



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

**CALL TO ORDER**

**ROLL CALL**

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

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

**ACCEPTANCE OF THE AGENDA**

**APPROVAL OF MINUTES**

- 1. September 3, 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. #24-023: An Amendment to an Existing Conditional Use Permit with Associated Site Development Plan for St. Louis Elks Lodge #9 Located at 12481 Ladue Road**

George M. Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Tom Commings of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, Creve Coeur, MO 63141, has submitted an application for an amendment to the existing conditional use permit to allow for an approximately 1,947 sq. ft. building addition and additional onsite parking spaces in the "A" Single Family



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Residential zoning district. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

**2. #24-024: Final Plat for the Subdivision of a 3.6 Acre Lot at 350 South Mason Road into Three Lots within the A Single-Family Residential Zoning District**

Bill Simpson, of Banjak and Associates, has submitted a request for the final plat approval to subdivide the property at 350 South Mason Road into three lots for three new homes. The total area of each lot is 52.275 square feet. The subject property is zoned A Single Family Residential, and no changes to the zoning district are being requested. The preliminary plat was approved on July 15, 2024 and subdivision improvement plans will be reviewed on an individual lot basis once the lots are sold for development.

**WORK AGENDA**

**PENDING APPLICATIONS**

**DEPARTMENT REPORTS**

**ADJOURNMENT**

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

Posted by: \_\_\_\_\_

Date/Time posted: \_\_\_\_\_



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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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**ROLL CALL**

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**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**

Roll Call attendance taken: Ms. LaBonte and Ms. Hall were absent. Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Wang and Mr. Buelter were present.

**ACCEPTANCE OF THE AGENDA**

Motion to accept the agenda by Mr. Wang and second by Ms. Richter. All in favor.

**APPROVAL OF MINUTES**

Motion to approve the July 15, 2024 minutes by Ms. Richter and second by Mr. Buelter. All in favor.

**1. July 15, 2024 Planning and Zoning Commission Draft Meeting Minutes**

**PUBLIC COMMENT**

**UNFINISHED BUSINESS**

**NEW BUSINESS**





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**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**

Mr. Wang recused himself from discussion of this matter because he has a family member who works at DeSmet Jesuit High School. He left the dais and sat in the audience.

Father Ronald O'Dwyer, president of DeSmet, started the presentation. About 18 months ago a strategic planning process began. The school opened in 1967 with the first graduating class in 1971. Over the years, DeSmet leadership has talked about the idea of a middle school. Over the years, the enrollment has reduced considerably in the high school. Ideal high school enrollment of 600-700 students. The proposed middle school of grades six, seven and eight would have a maximum of 120 students.

Steven DeHekker, architect with Hastings + Chivetta, continued the presentation. He explained how students would be dropped off at school on east side and high school students park on west side. There are almost 600 available parking spaces. Mr. DeHekker spoke about how a middle school can be accommodated inside the existing school building. Some interior renovations will be needed. Mr. DeHekker discussed the classroom layout in the proposed middle school area in reference to the architectural drawings. It is a pretty straightforward renovation, according to Mr. DeHekker.

Questions:

Ms. O'Brien: I was wondering about the parking? It looks like it is on the cusp of not being enough.

Paul Anderson, a board of trustees member: There is space available for additional teachers to park. A 10 to 1 student to teacher ratio is expected for the middle school. There are 130-170 spaces available on any given day.

Mr. Buelter: Middle school starts when and lets out when?

Father O'Dwyer: Middle school will start at 8:30 a.m. and end at 3:00 p.m. which are the same hours as the high school.

Mr. Buelter: The only other item I saw that might be an issue is the amount of volume that will be coming in off of Ballas. Will that be accommodated or will traffic back up onto Ballas?

Mr. Anderson: The majority of traffic comes in along the Emerson Road side of the campus, not off of Ballas Road. The Ballas entrance is a loop and it's perfect for middle



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school drop off because the students are not driving. Middle school enrollment maximum is 120 students. Total of middle and high school enrollment will be well under the 1,200 students that was the peak enrollment in the past.

Mr. Jaggi gave the presentation for the City. Back in 2008 the City issued a new conditional use permit for DeSmet and consolidated a lot of the prior approvals under one governing ordinance. Student numbers are lower than they were in the past. No exterior changes are proposed at this time.

Mr. Lumley offered exhibits into the record including documentation in the possession of the City Clerk reflecting the public notice that has been provided, Power Point presentations by applicant and staff, the staff report, the report of the City code of ordinances and charter and the City comprehensive plan.

Motion made by Mr. Buelter to approve the amendment, second by Mr. Potashnick. Roll call vote and all voted in favor.

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

Mr. Wang rejoined the meeting and returned to his seat on the dais.

Charlie Drury III, Director of Development for Drury Hotels, gave a presentation. Drury company began as a plastering and construction business led by three Drury brothers. The first hotel was built in 1973 in Sikeston, Missouri. Today they are still family owned and operated and have over 150 hotels in soon to be 27 states. The Drury company has won several awards, including Top Workplace, Traveler's Choice and America's Best Midsize Employers. The hotel is proposed to be renovated on the interior and exterior into a higher level hotel and change into a Drury Plaza Hotel. The hotel will be open during the renovation. One meeting room will be removed and become a hotel room. Updated EIFS (Exterior Insulation and Finish System) material will be used on the exterior. The parapet will have a more modern look. There were slides shown with current photos and proposed future changes.

Questions:

Mr. Potashnick: What is the typical renovation cycle?

Mr. Drury: It is typically a 10 year cycle give or take.



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Ms. Moore gave the City's presentation. This is an amendment to the existing Conditional Use Permit (CUP). One meeting room will be turned into an additional hotel room. Signage will be handled under a separate permit and limited to no larger than what they have now. Some of the existing exterior EIFS materials will be changed to more modern materials. New EIFS will be an accent material and replace existing EIFS. EIFS is not a primary material. Existing brick will remain. The current landscaping is in good condition and one spot will have non-invasive plants installed. There will be 187 rooms with a minimum of 304 parking spaces. Final landscaping plan will be submitted. The applicant has stated they intend to replace the existing building signs. The property had prior approvals for signage under a sign program for the Olive/I-270 area and a sign variance. Staff explained to the Commission that detailed records for these prior approvals are not available however, staff believes it is appropriate to allow any new signs in the same manner as the existing signs, given these prior approvals.

**Questions:**

Mr. Buelter: Are we okay with the lighting they have currently?

Ms. Moore: They are not proposing any lighting changes and yes current lighting complies.

Ms. Richter: Will the interior and exterior renovations happen at the same time?

Mr. Drury: Yes. One floor will be renovated at a time and each floor takes about 4 months plus or minus.

Mr. Lumley offered exhibits into the record including documentation in the possession of the City Clerk reflecting the public notice that has been provided, Power Point presentations by applicant and staff, the staff report, the report of the City code of ordinances and charter and the City comprehensive plan.

Mr. Buelter made a motion to approve the amendment, second by Mr. Potashnick. Roll call vote and all voted in favor.

**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**

Nicole Seider, homeowner, made a presentation. She is requesting a 5 foot tall by 6 foot wide black aluminum fence, approximately 402 feet in total length. The existing neighbor's fence will not be replaced. The existing wooden fence is in poor condition and will be replaced with additional fence material added so that the entire backyard will



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be fully enclosed.

Ms. Moore gave the City's presentation. The existing wooden fence along Hibler Road is in bad condition and spans multiple lots. It is an open post black aluminum fence. Staff do not anticipate any problems with this application.

Questions:

Ms. Richter: Do you get any requests for a 4 foot tall fence?

Ms. Moore: No, not really. If it's on a corner property in the front yard more so. In the rear, they are usually taller.

Mr. Buelter made a motion to approve the site plan, second by Ms. Richter.

Roll call vote and all voted in favor.

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

Gary Klein with HBA Architects and Tom Huster, president of KCI Construction, gave a presentation. The existing building has a green mansard roof. Existing brick will be painted white and new fascia board will be added. Blue EIFS will be added. A canopy will be added to the east side of the building to provide covered outdoor space for the employees with patio furniture and tables for employee breaks. Existing vestibule will remain the same size and have upgraded finishes. KCI already has an interior finish permit with the City. The height of the building will remain the same as its current height. The trash enclosure on the parking lot will have a new fenced perimeter with gate and match the new fascia as black cement board. There will be some new landscaping added.

Questions:

Mr. Buelter: What are the business hours?

Mr. Huster: Work hours are roughly 7:00 a.m.-5:00 p.m. Monday - Friday.

Mr. Buelter: Are blue and white KCI's colors?

Mr. Klein: Blue is KCI's color. White and black were added to have some solid tones; it makes the blue pop.

Ms. Moore gave City's presentation. The landscaping plan will be updated. There are no additions to the building. It will have the same square footage. The parking lot is in rough shape, and it will be re-sealed and re-stripped. Brick is the primary existing



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material on the exterior of the building. There will be new street trees, new landscaping around the building and missing parking lot trees will be added. Wood or vinyl material in a neutral color is preferred by staff for the new trash enclosure. There is a short retaining wall around the current trash enclosure.

Questions:

Mr. Potashnick: Sprinkling?

Ms. Moore: It is not required by code. They aren't adding an addition and it's not a redevelopment.

Mr. Buelter: Have they requested lighting?

Ms. Moore: They are not adding any additional lighting.

Mr. Buelter: Parking spots?

Ms. Moore: They have ample parking. This is not a Conditional Use Permit, so parking was not part of the review. They have plenty of parking for their employees.

Public Comment:

David Caldwell of 257 Brook Trail Court: He owns the building across the street at 1248 Andes and he is in favor of the project. His building is in Light Industrial. He encouraged additional lighting in the parking lot. He asked about there being no change in the site coverage. The area by the vestibule had plants. He asked about the coverage requirements for GC versus Light Industrial Zoning Designation.

Mr. Klein: Ten new trees will be added on some parking spots that will be removed.

There will be lights on the canopy and signage on the building.

Mr. Buelter made a motion to approve the minor site plan, second by Ms. Richter. Roll call vote and all voted in favor.

## **WORK AGENDA**

No items to discuss

## **PENDING APPLICATIONS**

The final plat for BaCon Estates three lot subdivision and an addition at the Elk's Lodge will be on the next meeting agenda.



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**DEPARTMENT REPORTS**

**1. East Olive Indentures**

Mr. Jaggi: East Olive indentures were included in the Board packet as requested. Sona Lane has its own indentures. One set of the East Olive indentures dates from the 1940's and it is very difficult to read.

Ms. O'Brien: So right now, the purpose is for us to just look them over?

Mr. Jaggi: City does not enforce, interpret or administer the indentures. They are a factor that might come into play at some point with future owners and possible changes to that area. Going forward, any sort of plans we have or updates to the Comprehensive Plan would be spelled out in work sessions on the agenda.

Mr. Wang: It looks like this will take hours to read this.

Mr. Jaggi: I have not gone through each page of this. However, on page 107 it speaks to some non-residential uses that would not be allowed. Some of the handwriting is different. The copy is very difficult to read.

Mr. Potashnick: Can these be re-typed to be more legible as if it is an updated set?

Mr. Lumley: We don't have jurisdiction to ask that this be done. It's not just that the City doesn't choose to do this. The law does not allow the City to get involved with private contractual matters, indenture enforcement or interpretation matters.

Mr. Potashnick: If they were re-typed, they would be subject to review.

Mr. Lumley: Not by the City.

Mr. Potashnick: You cannot have indentures without them going through review. If we had a new subdivision, we would have some ability to review what's included.

Mr. Lumley: For new subdivisions that's correct.

Mr. Potashnick: These are defacto unenforceable because you cannot tell what they say.

Mr. Lumley: That's not up to us to decide. That's between the lot owners and the court. I understand your concern. It's not something we can arbitrate. Indentures from more recent years all have the provision that they cannot be amended without City approval because the things we look at will there be enough assessments to fund the private



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street. Old ones don't have that provision.

Mr. Potashnick: How does eminent domain work here?

Mr. Lumley: If there was public use. If the City wanted to put a park there, you would condemn the indentures along with the land, but it would have to be for a public purpose.

Public Comments:

Rajapaksha Praneedh of 15 Sona Lane: He read from Sona Lane indentures about single-family dwellings being the only type that are allowed. Don't build any commercial building on the number 70 lot. The street is in Ladue School District area and thus value of the houses is very high. There is a cul de sac at the end of Sona Lane.

Ms. O'Brien: You support the enforcement of the indentures?

Mr. Praneedh: Yes.

Linda Rezny of 104 Graeser Acres: The comprehensive plan needs to say that residential homes are what are allowed. The overlay mentioned commercial buildings. The neighbors want residential development only. Why should Creve Coeur be able to come to the neighbors and say your neighborhood should be something different?

Chris Obermeier of 2 Sona Lane: She said this issue comes up about every 10 years. Families with children are moving into her neighborhood. We don't want commercial developments in the neighborhood. She has been a resident since 1957. These indentures were meant to be forever. She has felt this was a little bit of protection for her street.

Paul Gada of 847 Larkin Avenue: Topic of indentures is a precursor to changing the environment of the residential neighborhoods. He could have a potential commercial property backing up to his yard and his neighbors' yards. Commercial development would negatively impact housing values and lead to more traffic congestion.

Suvandhya Rao of 815 Deaver Lane: She is one of the trustees of Deaver Lane and agrees with what other speakers have said. We do not want commercial activity there. These lanes are small and it is hard for commercial trucks like Fed Ex to go down the street. She has to tell them to not turn around in her driveway.

Manideep Duttuluri of 13 Sona Lane: He moved in a month ago. He was told the



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empty lot at entry to his street will be a single-family home and he paid a high price to buy his home. He has limited knowledge about the indentures and will read through them.

**2. Cancellation of Oct. 7 Meeting**

Mr. Jaggi: Meeting requested to be canceled because Ms. Moore and Ms. Jaggi will be away at a conference.

Mr. Potashnick made a motion to cancel the October 7, 2024 meeting, seconded by Mr. Buelter. All in favor.

**ADJOURNMENT**

Meeting adjourned at 7:25 p.m.

Submitted by:

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Chair





## APPLICATION TO PLANNING AND ZONING COMMISSION

### #24-023: A NEW CONDITIONAL USE PERMIT WITH ASSOCIATED SITE DEVELOPMENT PLAN FOR THE ST. LOUIS ELKS LODGE #9 LOCATED AT 12481 LADUE ROAD

**FOR THE MEETING OF:** Monday, September 16, 2024

**LOCATION:** 12481 Ladue Road, Zoned A-Single Family Residential

**REQUEST:** George M. Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Tom Cummings of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a new conditional use permit to allow for an approximately 1,947 sq. ft. building addition and additional onsite parking spaces in the "A" Single Family Residential zoning district. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

**ADDITIONAL INFORMATION:** On July 22, 2024 City Council adopted Ordinance 5902 revising the minimum conditional use requirements for various membership organizations of Section 405.470 Conditional Uses and revising the definition of site coverage in Section 405.120. This ordinance allowed an increase in site coverage for such conditional uses up to 40% and excluded pool decks, plazas and outdoor recreational courts from the site coverage calculation.

#### Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

#### Creve Coeur 2030 Plan References

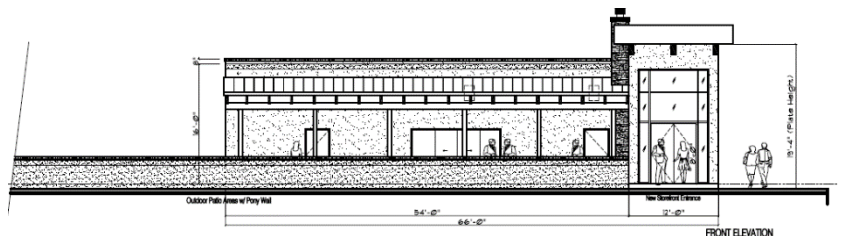
- Civic Place Type
- Design Guidelines

#### Zoning Code References

- Section 405.250: A-Single-Family Residential Zoning District
- Section 405.1070 Conditional Use Permits

**APPLICANT:** Tom Cummings  
St. Louis Lodge No.9 Benevolent  
& Protective Order of Elks  
12481 Ladue Road  
Creve Coeur, Mo 63141

**REPRESENTATIVE:** George M. Stock  
Stock & Associates Consulting  
Engineers, Inc.  
257 Chesterfield Business Parkway  
Chesterfield, Mo 63005



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

**DATE:** 9/11/24

**ATTACHMENTS:** Applicant's revised materials submitted September 6, 2024; Draft Ordinance

# **BACKGROUND AND PROJECT DESCRIPTION**

The St. Louis Elks Lodge No. 9 is a benevolent fraternal organization that has been in its current location since 1965, and no improvements have been made to the building's usable space. The current use has been in operation since that time and before it was annexed into the City of Creve Coeur in 1991. Per Section 405.210(A)(2) Regulation of Uses any existing use which was a permitted use prior to the adoption of the Chapter, and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use. The current use includes a saltwater swimming pool with patio, two sand volleyball courts with a pavilion and refreshment area and a small covered patio space at the front of the building with TVs.

The applicant desires to improve the Lodge for its members and update its appearance. The property is a 5.76 acres lot that is bounded by Ladue Lakes undeveloped common ground to the north, the Traditional Congregation to the East, Ladue Road to the South, and Ladue Grove subdivision to the west. Elks Lodge #9, is proposing to add a 1,947 square foot addition with a 1,000 square foot metal canopy over an outdoor patio area to the front of their existing building, add 20 new parking stalls and install a site proof fence along the western property line that borders the Ladue Grove subdivision. The Elks Lodge, (NAICS 813410) Civic and Social Organizations is an existing Conditional Use in the "A" Single-Family Residential zoning district and operates without a Conditional Use permit per Section 405.210(A)(2). The proposal would create a new CUP for the use and accommodate the new addition and parking stalls. The Elk's Lodge is subject to the recently adopted Ordinance 5902 which increased the allowed maximum site coverage for the subject property from 25% to 40% and excluded pool decks, plazas, and outdoor recreational courts from the site coverage calculation. Currently, the subject property has 26.6% site coverage, and the proposal will increase the site coverage to 28.9%.

## **LAND USE AND ZONING OF SURROUNDING PROPERTIES**

The adjacent zoning and land uses are as follows:

| Direction | Use                                     | Zoning District                   | Separated by |
|-----------|-----------------------------------------|-----------------------------------|--------------|
| North     | Single-Family Residential               | "A" Single-Family Residential     | N/A          |
| South     | Single-Family Residential               | "A-RDD" Single-Family Residential | Ladue Road   |
| East      | Traditional Congregation of Creve Coeur | "A" Single-Family Residential     | N/A          |
| West      | Single-Family Residential               | "A" Single-Family Residential     | N/A          |

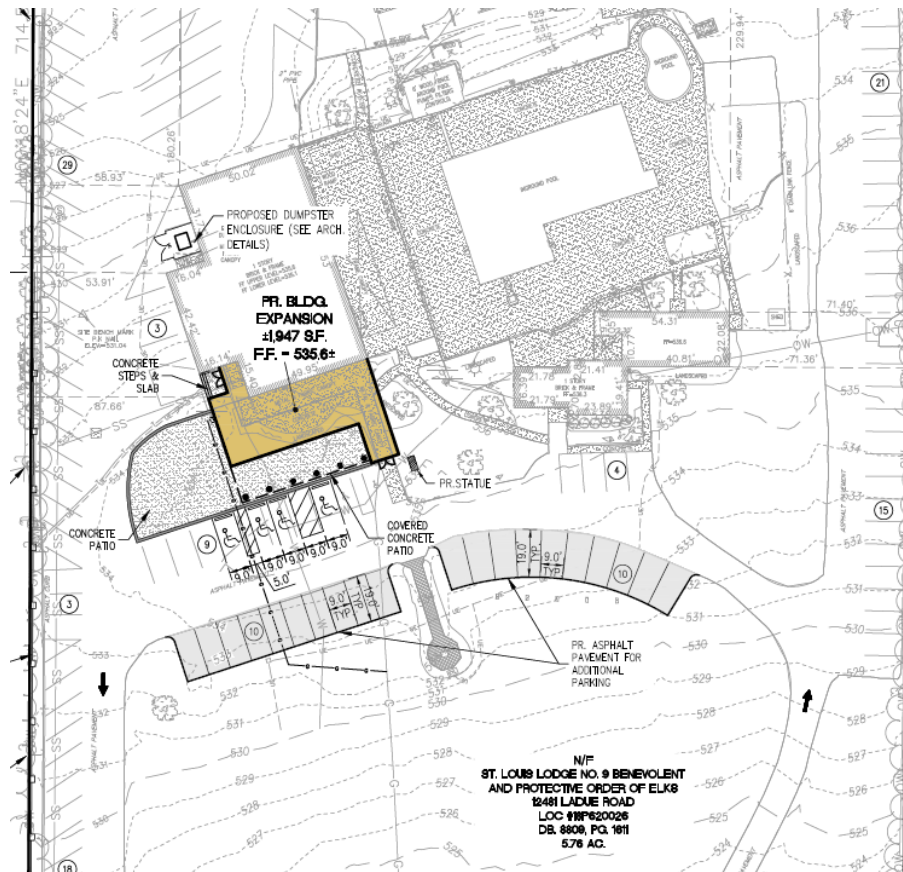
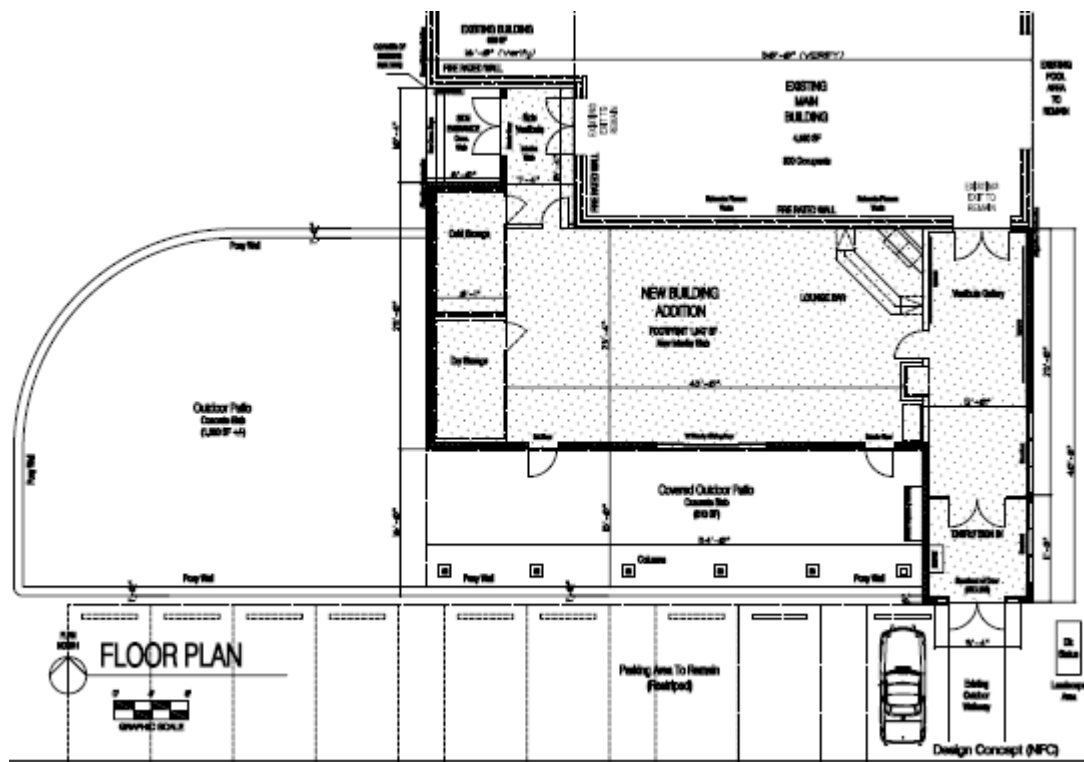


Figure 1: Proposed Site Development Plan.



**FRONT ELEVATION**

Outdoor Patio Areas w/ Pony Wall  
54'-0"  
66'-0"  
12'-0"  
New Secondary Entrance  
18'-4" (Finish Height)

**LEFT SIDE ELEVATION**

Existing NEW  
18'-0"  
10' Alternative Glass Door Canopy  
Landing Steps 10'-4"  
29'-0"  
Outdoor Patio Areas w/ Pony Wall 16'-0"  
21'-0"  
Front  
Existing Building to Remain

**DESIGN ELEVATIONS**

GRAPHIC SCALE  
0' 4' 8'  
Design Concept (NFC)

PATIO AREA

COVERED PATIO AREA

MAIN ENTRANCE

COVERED PATIO

POOL AREAS (Beyond Terrace)

Landscape Entrance

Covering Existing Porch/Board Walkway  
Rebuilding Green Pavilion  
Groundwater Treatment  
Installing Canopy Upgrades to Match the Front

Front / Right Side View

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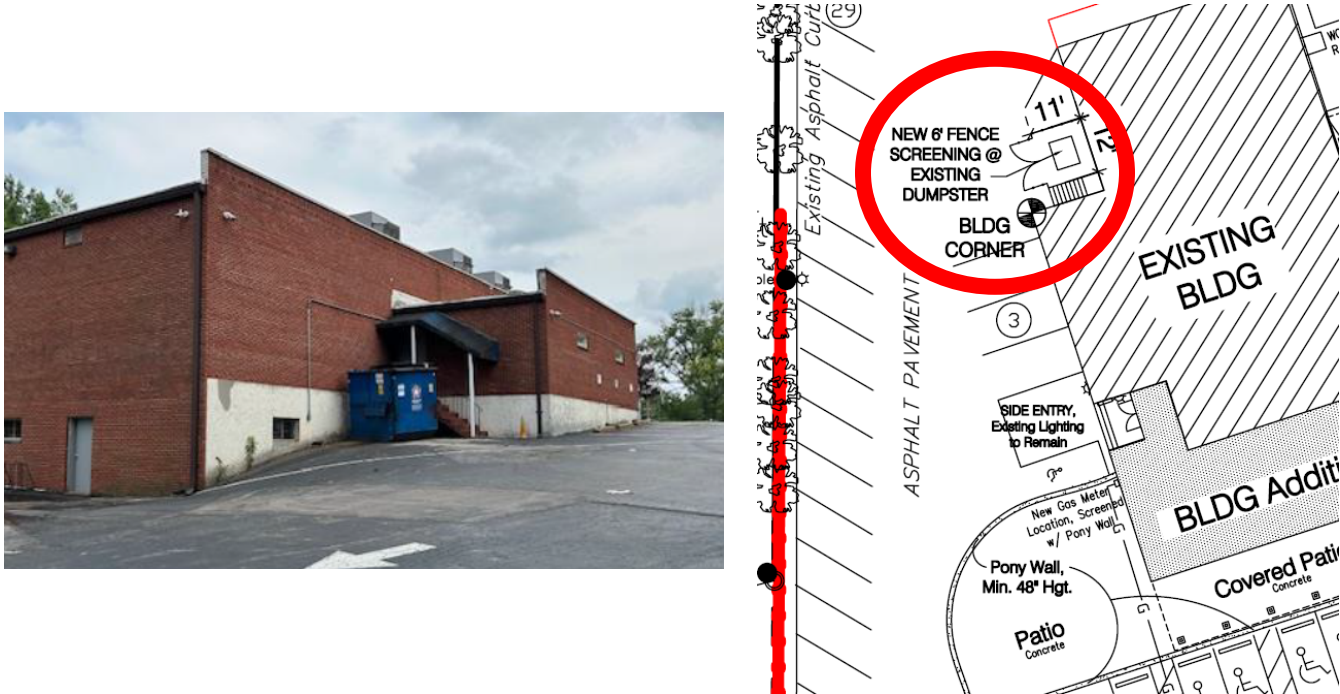
### COMPREHENSIVE PLAN REVIEW

The subject property is located within the *Creve Coeur 2030 Comprehensive Plan's* Civic (CV) Place Type for Campus and Institutional Districts, whose vision is a community place type or overlay for various institutional uses – including schools, churches, religious facilities, and public facilities – that are comprised of a single primary building with ancillary or out-buildings on a single lot, with a minimum of three acres (p.108). The Comprehensive Plan recommendations for Civic and Institutional Place Types are to be compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type to reflect each place type's articulated vision. When a lot directly abuts other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided. When located in primarily residential areas, establish a “green edge” landscape zoned, measured horizontally from the lot boundary along all street frontages to maintain compatibility with the surrounding development character; buildings shall be prohibited from this landscape zone. (p. 110). The Applicants have included minimal new landscaping and a sight proof fence to aid in providing for a buffer between the existing residences to the west and the new addition. Given the pre-existing nature of the site, the existing building location, and with the items discussed further below, Staff finds that the proposed alteration is in compliance with the Comprehensive Plan in as much as this request can.

