me known to be
the person described in and who executed the foregoing instrument, and he acknowledged that he executed the same as his free act and deed. And the said Clarence F. Hausladen further declares himself to be single and unmarried. In testimony Whereof, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above writing.
Deed B.O. Willy Notary Public
City of St. Louis, Mo.
Filed for Record Jan. 3, 1940 At 10:17 O'clock A.M. Deed B.O. Willy Notary Public

General Warranty Deed. This Deed, Made and entered into this second day of January, nineteen hundred and forty, by and between Rose Rockney and Will H. Bachman, her husband, as tenants by the entirety of the County of St. Louis State of Missouri parties of the first part, and M. Morle Schrierbaum of the County of St. Louis State of Missouri party of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged; do by these presents that, Ratify and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate situated in the County of St. Louis, and City of Missouri, to wit: Lot 2, quarter 34 of Hampton Park, according to plat thereof recorded in Plat Book 9, page 94 of the St. Louis County Recorder's Office, together with improvements thereon known as 8000 South Drive Hampton Park. Subject to First Deed of Trust of \$2,000.00 now of record. Subject to restrictions and covenants of record TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to her heirs and assigns forever. The said parties of the first part hereby covenants that they and their heirs, executors and administrators shall and will warrant and defend the title to the premises unto the said party of the second part, and to her heirs and assigns forever.

St Louis County Recorder's Office at a point in the east line of near line of 1454 16th Street, the corner of the lot, thence east and at right

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Brian M. O'Neill
Brian M. O'Neill Notary Public.

Filed for Record Jan 18 1957 at 1:34 P. M. Gerald J. Donworth Recorder

JANUARY 14, 1957

RESTRICTION COVENANTS FOR SONA LANE SUBDIVISION

1. In order to establish and perpetuate protective restrictions for the Sona Lane Subdivision, Jack E. Koslow, Clem Rehagen, Jr. and William Reuther, owners of record of Sona Lane Subdivision as recorded in St. Louis County on August 20, 1956, Daily No. 176, do impose the following restrictive covenants and declare them to be observed by future owners of any part of or all of the Sona Lane Subdivision and buildings thereon.

2. BOARD OF TRUSTEES

A Board of Trustees hereby established. The board of Trustees shall consist of the following named people:

Jack E. Koslow - 8624 Old Bonhomme, Univ. City, Mo.
Wm. Reuther - Conway Road, Westwood, Mo.
Clem Rehagen, Jr - Creve Coeur, Mo.
David S. Turken - 545 Purdue, Univ. City, Mo.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the board of trustees, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

3. At any time after the last (17th) lot is sold by the original subdivision owners, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Board of Trustees or to withdraw from the Board of Trustees, or restore to it any of its powers and duties. Whether such action has taken place or not, the Trustees shall, within 60 days after the sale of the last (17th) house by the original subdivision owners, call a meeting of all owners or record of lots in Sona Lane at that time, at which meeting an election shall be held and a new Board of Trustees shall be elected by a majority of lot owners present and voting.
Note: 9 of the 17 lot owners or their representatives must be present for a valid election.
4. The committee's approval or disapproval as required in these covenants shall be by a majority thereof and in writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days after plans, specifications, intentions or proposed action have been submitted to it, or, if no suit to enjoin activity has been commenced prior to the total completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

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5. POWER OF TRUSTEES:

The Board of Trustees shall have full power to enforce all covenants within this instrument. Enforcement shall be by proceedings in law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

6. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

7. The Board of Trustees shall have full power of approval or disapproval of any proposed building, and no building shall be erected, placed or altered on any lot until such approval of construction plans and location is obtained. No fence or wall shall be erected, placed or altered on any lot without approval of Board of Trustees.
8. The Board of Trustees shall have full power to levy an assessment of lot owners for street and gate maintenance, said levy not to exceed \$25.00 in any one year. This power shall remain in effect until such time as the City of Creve Coeur approves dedication of said street to public use and accept it.
9. Dedication of said street to public use shall be made by the Board of Trustees upon a majority vote of all lot owners of record at time of polling. Board of Trustees shall conduct such poll if and when they desire. They shall have power to levy assessment for any purpose over and above the \$25.00 upon a written approval by 3/4 of property owners.
10. The Board of Trustees shall have full power of approval of all sales of houses in the Sona Lane Subdivision..
11. USE OF LAND AND BUILDING TYPE
No lot shall be used except for residential purposes and for residential purposes only. No building shall be erected, altered or placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed one story in height and a private carport or garage.
12. SIZE
The ground floor area of main structure exclusive of carports and garages, shall be not less than 1100 square feet.

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13. BUILDING LOCATION
No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat.
14. No building shall be located nearer than 10 feet to an interior lot line.
15. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line.
16. For the purposes of this covenant, eaves, steps and open porches, carport and garage shall be considered as part of a building, except on lot #17, where the eaves, steps, and open porches shall not be considered part of the building.
17. LIVESTOCK AND POULTRY
No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
18. GARBAGE AND REFUSE DISPOSAL
No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be kept in rear of house.
19. EASEMENTS
Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.
20. NUISANCES
No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
21. TEMPORARY STRUCTURE
No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

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22. No structure of a temporary character shall be erected for any purpose without written consent of the Board of Trustees.

23. TERMS OF COVENANTS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Clem Rehagen Jr.
Wm Reuther
Jack E Koslow

State of Missouri,
 City of St. Louis.

On this 14th day of January 19 57

before me personally appeared. Jack E. Koslow, Clem Rehagen, Jr. and Wm. Reuther,
 and

his wife,

to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in the City
 St. Louis and State aforesaid, the day and year first above written.

My term expires: July 5, 1959



Edwin Thelen
 Notary Public.

Filed for Record Jan 18 1957 at 1:35 P. M. Gerald J. Donworth Recorder

Principal Note.....Secured Hereby, Legally Identified by Recorder's Endorsement on same

Deed of Trust

This Deed, Made and entered into as of the Tenth (10th) day of
 January nineteen hundred and Fifty-seven (1957), by and between

ERNEST DALGLIESH JONES and ENID JONES, his wife,

of the County of St. Louis State of Missouri
 parties of the first part, and FRED L. WUEST

of the County of St. Louis State of Missouri