### *Design Guidelines*

The City's Design Guidelines discuss that the primary building entrance should be clearly defined and provide a sense of entry and oriented to the street, provide for protection from the elements, such as recessed roof overhangs, projecting canopies or other similar features (p. 8) and quality design and materials that are consistent with the remaining building. The new entrance will provide for a greater sense of entry and the overall design is an improvement over the existing facility. The design provides a more modern appearance than the existing building and the proposed awning elements on the front and east side of the building provide a visual connection between the existing portion of the building and the new front addition. The new addition should block any visibility of the old building to anyone traveling along Ladue Road. The use of a product visually similar to the appearance of EIFS as the primary material is not recommended by the Design Guidelines which recommend it is used as an accent material and it provides no connection to the red brick material of the existing building. The building sits back several hundred feet from the right-of-way line of Ladue Road which Staff believes makes the extensive use of the primary material on the addition less of a concern than if it was used on a building closer to the road. Staff suggests the Commission discuss the material choice with the applicant if there is any concern with the proposed main material on the addition.

The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into smaller, palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping. Parking areas located to the side or rear of commercial buildings or parking structures to replace large open asphalt parking areas are encouraged (p.19.) Building services, such as delivery and trash enclosures, should be located in the less visible areas and screened (p.10.) The majority of the parking lot is existing and the proposed 20 additional spaces are shown broken up into two groups of ten with landscaping in between. The parking stalls are proposed to be in front of the building but will sit back several hundred feet from Ladue Road. Staff recommends that additional low landscaping be placed in front of the new parking stalls to reduce headlight glare and buffer the parking from Ladue Road to comply with the requirements for parking lots adjacent to right-of-way per Section 405.810.A.5.b. Although the parking is located roughly 400 feet from Ladue Road the space is relatively open. A condition of approval has been added to reflect this recommendation. The existing dumpster, though blocked from view by the building, is without an enclosure and the applicant has provided a new trash enclosure on the plans of a neutral-colored vinyl sight proof fence to screen it.



**Figure 5: Existing Dumpster Location (left) and Proposed Dumpster Enclosure Shown on Plans (right).**

#### **ZONING REVIEW**

The subject property was originally built in 1965 and annexed into the City in 1991. Section 405.210(A)(2) of Regulation of Uses provides that any existing use which was a permitted use prior to the adoption of the Chapter, and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use without a conditional use permit. The current proposal to add the 1,947 square foot front addition and 20 parking spaces requires the adoption of a new CUP. The current facilities on site include a saltwater swimming pool, two sand beach volleyball courts with a pavilion and refreshments area and a covered patio are with TVs on the front. Conditions of approval have been added to restrict these uses such as limiting the volleyball court lighting to no later than 11PM 7 days a week due to the subject property's location in a residential area.

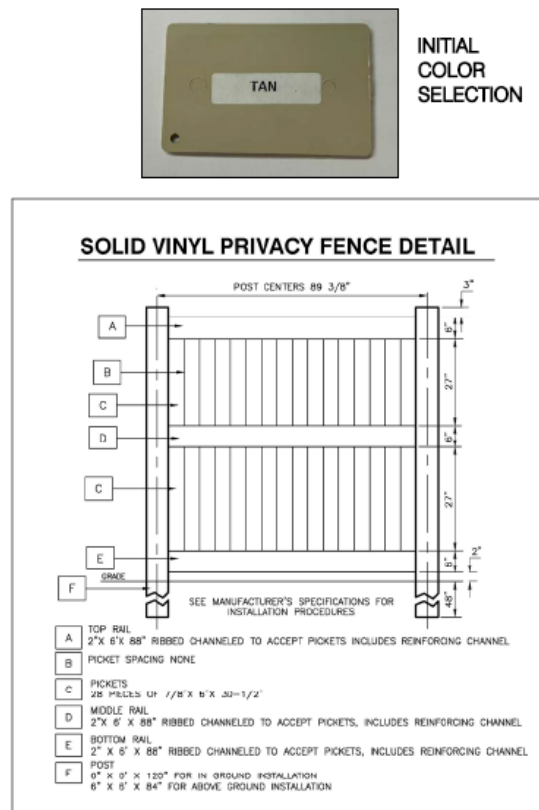
The site does contain pre-existing non-conformities related to buffer yards. Section 405.250(E)(4)(f) Buffer yard for conditional uses under the A Single-Family District requires that any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of a minimum of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Therefore, a buffer is required along the west property line but is not provided due to the row of existing parking within this area that is considered pre-existing, non-conforming. Section 405.1080 requires site development plan review for a conditional use permit where there is a significant alteration to the exterior of the building or site, and any new impermeable site coverage over 500 square feet. The proposed new addition is a 1,947 square foot addition to the front of the building with outdoor patio, with 20 new parking spaces provided in what is currently the lawn across from the entrance. The new addition is no closer to the west property line than the existing building, but the new patio area is, and a condition of approval has been added that no speakers shall be used from 9PM to 9 AM given their proximity to residences. The existing site coverage is 26.6% and the proposal will increase the site coverage to 28.9%, which is less than the allowed maximum of 40% site coverage for such conditional uses in residential zoning districts.

### Parking

Section 405.820(H)(7)(e) of the required Off-Street Parking Spaces regulations require that public or private commercially operated recreational complexes and associated structures provide five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings. The property is 5.76 acres, with 9,141 sq. ft. of total buildings with the addition included, a total of 122 spaces is required and 154 are proposed to be provided on site.

### Fence

As discussed above, the Applicants have included a 290 foot long 6-foot-tall sight-proof vinyl fence to buffer the residences and provide headlight screening. The fence does not extend the entire length of the property line, and the applicants have stated this is due to the fact that the adjacent residents would like to preserve as much of the existing foliage along the property line as possible while also providing a barrier between the parking lot and the houses. The Commission should review the proposed location of the fencing and determine if it is sufficient or if more should be added. Staff have included in the condition that the fence shall be a neutral color.



**Figure 6: Fence Detail per Plans.**

### Landscaping:

A landscaping plan was provided but staff have added a condition of approval that a final landscaping plan be submitted for staff review to address the items mentioned below. The Applicants are relying on the combination of the existing vegetation, the new fencing and minimal new landscaping to meet with the Code requirement in as much as the existing conditions will allow since a buffer cannot be provided on the west side of the property. The landscaping plan states that 6 boxwood shrubs will be added to screen the 5 parking spaces closest to Ladue Road that are not covered by the fence. Additional boxwoods are proposed along the entry sidewalk in front of the building. The landscaping plan shows that

landscaping will be provided between the two sets of ten new parking spaces, but no further plant information is provided. Staff have added a condition of approval that additional low landscaping be added in front of the new parking spaces to comply with Section 405.810.A.5.b and screen any headlight glare from Ladue Road. Staff recommends that the Commission review the proposed screening along the property line and discuss with the Applicant to determine if the proposed improvements are sufficient or if the fence should be extended further along the full length of the parking area or additional landscaping added.

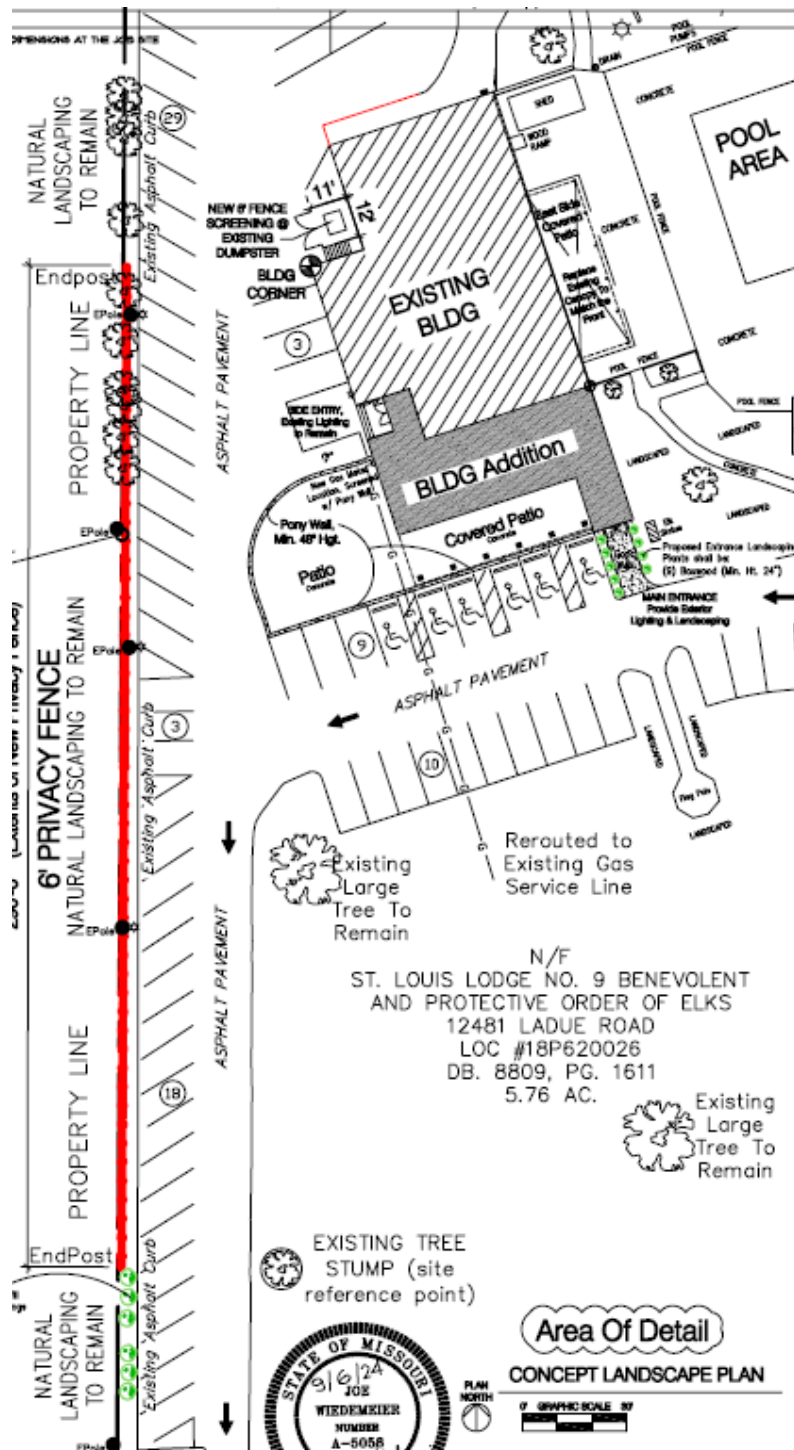


Figure 7: Landscaping Detail with Fence Location in Red.



### *Lighting*

Staff asked that any existing lighting on the west side of the building and any new lighting be downcast and shielded so as not to emit light above a 90-degree angle as required by Section 405.680. The photometric plan provided shows that light levels along the west property line are compliant with this section. A condition of approval has been added to reflect this.

### **RECOMMENDATION**

Based on the above analysis, the request for a new conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance as close as the project can while acknowledging that there are pre-existing conditions from when the property was originally developed. Staff recommends a conditional use permit be established for the property subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a Civic and Social Organizations (NAICS 813410) for the Elks Lodge St. Louis #9 on the property addressed as 12481 Ladue Road.
2. Hours of operation are as follows: Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM, Saturday 8 AM to 12 Midnight; and, Sunday 9 AM to 11PM. Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM; and, Sunday, 9 AM to 12 Midnight.
3. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plan," received September 6, 2024 as bound together and submitted in conjunction with Application #24-023, as submitted by Stock and Associates Consulting Engineers, Inc.
4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations submitted on August 16, 2024 as bound together and submitted in conjunction with Application #24-023 by Wiedemeier Architects, Inc.
5. The Applicant shall submit a final Landscape Plan that complies with by Section 405.540 Landscaping Regulations for the Zoning Administrator's approval. The landscape plan shall show existing and proposed plant materials including landscaping in front of the proposed new parking spots in order to comply with Section 405.810.A.5.b. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.
6. The Trash encloser and property line fence shall be a six-foot-tall sight-proof vinyl fence in a neutral color.
7. Lighting of the existing volleyball courts shall not extend beyond 11PM seven days a week.
8. Parking on lawns or other unimproved surfaces other than paved and striped spaces shall be prohibited, except as may be authorized by the Zoning Administrator as a Temporary Use pursuant to Section 405.480.
9. Any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.
10. No live music or speaker usage on the outside patio in front of the building from 9 PM to 9AM, seven days a week.
11. Trash pickup shall be in conformance at all times with the allowable hours provided in Section 235.070.
12. All existing light fixtures shall be brought into conformance with Section 405.680. Any additional exterior lighting or future replacement lighting shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.
13. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
14. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and

Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.

15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
17. 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.

#### **ACTION AND MOTION**

If the Planning and Zoning Commission finds the attached draft conditional use permit amendment to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions. The following is an example of an appropriate motion for this application:

“I move to recommend approval of Application #24-023 for a Conditional Use Permit and Site Development Plan approval for a new addition and parking lot expansion for the Elk’s Lodge of Creve Coeur located at 12481 Ladue Road subject to the conditions contained in the draft ordinance for the meeting of September 16, 2024” (conditions may be added, eliminated, or modified by preceding motion).

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#### **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.

Aerial Photo





**APPENDIX 4: SITE PHOTOGRAPHS**



Description:  
Existing foliage  
along west property  
line.



Description:  
Existing Elks  
Lodge building.

|                                                                                     |                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|   | <p>Description:<br/>Proposed location<br/>of new parking<br/>stall.</p> |
|  | <p>Description:<br/>Proposed addition<br/>location.</p>                 |

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE  
PERMIT FOR THE OPERATION OF A CIVIC AND SOCIAL ORGANIZATION ON THE  
PROPERTY ADDRESSED AS 12481 LADUE ROAD, FOR ST. LOUIS LODGE NO. 9  
BENEVOLENT AND PROTECTIVE ORDER OF ELKS  
AND APPROVING A SITE DEVELOPMENT PLAN FOR A 1,947 SQUARE FOOT  
ADDITION TO THE EXISTING BUILDING**

**WHEREAS**, under Section 405.210 Table A, Civic and Social Organizations (NAICS 813410) in residentially zoned districts require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

**WHEREAS**, George M. Stock, of Stock and Associates Consulting Engineers, Inc. on behalf of Tom Commings of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 1,947 sq. ft. building addition; and

**WHEREAS**, The Elks Lodge was originally established in 1966, prior to annexation into the City and therefore has no conditional use permit and has pre-existing, non-conformities on the site. The Application has been filed to establish a new conditional use permit for the property in conjunction with the proposed addition; and,

**WHEREAS**, a public hearing was scheduled by the Creve Coeur Planning and Zoning Commission for Monday, September 16, 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 and site development plan, subject to the conditions contained herein, at its meeting on Monday, September 16, 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 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:** A Conditional Use Permit is authorized to be issued pursuant hereto for the operation of a Civic and Social Organization (NAICS 813410) at 12481 Ladue Road, in the A Single-Family zoning district, whose legal description is as follows:

A Tract Of Land Being Part Of Lot 1 Of "Samuel Phelps Estates", Township 45 North, Range 5 East Of The Fifth Principal Meridian, St. Louis County, Missouri And Being More Particularly Described As Follows:

Beginning At The Southeast Corner Of Lot 2 Of "Ladue Grove", A Subdivision According To The Plat Thereof Recorded In Plat Book 278, Page 91 Of The St. Louis County Records; Thence Along The East Line Of Said "Ladue Grove", North 00 Degrees 18 Minutes 24 Seconds East 714.50 Feet To A Point On The South Line Of "Ladue Lake Estates Plat Five", A Subdivision According To The Plat Thereof Recorded In Plat Book 167, Pages 28-29 Of Said Records; Thence Along The South Line Of Said "Ladue Lake Estates Plat Five", South 89 Degrees 47 Minutes 17 Seconds East 351.50 Feet To A Point On The West Line Of Property Described In Book 6824, Page 1504 Of Said Records; Thence Along The West Line Of Said Property Described In Book 6824, Page 1504, South 00 Degrees 18 Minutes 32 Seconds West 712.63 Feet To A Point On The North Right-Of-Way Line Of Ladue Road, 60 Feet Wide; Thence Along The North Right-Of-Way Line Of Ladue Road, 60 Feet Wide, South 89 Degrees 54 Minutes 27 Seconds West 351.48 Feet To The Point Of Beginning And Containing 5.76 Acres.

**Section 2:** The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a Civic and Social Organizations (NAICS 813410) for the Elks Lodge St. Louis #9 on the property addressed as 12481 Ladue Road.
2. Hours of operation are as follows: Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM, Saturday 8 AM to 12 Midnight; and, Sunday 9 AM to 11PM. Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM; and, Sunday, 9 AM to 12 Midnight.
3. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380

of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plan," received September 6, 2024 as bound together and submitted in conjunction with Application #24-023, as submitted by Stock and Associates Consulting Engineers, Inc.

4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations submitted on August 16, 2024 as bound together and submitted in conjunction with Application #24-023 by Wiedemeier Architects, Inc.
5. The Applicant shall submit a final Landscape Plan that complies with by Section 405.540 Landscaping Regulations for the Zoning Administrator's approval. The landscape plan shall show existing and proposed plant materials including landscaping in front of the proposed new parking spots in order to comply with Section 405.810.A.5.b. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.
6. The Trash encloser and property line fence shall be a six-foot-tall sight-proof vinyl fence in a neutral color.
7. Lighting of the existing volleyball courts shall not extend beyond 11PM seven days a week.
8. Parking on lawns or other unimproved surfaces other than paved and striped spaces shall be prohibited, except as may be authorized by the Zoning Administrator as a Temporary Use pursuant to Section 405.480.
9. Any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.
10. No live music or speaker usage on the outside patio in front of the building from 9 PM to 9 AM, seven days a week.
11. Trash pickup shall be in conformance at all times with the allowable hours provided in Section 235.070.
12. All existing light fixtures shall be brought into conformance with Section 405.680. Any additional exterior lighting or future replacement lighting shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.
13. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
14. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to

revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
TIM CARNEY  
PRESIDENT OF CITY COUNCIL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
ROBERT HOFFMAN  
MAYOR

ATTEST:

\_\_\_\_\_  
KELLIE HENKE  
CITY CLERK





# LETTER OF TRANSMITTAL

|                                                                      |                      |
|----------------------------------------------------------------------|----------------------|
| DATE:<br>09-06-24                                                    | JOB NO.<br>2023-7477 |
| ATTENTION:<br><b>Mr. Jason Jaggi, AICP</b>                           |                      |
| RE:<br><b>Site Development Plan<br/>&amp; Conditional Use Permit</b> |                      |
| <b>Elk's Lodge #9 – Expansion Project<br/>12481 Ladue Road</b>       |                      |

**TO: City of Creve Coeur  
Planning Division  
300 North Ballas Road  
Creve Coeur, MO 63141**

**WE ARE SENDING YOU:** ☒ Attached ☐ Under Separate cover via Hand Deliver the following items:

- ☐ Shop Drawings      ☒ Prints      ☒ Plans      ☒ Samples      ☐ Specifications  
☐ Copy of Letter      ☐ Change Order      ☐ \_\_\_\_\_

| Copies | Date     | No.         | Description                     |
|--------|----------|-------------|---------------------------------|
| 1      | 09/06/24 | 3 pgs.      | Response Letter                 |
| 4      | 09/06/24 | C1 - C5     | Site Development Plan (30x42)   |
| 4      | 09/05/24 | AC1         | Architectural Site Plan (11x17) |
| 4      | 09/05/24 | L-01 – L-02 | Landscaping Plan (11x17)        |
| 4      | 09/05/24 | 2 pgs.      | Colored Renderings (11x17)      |
|        |          |             |                                 |
|        |          |             |                                 |

**THESE ARE TRANSMITTED** as checked below:

- ☒ For Approval      ☐ Approved as Submitted      ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use      ☐ Approved as noted      ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested      ☐ Returned for corrections      ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment      ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 20 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

**REMARKS:** Please find enclosed the above referenced documents enclosed for the City review in response to the comment letter dated 8/26/2024. Should you have any questions, please feel free to call.

**SIGNED:** Ty Gramling  
Ty Gramling, P.E.

**COPY TO:** George M. Stock, P.E., President  
Tom Cummings, St. Louis Elks Lodge #9  
Michael Schnettler, St. Louis Elks Lodge #9  
Todd Streiler, Streiler Planning, LLC  
Joe Wiedemeier, Wiedemeier Architects



September 6, 2024

City of Creve Coeur  
300 North New Ballas Road  
Creve Coeur, MO 63141

Attention: Ms. Bethany L. Moore, Planner

**RE: Elks Lodge #9 – Expansion Project**  
**Conditional Use Permit Amendment with Site Development Plan**  
**Application #24-024**  
**Response Letter**  
**Stock Project No. (2023-7477)**

Dear Ms. Moore,

We are pleased to offer the following written responses to your comments contained within your departmental letter, dated 08/26/2024.

**Site Development Plan Comments:**

1. *Please provide an updated landscaping plan for the site including agreed upon landscaping with neighbors along property line.*  
**Response: A landscaping plan is included with this resubmittal. See sheet L-01 and L-02.**
2. *Please provide an existing conditions and demolition sheet to the plans.*  
**Response: See new plan sheet C2 showing the existing conditions and demolition plan.**
3. *Please provide the height and material of the pony wall on the plans.*  
**Response: Height of wall shall be minimum 4 feet and made up of acrylic stucco coated CMU wall. This was labeled on the plans.**
4. *Please provide screening for all existing and proposed utilities on and around buildings.*  
**Response: The relocated gas meter will be screened within the West perimeter Pony Wall. The dumpster will be screened with 6' height sight-proof vinyl fencing and gates to match the new property line Privacy Fencing. Rooftop Mechanical Units are not currently planned but if used will be screened per ordinance to compliment the building's architectural design aesthetic.**
5. *Please provide colored renderings and elevations with material call outs for clarity.*  
**Response: Colored renderings with material callouts are included along with this resubmittal.**
6. *Please update the fence detail to show a vinyl fence instead of a wooden fence. Color of vinyl fence should be a neutral or tan and included on the plans.*  
**Response: Fence shall be a neutral or tan (approved by adjacent residential owner) vinyl fence. This was labeled on the plans accordingly.**

7. *Please provide a new trash enclosure.*

**Response:** Location of new trash enclosure was added to the Site Development Plan. Also, see architectural detail on L-02.

8. *Please shield all new and existing site lighting on side of building adjacent to residential.*

**Response:** All light fixtures along the west property line shall be shielded as necessary. A photometric plan has been prepared to show lighting levels along the west portion of the site and on the residential properties.

9. *Please provide dimensions for the new parking spaces.*

**Response:** Dimensions were added for the new spaces and should be typical for all spaces.

**Additional Information:**

1. *Staff has concerns about the proposed exterior material of EIFS for an addition to the front of a brick building. Please consider alternatives to the proposed material to be used as the main exterior material, such as brick. The Design Guidelines state that EIFS should be used as an accent material but not the main exterior material for new buildings and there should be architectural consistency of colors, materials and detailing on all elevations.*

**Response:** EIFS (Exterior Insulation Finish System) WILL NOT be used on this project. The Acrylic Stucco finish coating proposed is a versatile conventional finish to be applied to a hard-board exterior sheathed stud framed wall. Wall cavity insulation will be utilized. The hard-board exterior sheathing proposed would be the Zip System (green board w/ accessories). This proposed exterior wall assembly with stucco wall finish offers a durable, low maintenance, versatile application and serves the desired design aesthetic for the facility's new front design appearance. The proposed design and stucco coating colors, texture and trim selections naturally contrast with the older section and existing building's massing and facade(s). The West Side Entry (recessed area) provides a natural break or separation between the older mass and new addition massing. The exposed foundation system on the rear existing building may be re-finished with the complimentary stucco coating. On the East side, the older section is proposed to remain brick and is perceived separated and part of the pool areas. The East side proposed forward section would contrast the existing pool area facade and is further delineated with the pool fenceline, mass and height of the proposed raised entrance feature complimenting the separate areas. Overall, the stucco wall finish proposed provides the desired new front architectural style incorporating a contrasting yet complimentary aesthetic to the facility.

2. *Please label the material sample board so it is clear what the materials are and where they coordinate to the new addition.*

**Response:** This shall be provided at the meeting.

3. *Please provide information on the uses of the patio spaces. Will there be music and speakers? Lighting? Just used for seating?*

**Response:** This will be used for congregation of the Elks members and flex space. This is a covered seating area. There will not be any music or speakers in this space. This space will be lighted with ceiling fixtures.

4. *Please review conditions from previous, unapproved draft CUP attached, as they will be added to the CUP amendment for this project.*

**Response: Understood. It is our understanding that all items not related to this Site Development Plan shall be eliminated or revised as necessary.**

As always, we appreciate your continued assistance and support for this project. Should you have any questions or comments, please feel free to call.

Sincerely,

*Ty Gramling*

Ty Gramling, P.E.  
Associate

CC: George M. Stock, P.E. – President  
Tom Cummings, St. Louis Elks Lodge #9  
Michael Schnettler, St. Louis Elks Lodge #9  
Todd Streiler, Streiler Planning, LLC  
Joe Wiedemeier, Wiedemeier Architects

Enclosures



# SITE DEVELOPMENT PLAN FOR ELKS LODGE #9 - EXPANSION PROJECT 12481 LADUE ROAD, CREVE COEUR, MO 63141

A TRACT OF LAND BEING PART OF LOT 1 OF "SAMUEL PHELPS ESTATES", P.B. 4, PG. 55,  
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



## SHEET INDEX

|    |                                       |
|----|---------------------------------------|
| C1 | SITE DEVELOPMENT PLAN                 |
| C2 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C3 | ENLARGED PLAN                         |
| C4 | SITE CROSS SECTIONS                   |
| C5 | SITE PHOTOMETRIC PLAN                 |

## SITE INFORMATION

|                       |                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------|
| TOTAL LOT AREA:       | 5.76± AC.                                                                                               |
| TOTAL DISTURBED AREA: | 0.27± AC.                                                                                               |
| CURRENT OWNER:        | ST. LOUIS LODGE NO. 9 BENEVOLENT<br>AND PROTECTIVE ORDER OF ELKS<br>12481 LADUE ROAD 63141<br>18P620026 |
| SITE ADDRESS:         | 29189C0187K & 29189C0189K (REVISED FEBRUARY 4, 2015)                                                    |
| LOCATOR NO:           | PAGE 23, GRID 19X                                                                                       |
| FEMA FLOOD MAP:       | "A" SINGLE FAMILY RESIDENTIAL                                                                           |
| WUNNENBERG MAP:       | RECREATIONAL FACILITY                                                                                   |
| EXISTING ZONING:      | CREVE COEUR                                                                                             |
| PROPOSED USE:         | PARKWAY SCHOOL DISTRICT                                                                                 |
| FIRE DISTRICT:        | METROPOLITAN ST. LOUIS SEWER DISTRICT                                                                   |
| SCHOOL DISTRICT:      | MERAMEC RIVER                                                                                           |
| SEWER DISTRICT:       | MISSOURI AMERICAN WATER COMPANY                                                                         |
| WATER SHED:           | SPIRE INC.                                                                                              |
| WATER SERVICE:        | AMEREN MISSOURI                                                                                         |
| GAS SERVICE:          | AT&T                                                                                                    |
| ELECTRIC SERVICE:     | CHARTER COMMUNICATIONS                                                                                  |
| PHONE SERVICE:        |                                                                                                         |
| CABLE SERVICE:        |                                                                                                         |

## PARKING CALCULATIONS

PUBLIC OR PRIVATE COMMERCIAL OPERATED RECREATIONAL COMPLEXES AND ASSOCIATED STRUCTURES  
PER CODE SECTION 405.820 (H.7.e) @ 5 PER GROSS ACRE PLUS 1 PER 100 SQ. FT. OF FLOOR AREA  
FOR ASSOCIATED SUPPORT BUILDINGS

|                    |                                                            |
|--------------------|------------------------------------------------------------|
| REQUIRED =         | (5*5.76 A.C.) + (8,634 SQ. FT. / 100 SQ. FT.) = 116 SPACES |
| EXISTING PARKING = | 135 SPACES (INCLUDING 2 TOTAL ADA SPACES)                  |
| PROPOSED PARKING = | 154 SPACES (INCLUDING 6 TOTAL ADA SPACES)                  |
| TOTAL REQUIRED =   | 116 SPACES MIN.                                            |
| TOTAL PROVIDED =   | 154 SPACES (INCLUDING 6 H.C. SPACES)                       |

## FLOOR AREA RATIO (FAR)

|            |                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------|
| EXISTING - | EX. BUILDING AREA = 7,194 S.F.<br>FAR = 7,194 / 250,808 S.F. = 0.0286                                          |
| PROPOSED - | EX. BUILDING AREA = 7,194 S.F.<br>PR. BUILDING AREA = 1,947 S.F.<br>FAR = (9,141 S.F. / 250,808 S.F.) = 0.0364 |

## SITE COVERAGE

|                                                                                          |                                       |
|------------------------------------------------------------------------------------------|---------------------------------------|
| EXISTING CONDITIONS                                                                      | 7,194 S.F.                            |
| BUILDING AREA:                                                                           | 59,600 S.F.                           |
| ALL OTHER IMPERVIOUS AREA:                                                               | 184,014 S.F.                          |
| OPEN SPACE AREA:                                                                         |                                       |
| SITE COVERAGE CALCULATION:<br>(BUILDING + PAVEMENT AREA)/(TOTAL AREA) =                  | (66,794 S.F.)/(250,808 S.F.) = ±26.6% |
| PROPOSED CONDITIONS                                                                      | 9,141 S.F.                            |
| BUILDING AREA:                                                                           | 63,253 S.F.                           |
| ALL OTHER IMPERVIOUS AREA:                                                               | 178,767 S.F.                          |
| OPEN SPACE AREA:                                                                         |                                       |
| SITE COVERAGE CALCULATION:<br>(BUILDING + PAVEMENT AREA)/(TOTAL AREA) =                  | (72,394 S.F.)/(250,808 S.F.) = ±28.9% |
| PER ORDINANCE NO. 5902, MAXIMUM SITE COVERAGE SHALL BE ALLOWED UP TO FORTY (40) PERCENT. |                                       |

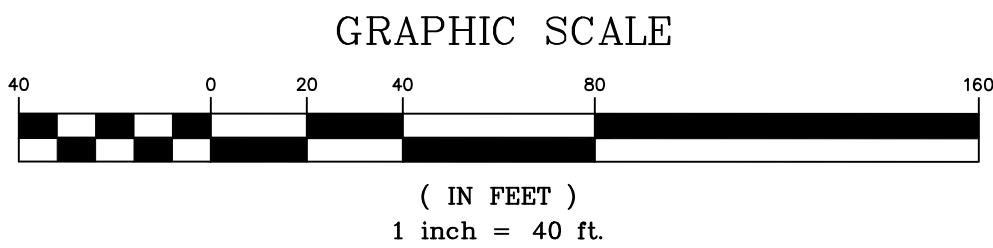
## LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1 OF "SAMUEL PHELPS ESTATES", P.B. 4, PG. 55, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "LADUE GROVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 278, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID "LADUE GROVE", NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST 714.50 FEET TO A POINT ON THE SOUTH LINE OF "LADUE LAKE ESTATES PLAT FIVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 167, PAGES 28-29 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "LADUE LAKE ESTATES PLAT FIVE", SOUTH 89 DEGREES 47 MINUTES 17 SECONDS EAST 351.50 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN BOOK 6824, PAGE 1504 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 6824, PAGE 1504, SOUTH 00 DEGREES 18 MINUTES 32 SECONDS WEST 712.63 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD, 60 FEET WIDE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD, 60 FEET WIDE, SOUTH 89 DEGREES 54 MINUTES 27 SECONDS WEST 351.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.76 ACRES.

## GENERAL NOTES

- EXISTING BOUNDARY AND TOPO BY FRAZIER LAND SURVEYING SERVICES, INC.
- THIS PLAN IS FOR THE EXCLUSIVE USE OF ELKS LODGE. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
- ALL WORK SHALL COMPLY WITH CITY OF CREVE COEUR STANDARDS AND SPECIFICATIONS.

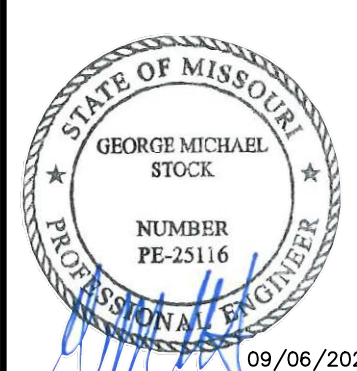


**PREPARED BY:**  
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
257 CHESTERFIELD BUSINESS PARKWAY  
ST. LOUIS, MO 63005  
PH. (636) 530-9100, FAX (636) 530-9130  
EMAIL: GENERAL@STOCKASSOC.COM  
WEB: WWW.STOCKASSOC.COM

**OWNER INFORMATION:**  
ST. LOUIS NO. 9 BENEVOLENT AND PROTECTIVE ORDER OF ELKS  
12481 LADUE ROAD  
ST. LOUIS MO 63141  
ATTENTION: MR. TOM CUMMINGS  
PHONE: (314) 287-3110

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SITE DEVELOPMENT PLAN FOR:  
**ELK'S LODGE #9 - EXPANSION PROJECT**  
12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



GEORGE W. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000986

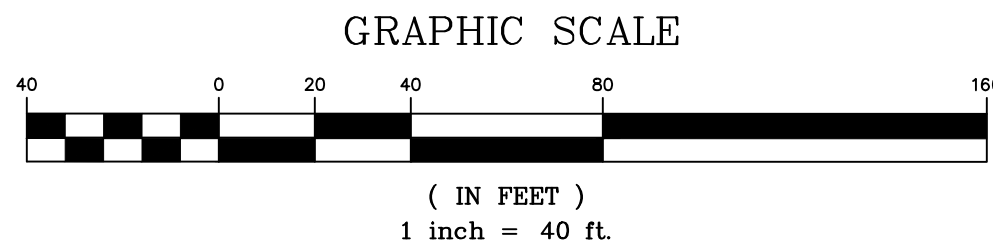
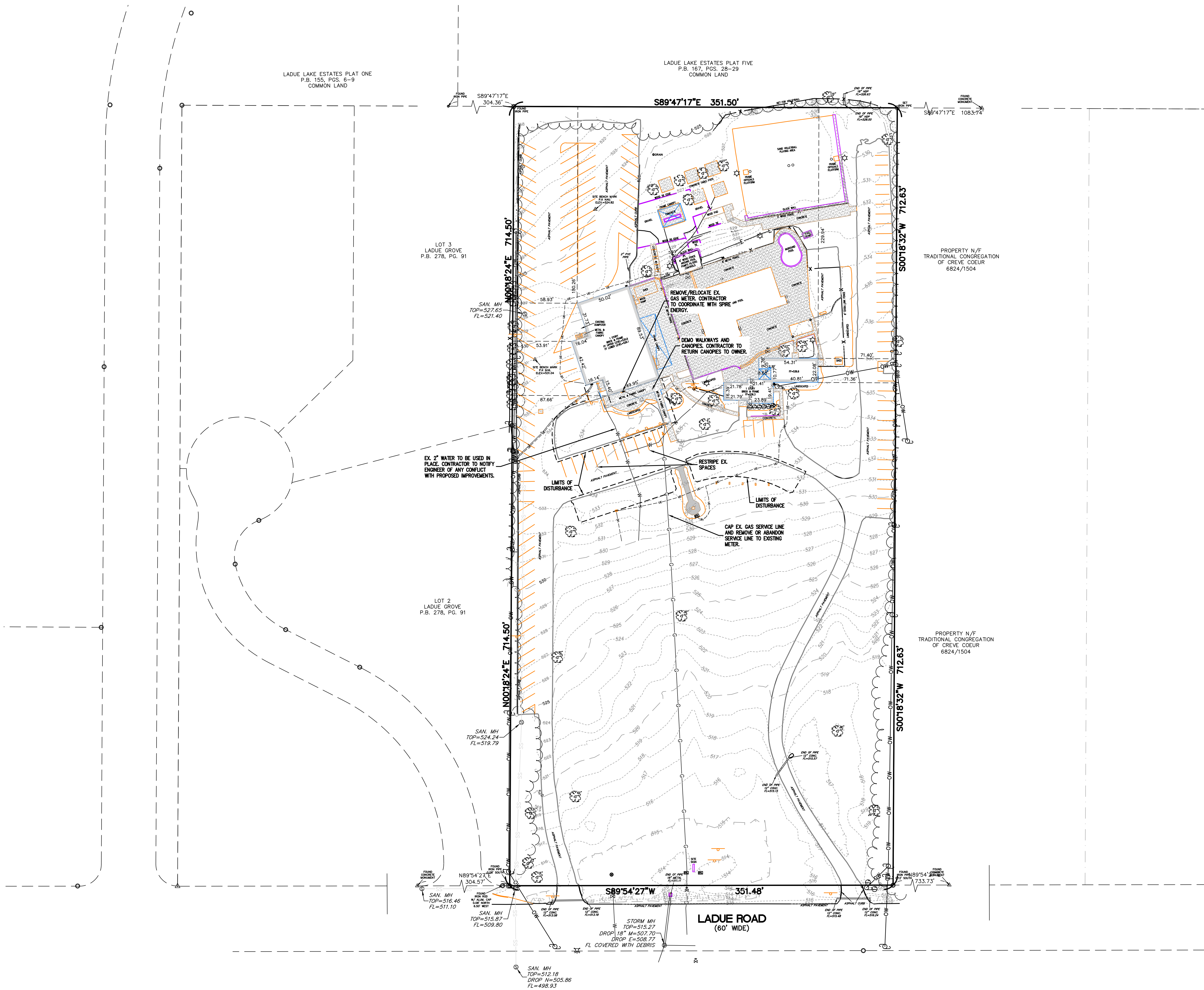
REVISIONS:  
1. 08/16/24 SFP SUBMITTAL #1  
2. 08/06/24 SFP SUBMITTAL #2

|              |            |              |           |
|--------------|------------|--------------|-----------|
| DRAWN BY:    | T.P.G.     | CHECKED BY:  | G.M.S.    |
| DATE:        | 08-16-2024 | JOB NO:      | 2023-7477 |
| M.S.D. P. #  |            | BASE MAP #   | 18-P      |
| S.L.C. HAT # |            | HAT S.U.P. # |           |
| M.D.N.R. #   |            |              |           |

|              |                       |
|--------------|-----------------------|
| SHEET TITLE: | SITE DEVELOPMENT PLAN |
| SHEET NO.:   | C1                    |



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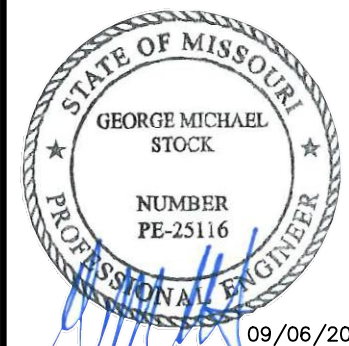
PREPARED BY:

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SITE DEVELOPMENT PLAN FOR:

## ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



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

### REVISIONS:

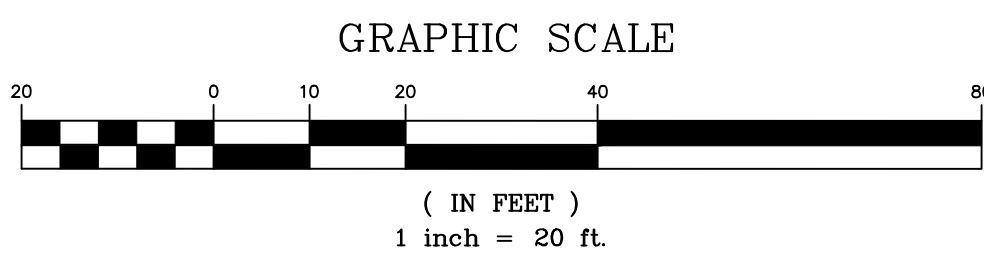
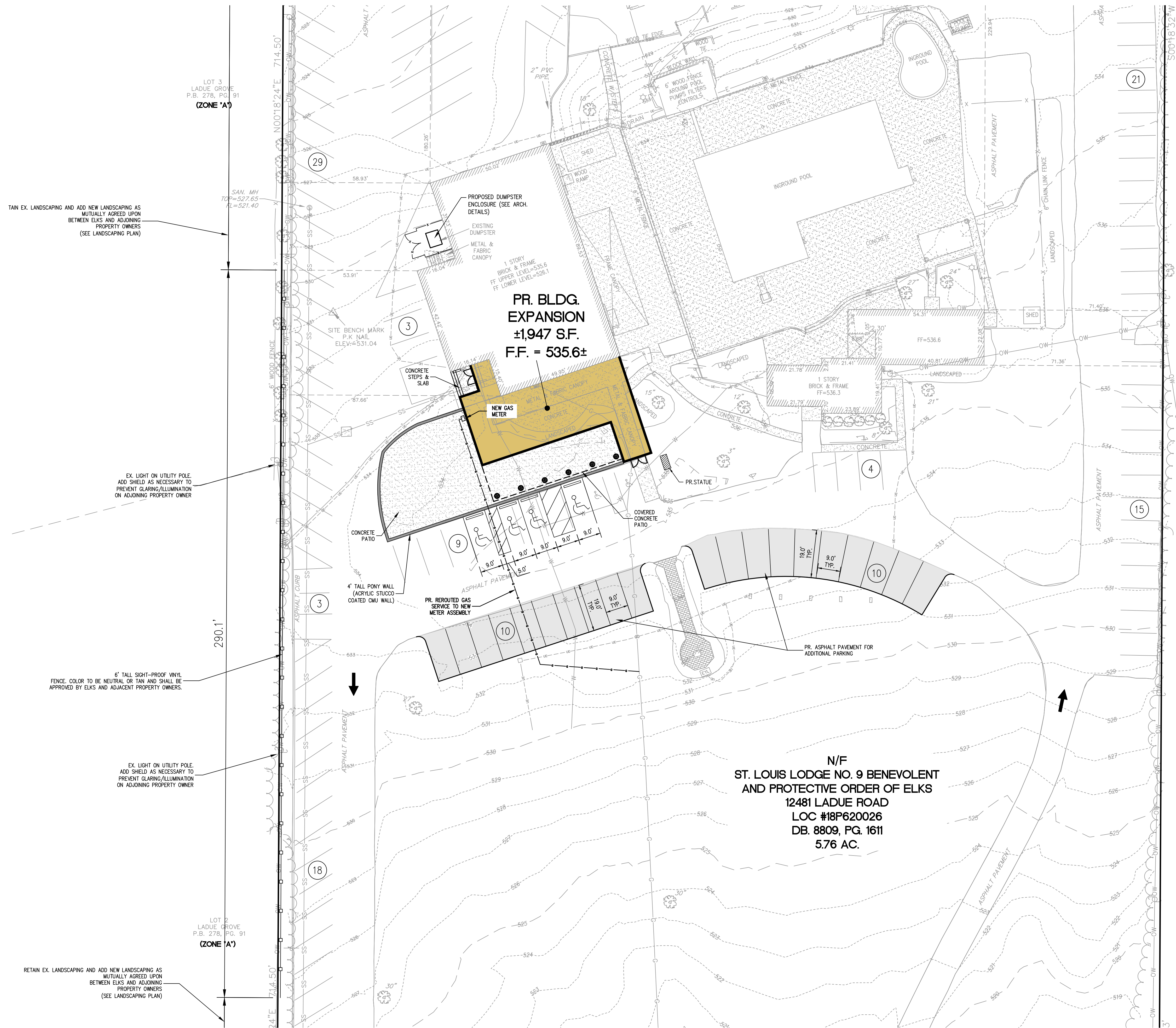
- 08/16/24 SFP SUBMITTAL #1
- 09/06/24 SFP SUBMITTAL #2

|                     |                       |
|---------------------|-----------------------|
| DRAWN BY:<br>T.P.G. | CHECKED BY:<br>G.M.S. |
| DATE:<br>08-16-2024 | JOB NO.<br>2023-7477  |
| M.S.D. P. #         | SCALE MAP #           |
| S.L.C. HAT #        | HAT S.U.P. #          |

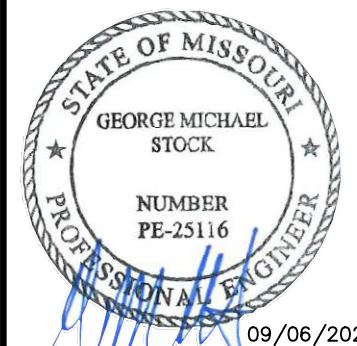
SHEET TITLE:  
EXISTING  
CONDITIONS &  
DEMOLITION PLAN

SHEET NO.:  
C2





SITE DEVELOPMENT PLAN FOR:  
**ELK'S LODGE #9 - EXPANSION PROJECT**  
12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



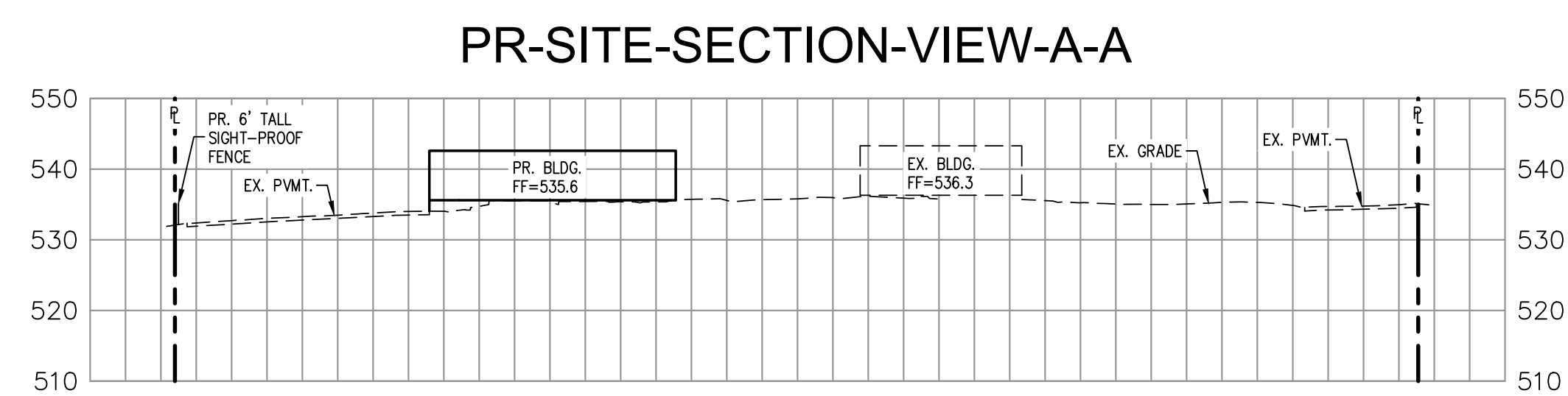
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000986

REVISIONS:

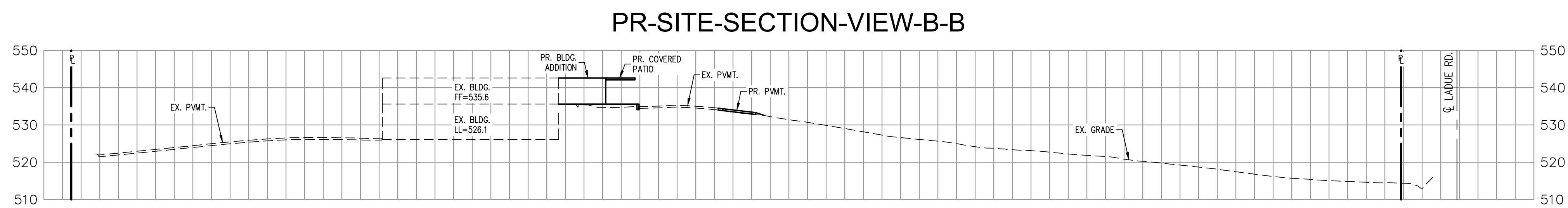
- 08/16/24 SDP SUBMITTAL #1
- 08/06/24 SDP SUBMITTAL #2

|                                  |                       |
|----------------------------------|-----------------------|
| DRAWN BY:<br>T.P.G.              | CHECKED BY:<br>G.M.S. |
| DATE:<br>08-16-2024              | JOB NO.<br>2023-7477  |
| M.S.D. P. #                      | SCALE MAP #           |
| S.L.C. HAT #                     | HAT S.U.P. #          |
| M.D.N.R. #                       |                       |
| SHEET TITLE:<br>ENLARGED<br>PLAN |                       |
| SHEET NO.:<br>C3                 |                       |





**SITE SECTION A-A**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 40'



**SITE SECTION B-B**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 40'

**PREPARED BY:**

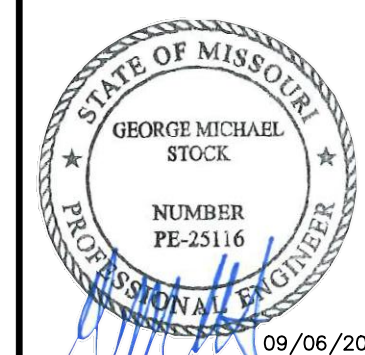
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**SITE DEVELOPMENT PLAN FOR:**

# ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000986

REVISIONS:

- |   |                           |
|---|---------------------------|
| 1 | 08/16/24 SOP SUBMITTAL #1 |
| 2 | 09/06/24 SOP SUBMITTAL #2 |

|                        |                       |
|------------------------|-----------------------|
| DRAWN BY:<br>T.P.G.    | CHECKED BY:<br>G.M.S. |
| DATE:<br>08-16-2024    | JOB NO:<br>2023-747   |
| M.S.D. P. #:<br>-----  | BASE MAP #:<br>18-P   |
| S.L.C. H&T #:<br>----- | H&T S.U.P. #          |
| M.D.N.R. #:            |                       |

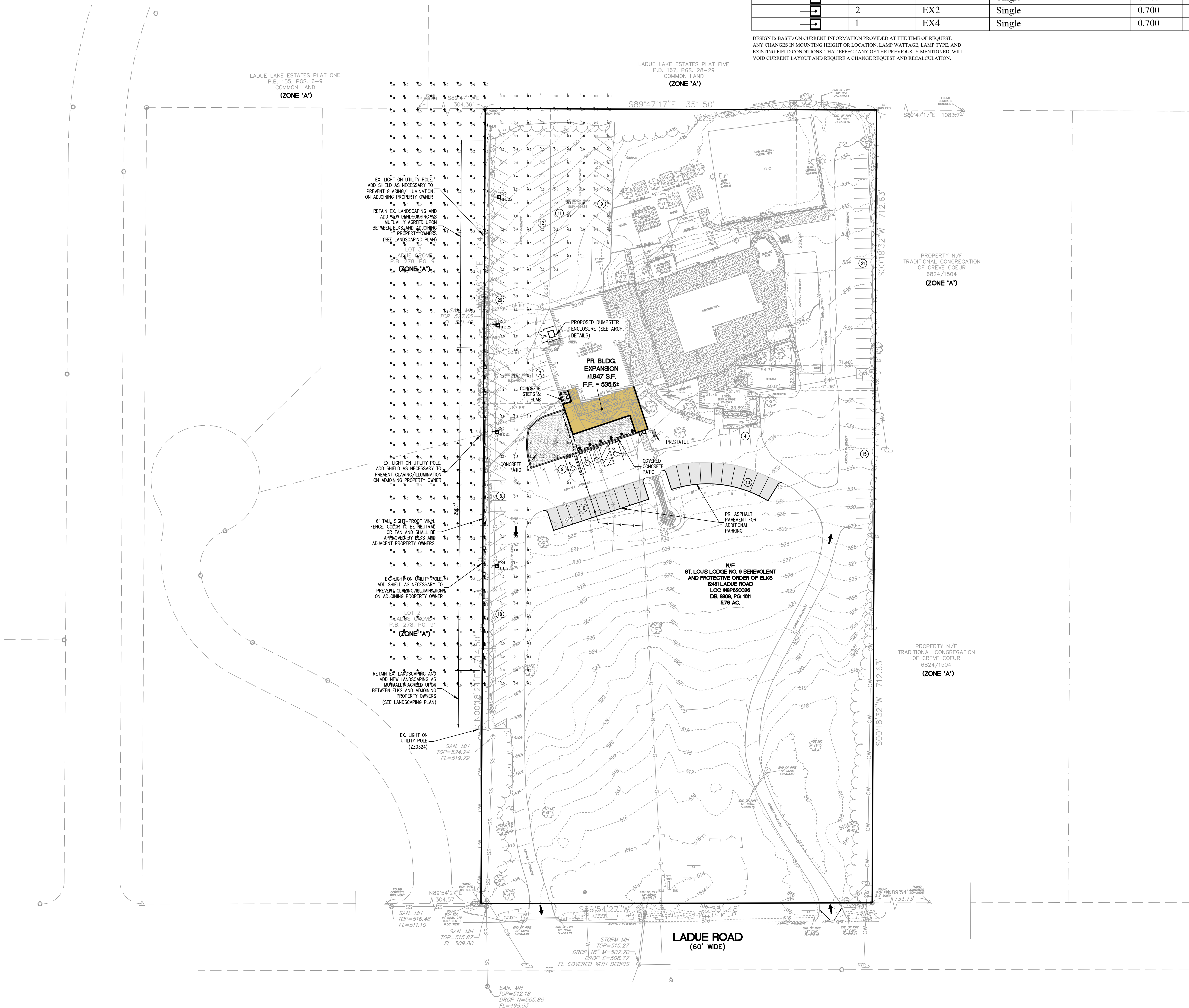


LIGHT LEVELS CALCULATED ON THE GROUND

| Calculation Summary |             |       |      |     |     |         |
|---------------------|-------------|-------|------|-----|-----|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min |
| SITE                | Illuminance | Fc    | 0.56 | 4.4 | 0.0 | N.A.    |
| SPILL LIGHT         | Illuminance | Fc    | 0.15 | 2.8 | 0.0 | N.A.    |

| Luminaire Schedule |     |       |             |       |            |             |                                |
|--------------------|-----|-------|-------------|-------|------------|-------------|--------------------------------|
| Symbol             | Qty | Label | Arrangement | LLF   | Lum. Watts | Total Watts | Description                    |
| □                  | 1   | EX1   | Single      | 0.700 | 250        | 250         | EXISTING 250W HPS AMEREN FIXT. |
| □                  | 2   | EX2   | Single      | 0.700 | 175        | 350         | EXISTING 175W HPS AMEREN FIXT. |
| □                  | 1   | EX4   | Single      | 0.700 | 100        | 100         | EXISTING 100W HPS AMEREN FIXT. |

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



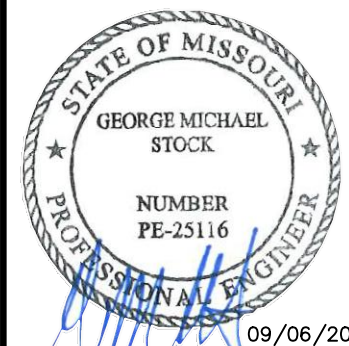
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SITE DEVELOPMENT PLAN FOR:

ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



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CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

- 08/16/24 SFP SUBMITTAL #1
- 08/06/24 SFP SUBMITTAL #2

DRAWN BY: T.P.G. CHECKED BY: G.M.S.  
DATE: 08-16-2024 JOB NO: 2023-7477  
M.S.D. P. #: BASE MAP # 18-P  
S.L.C. HAT #: HAT S.U.P. #  
M.D.N.R. #:

SHEET TITLE: SITE  
PHOTOMETRIC  
PLAN

SHEET NO.: C5



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LADUE LAKE ESTATES PLAT FIVE  
P.B. 167, PGS. 28-29  
COMMON LAND  
LINE (ZONE "A")

[illegible]

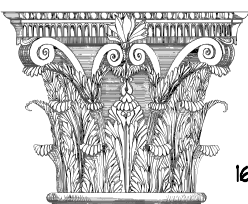
# AREA OF DETAIL

# LADUE ROAD

# ARCHITECTURAL SITE PLAN



**Recreational Facility Addition  
St. Louis Lodge No 9 Benevolent  
And Protective Order Of Elks  
12481 Ladue Road  
Creve Coeur, MO 63141**



**WIEDEMEIER ARCHITECTS, INC**  
600 HERITAGE LANDING, ST. CHARLES, MO 63303 (636) 441-5300  
EMAIL: [office@wiedemeierarchitects.com](mailto:office@wiedemeierarchitects.com)

DATE:  
9/5/2024  
PROJECT  
NUMBER  
WAI-202404

# AC1

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**GENERAL NOTES:**  
All information including property lines, property corners, areas, easements, grades and manmade features have been taken or derived from available records and must be verified.  
Design is Conceptual Only and must be verified for potential use and planning and zoning requirements.  
All Work shall comply with all governing authorities and ordinances.

LOT 3  
LADUE GROVE  
P.B. 278, PG. 91  
(ZONE "A")

**NEW FENCE NOTES:**

**-NEW PRIVACY FENCE SHALL BE 6' HEIGHT  
LOCATED WITHIN THE EXISTING NATURAL  
LANDSCAPE BUFFER (4'-6' Width +/-)  
BETWEEN PROPERTIES.**

**-Provide 6 inch (6" nominal) offset between Property Line and Finish Face of Fence.**

**-The FINISH SIDE of the Fence Facing WEST.**

**-New Privacy Fence shall be sight proof.**

**-NEW PRIVACY FENCE SHALL BE NEUTRAL OR TAN IN COLOR - (INITIAL COLOR SELECTION) - FINAL MATERIAL SAMPLE AND COLOR SHALL BE APPROVED BY THE NEIGHBORS.**

**-Provide Allowance To PRESERVE EXISTING TREES (6" or greater dia., to be determined on-site).**

---PROJECT NOTES---

-  **BOXWOOD SHRUB SCREEN INFIL**  
**PROVISION** - Provide up to 2 groups of (3) Boxwood Shrub Plantings (6 plants total) for Infil along the non-fenced areas where specific locations are determined at the site.

**-ALL WORK PER CITY'S LANDSCAPING ORDINANCES**

LOT 2  
LADUE GROVE  
P.B. 278, PG. 91  
(ZONE "A")

**290'-0" (Extents of New Privacy Fence)**

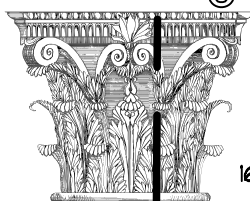
## 6' PRIVACY FENCE

EndPost

NATURAL  
LANDSCAPING  
TO REMAIN

Sub. Road

**Recreational Facility Addition  
St. Louis Lodge No 9 Benevolent  
And Protective Order Of Elks  
12481 Ladue Road  
Creve Coeur. MO 63141**

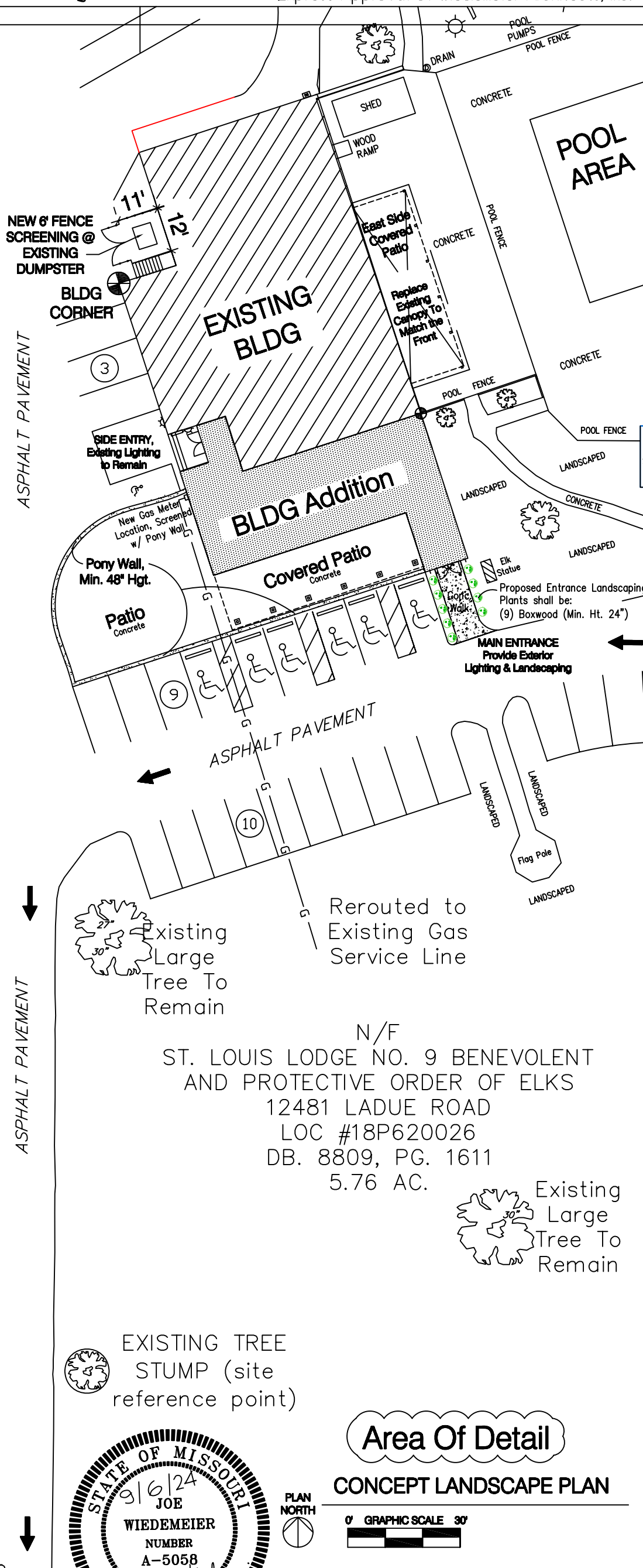


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EMAIL: [office@wiedemeierarchitects.com](mailto:office@wiedemeierarchitects.com)

DATE:  
9/5/2024  
PROJECT  
NUMBER  
WA1-202404

L-01

Page 41 of 70





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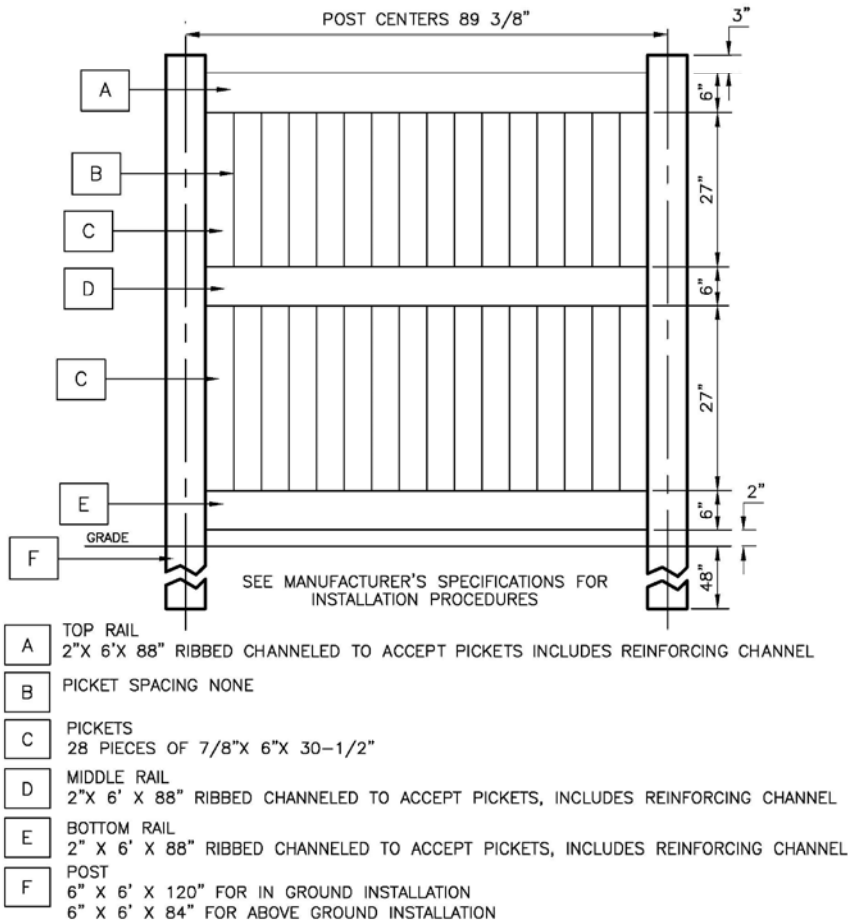
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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE



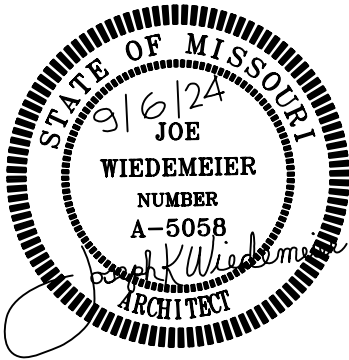
INITIAL  
COLOR  
SELECTION

SOLID VINYL PRIVACY FENCE DETAIL

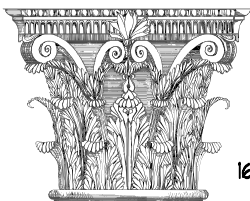


FENCE NOTES:

1. Provide 290' of 6'-0" Site Proof Vinyl Privacy Fence w/ piered posts along Property Line, location in existing landscaping buffer per plan.
2. Provide 6'-0" Height Site Proof Vinyl Privacy Fence for Dumpster Enclosure with (2) 6'-0" Leaf Gates and piered posts, location on existing asphalt paved area per plan.



Recreational Facility Addition  
St. Louis Lodge No 9 Benevolent  
And Protective Order Of Elks  
12481 Ladue Road  
Creve Coeur, MO 63141



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EMAIL: office@wiedemeierarchitects.com

DATE:  
9/5/2024  
PROJECT  
NUMBER  
WAI-202404

L-02



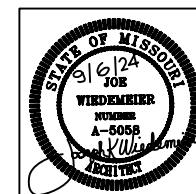


# Proposed Elk's #9 Club Improvements

Ladue Road  
Creve Coeur, MO



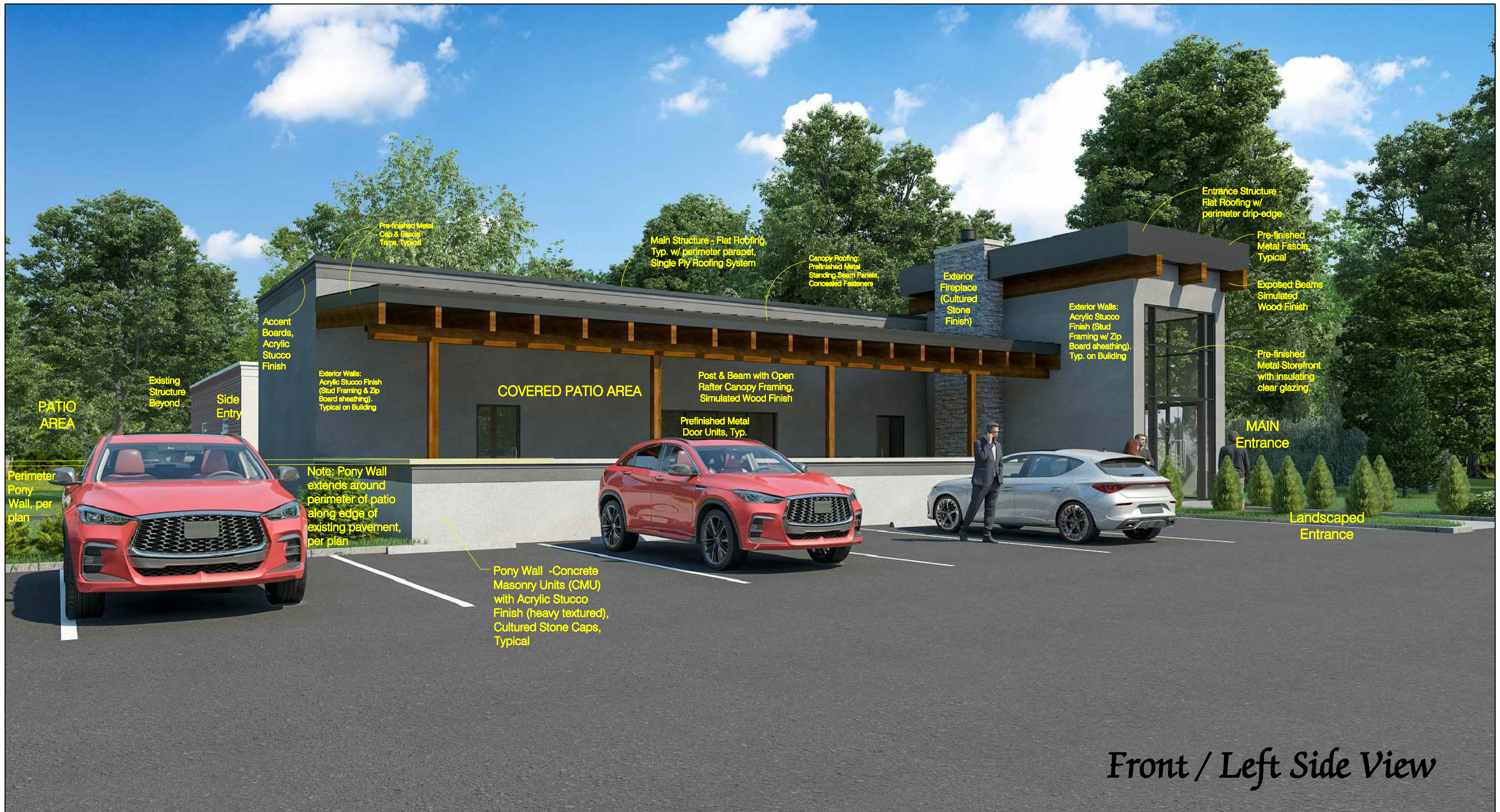
**WIEDEMEIER ARCHITECTS, INC.**  
1600 Heritage Landing  
Saint Charles, Missouri (636) 441-5300



DATE  
9/5/2024  
Project No.  
202404

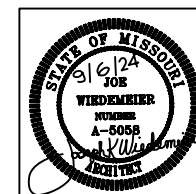
**Pic1**





**WIEDEMEIER ARCHITECTS, INC.**  
 1600 Heritage Landing  
 Saint Charles, Missouri (636) 441-5300

# Proposed **Elk's #9 Club Improvements** Ladue Road Creve Coeur, MO



DATE  
 9/5/2024  
 Project No.  
 202404

**Pic2**





Bethany Moore &lt;bmoore@crevecoeurmo.gov&gt;

---

## Elks Application

---

taxcon1@gmail.com &lt;taxcon1@gmail.com&gt;

Thu, Sep 12, 2024 at 2:21 PM

To: Jason Jaggi &lt;jjaggi@crevecoeurmo.gov&gt;

Cc: Pierre Frantz &lt;frantz pierre33@yahoo.com&gt;, James Lillenberg &lt;jameslillenbergdds@gmail.com&gt;, Tshiswaka Kayembe &lt;tkayembe@aol.com&gt;, Bethany Moore &lt;bmoore@crevecoeurmo.gov&gt;

Thank you for the update. I have not participated in the most recent discussions with the Elks so I may not be completely up to date. However, my concerns regarding the plans you sent are as follows:

1. There appears to be a dramatic expansion of the "outdoor patio" to the west of the existing building. Such an expansion could cause many more people (and music) to be outside with a corresponding increase in noise. I would suggest that P&Z approve only a considerably smaller outdoor patio.
2. I cannot tell from the plan the length of the proposed fence. When we are sitting on the porch at the back of our house we have a direct sightline to the back of the Elks property. Accordingly, I would want the fence to extend all the way to the Elks northern property line.
3. The plans provide for the landscaping and fencing to be subject to the mutual agreement of the Elks and the adjoining property owners. I am not aware of any agreement between the parties so I would request that if P&Z approves the Elks plan that such approval be expressly subject to the landscaping and fencing approved by the adjoining property owners. As an alternative, I would suggest that P&Z reject the plan until such agreement is reached. Finally, on this point, I would want to be included as an adjoining property as I have direct sightline to the back of the Elks property.

Thank you for the opportunity to provide you with my concerns. Unless I can resolve a conflict, I will not be able to attend Monday's meeting. Accordingly, I would ask that you present them on my behalf to P&Z.

[Quoted text hidden]

[Quoted text hidden]

If you have received this message by mistake, please notify the City of Creve Coeur IT department (it@crevecoeurmo.gov) and delete this message from your system. All email to and from the City are checked for viruses. Although this e-mail and any attachment(s) are believed to be free of any virus, worm, or other digital illness or defect that might affect any computer system that receives and opens this message, it is the responsibility of the recipient to make sure that it is free from any virus or other defect. The City does not accept, and specifically disclaims, any responsibility or liability for any loss or damage arising from the receipt or use of this message, and any attachment(s) in any way.

--  
Best regards, Ken Kleban

# CREVE COEUR

## PLANNING DIVISION

**300 North New Ballas Road, Creve Coeur, Missouri 63141**

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

## PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

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

**Title of Project:** Elks Lodge #9 - Expansion Project

*Location of Project:* 12481 Ladue Road *Locator #* 18P620026

***Subject for Agenda:*** Site Development Plan Review

*Applicant:*

*Architect* ☐ *Engineer* ☐ *Contractor* ☐ *Agent* ☐ *Owner* ☒

| <i><b>Applicant:</b></i>                                                            | <i><b>Applicant's Representative (if applicable):</b></i>                            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <u>Tom Cummings</u>                                                                 | <u>George M. Stock</u>                                                               |
| <i>Name</i>                                                                         | <i>Name</i>                                                                          |
| <u>St. Louis Lodge No. 9 Benevolent &amp; Protective Order of Elks</u>              | <u>Stock &amp; Associates Consulting Engineers, Inc.</u>                             |
| <i>Company (If Applicable)</i>                                                      | <i>Company (If Applicable)</i>                                                       |
| <u>12481 Ladue Road</u>                                                             | <u>257 Chesterfield Business Parkway</u>                                             |
| <i>Address</i>                                                                      | <i>Address</i>                                                                       |
| <u>St. Louis, MO 63141</u>                                                          | <u>Chesterfield, MO 63005</u>                                                        |
| <i>Address</i>                                                                      | <i>Address</i>                                                                       |
| <u>Telephone # 314-287-3110</u>                                                     | <u>Telephone # 636-530-9100</u>                                                      |
| <i>Telephone #</i>                                                                  | <i>Telephone #</i>                                                                   |
| <u>Fax #</u>                                                                        | <u>Fax # 636-530-9130</u>                                                            |
| <i>Fax #</i>                                                                        | <i>Fax #</i>                                                                         |
| <u>Email: tcummings@chapmanventuresllc.com</u>                                      | <u>Email: george.stock@stockassoc.com</u>                                            |
| <i>Email:</i>                                                                       | <i>Email:</i>                                                                        |
|  |  |
| <i>Applicant's Signature</i>                                                        | <i>Applicant's Representative's Signature</i>                                        |

|                                                                      |            |                                |
|----------------------------------------------------------------------|------------|--------------------------------|
| <b>Owner's Acknowledgement</b> <i>(if different from applicant):</i> |            |                                |
| <i>Name</i>                                                          |            | <i>Company (If Applicable)</i> |
| <i>Address</i>                                                       |            |                                |
| <i>Phone</i>                                                         | <i>Fax</i> | <i>Email</i>                   |
| <i>Applicant's Signature</i>                                         |            |                                |

**Description of Request (attach additional sheets as needed)**

General Description: The Elks Lodge is requesting a 1,947 sf building expansion and a new patio area with an additional 20 parking stalls. In addition, we are proposing a 6' tall sight-proof fence along with new landscaping along the west property line.

**Rationale**

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

**Submittal Checklist**

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

**Preferred Public Hearing Date:** Monday, September 16, 2024.

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

**Office Use Only**

\_\_\_\_ All Sections Complete  
\_\_\_\_ All Documents, incl. e-Copies  
\_\_\_\_ Fees Paid

Received By:

Date:

Revised: 7/22





city  
of

# CREVE COEUR

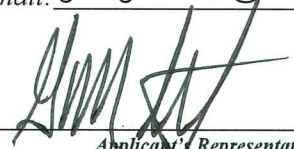
## PLANNING DIVISION

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

| <b><i>Applicant:</i></b>                                                            | <b><i>Applicant's Representative (if applicable):</i></b>                            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Tom Cummings                                                                        | George M. Stock                                                                      |
| <i>Name</i>                                                                         | <i>Name</i>                                                                          |
| St. Louis Lodge No. 9 Benevolent & Protective Order of Elks                         | Stock & Associates Consulting Engineers, Inc.                                        |
| <i>Company (If Applicable)</i>                                                      | <i>Company (If Applicable)</i>                                                       |
| 12481 Ladue Road                                                                    | 257 Chesterfield Business Parkway                                                    |
| <i>Address</i>                                                                      | <i>Address</i>                                                                       |
| St. Louis, MO 63141                                                                 | Chesterfield, MO 63005                                                               |
| <i>Address</i>                                                                      | <i>Address</i>                                                                       |
| Telephone # 314-287-3110                                                            | Telephone # 636-530-9100                                                             |
| <i>Telephone #</i>                                                                  | <i>Telephone #</i>                                                                   |
| Fax # _____                                                                         | Fax # 636-530-9130                                                                   |
| <i>Fax #</i>                                                                        | <i>Fax #</i>                                                                         |
| Email: tcummings@chapmanventuresllc.com                                             | Email: george.stock@stockassoc.com                                                   |
| <i>Email:</i>                                                                       | <i>Email:</i>                                                                        |
|  |  |
| <i>Applicant's Signature</i>                                                        | <i>Applicant's Representative's Signature</i>                                        |

| <b><i>Property Information:</i></b>   | <b><i>Owner's Acknowledgement (if different from applicant):</i></b> |
|---------------------------------------|----------------------------------------------------------------------|
| 12481 Ladue Road                      |                                                                      |
| <i>Address</i>                        | <i>Name</i>                                                          |
| St. Louis, MO 63141                   |                                                                      |
| <i>Address</i>                        | <i>Company (If Applicable)</i>                                       |
| Elks Lodge #9                         |                                                                      |
| <i>Development Name (if any)</i>      | <i>Address</i>                                                       |
| A - Single Family Residential         |                                                                      |
| <i>Current Zoning</i>                 | <i>Address</i>                                                       |
| "A" Single Family Residential         | Telephone # _____                                                    |
| <i>Prior CUP Approvals (if known)</i> | <i>Telephone #</i>                                                   |
|                                       | Fax # _____                                                          |
|                                       | <i>Fax #</i>                                                         |
|                                       | Email: _____                                                         |
|                                       | <i>Email:</i>                                                        |
|                                       |                                                                      |
|                                       | <i>Owner's Signature</i>                                             |

**Description of Requested Use (attach additional sheets as needed)**

General Description of Business: St. Louis Elks Lodge No. 9 is a benevolent fraternal organization.

Gross Floor Area – Existing and Proposed: Existing = 7,194 sf / Proposed = 1,947 sf

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 10

Hours of Operation: WEEKDAYS => 4PM - 11PM WEEKENDS => 11 AM - 11 PM

Current or Most Recent Use of the Property: Recreational Facility

Will the applicant apply for a liquor license: Yes ☐ No ☒

CURRENTLY HAVE ONE

**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**

|                                     |                                                      |                                     |                                          |
|-------------------------------------|------------------------------------------------------|-------------------------------------|------------------------------------------|
| <input checked="" type="checkbox"/> | Rationale                                            | <input checked="" type="checkbox"/> | Building elevations for new construction |
| <input checked="" type="checkbox"/> | Site plan                                            | <input checked="" type="checkbox"/> | Photographs of existing structures       |
| <input checked="" type="checkbox"/> | Access and parking plan; (may be shown on site plan) | <input checked="" type="checkbox"/> | Materials samples                        |
| <input type="checkbox"/>            | Landscape plan                                       | <input checked="" type="checkbox"/> | Legal Description in Word format         |
| <input checked="" type="checkbox"/> | Floor plan                                           | <input checked="" type="checkbox"/> | Fees: \$250 (non-refundable)             |
| <input checked="" type="checkbox"/> | Electronic copies of all materials                   |                                     | \$2000 (refundable deposit)              |
|                                     |                                                      | <input type="checkbox"/>            | Other items as requested by staff        |

**Preferred Public Hearing Date:** Monday, September 16, 2024.

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

**Office Use Only**

☐ All Sections Complete

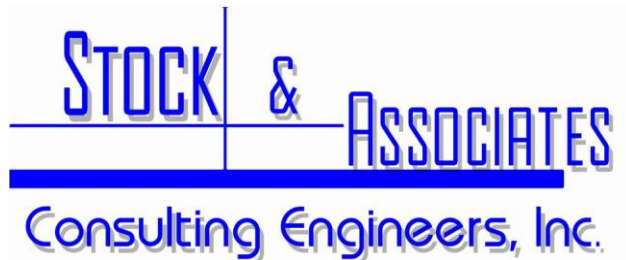
☐ All Documents, incl. e-Copies

☐ Fees Paid

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Revised: 7/22



August 16, 2024

City of Creve Coeur  
300 North New Ballas Rd.  
St. Louis, MO 63141

Attention: Mr. Jason Jaggi, Director of Community Development

Re: Elk's Lodge #9 – Expansion Project  
(Stock Project No. 2023-7477)

### **Rationale**

The St. Louis Elks Lodge No. 9 is a benevolent fraternal organization that has supported the St. Louis community since 1878. The Lodge moved to its current location and the building was dedicated in 1965. The Lodge continues to support the Creve Coeur community and various organizations through charity events, member donations, and the Elks National Fund grants. Just a few of the organizations benefitting are Backstoppers, Kaufman Fund (veterans support), St. James Veteran's Home, Parkway North Food Pantry, Creve Coeur Police, Cub Scout Pack 492, Boy Scout Troop 492, and Cub Scout Pack 499.

Since its dedication, no improvements have been made to the building's usable space. The building addition included in this project, while relatively small at about 1,967-sf, will improve the Lodge for its operation, members, and update its appearance. The project will also add twenty parking stalls at the front of the lodge and a 1,000-sf metal canopy over an existing patio. The new façade will be of a timeless design with and enhance the presence of the Lodge on Ladue Road.

The Lodge property of 5.76 acres is bounded by Ladue Lakes undeveloped common ground to the north, the Traditional Congregation to the East, Ladue Road to the South, and the Ladue Grove neighborhood to the west. The Lodge has a strong relationship with the Traditional Congregation. Both organizations have shared parking space and the Lodge supported an Eagle Scout project installing a meditation area for the Traditional Congregation. The Lodge has had multiple meetings with the neighbors in Ladue Grove to discuss options for a buffer between the Lodge and the adjacent residences. The Ladue Grove neighbors have agreed to the combination of fencing, natural growth, and additional plantings of evergreen species as needed for a buffer as shown on the submitted Site Development Plan drawing 1. The new building will provide a barrier to the outdoor areas of the Lodge facility, which will further reduce any perception of lodge activity.



# SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF LOT 1 OF "SAMUEL PHELPS ESTATES", P.B. 4, PG. 55,  
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



## SITE INFORMATION

|                       |                                                               |
|-----------------------|---------------------------------------------------------------|
| TOTAL LOT AREA:       | 5.76± AC.                                                     |
| TOTAL DISTURBED AREA: | 0.27± AC.                                                     |
| CURRENT OWNER:        | ST. LOUIS LODGE NO. 9 BENEVOLENT AND PROTECTIVE ORDER OF ELKS |
| SITE ADDRESS:         | 12481 LADUE ROAD 63141                                        |
| LOCATOR NO:           | 18P620026                                                     |
| FEMA FLOOD MAP:       | 29189C0187K & 29189C0189K (REVISED FEBRUARY 4, 2015)          |
| WUNNENBERG MAP:       | PAGE 23, GRID 19X                                             |
| EXISTING ZONING:      | "A" SINGLE FAMILY RESIDENTIAL                                 |
| PROPOSED USE:         | RECREATIONAL FACILITY                                         |
| FIRE DISTRICT:        | CREVE COEUR                                                   |
| SCHOOL DISTRICT:      | PARKWAY SCHOOL DISTRICT                                       |
| SEWER DISTRICT:       | METROPOLITAN ST. LOUIS SEWER DISTRICT                         |
| WATER SHED:           | MERAMEC RIVER                                                 |
| WATER SERVICE:        | MISSOURI AMERICAN WATER COMPANY                               |
| GAS SERVICE:          | SPIRE INC.                                                    |
| ELECTRIC SERVICE:     | AMEREN MISSOURI                                               |
| PHONE SERVICE:        | AT&T                                                          |
| CABLE SERVICE:        | CHARTER COMMUNICATIONS                                        |

## PARKING CALCULATIONS

PUBLIC OR PRIVATE COMMERCIALLY OPERATED RECREATIONAL COMPLEXES AND ASSOCIATED STRUCTURES PER CODE SECTION 405.820 (H.7.e) @ 5 PER GROSS ACRE PLUS 1 PER 100 SQ. FT. OF FLOOR AREA FOR ASSOCIATED SUPPORT BUILDINGS

|                    |                                                            |
|--------------------|------------------------------------------------------------|
| REQUIRED =         | (5*5.76 A.C.) + (8,634 SQ. FT. / 100 SQ. FT.) = 116 SPACES |
| EXISTING PARKING = | 135 SPACES (INCLUDING 2 TOTAL ADA SPACES)                  |
| PROPOSED PARKING = | 154 SPACES (INCLUDING 6 TOTAL ADA SPACES)                  |
| TOTAL REQUIRED =   | 116 SPACES MIN.                                            |
| TOTAL PROVIDED =   | 154 SPACES (INCLUDING 6 H.C. SPACES)                       |

## FLOOR AREA RATIO (FAR)

|            |                                            |
|------------|--------------------------------------------|
| EXISTING - | EX. BUILDING AREA = 7,194 S.F.             |
|            | FAR = 7,194 / 250,808 S.F. = 0.0286        |
| PROPOSED - | EX. BUILDING AREA = 7,194 S.F.             |
|            | PR. BUILDING AREA = 1,947 S.F.             |
|            | FAR = (9,141 S.F. / 250,808 S.F.) = 0.0364 |

## SITE COVERAGE

|                                                                                          |                                                                                 |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| EXISTING CONDITIONS                                                                      | 7,194 S.F.                                                                      |
| BUILDING AREA:                                                                           | 59,600 S.F.                                                                     |
| ALL OTHER IMPERVIOUS AREA:                                                               | 184,014 S.F.                                                                    |
| OPEN SPACE AREA:                                                                         |                                                                                 |
| SITE COVERAGE CALCULATION:                                                               | (BUILDING + PAVEMENT AREA)/(TOTAL AREA) = (66,794 S.F.)/(250,808 S.F.) = ±26.6% |
| PROPOSED CONDITIONS                                                                      | 9,141 S.F.                                                                      |
| BUILDING AREA:                                                                           | 63,253 S.F.                                                                     |
| ALL OTHER IMPERVIOUS AREA:                                                               | 178,767 S.F.                                                                    |
| OPEN SPACE AREA:                                                                         |                                                                                 |
| SITE COVERAGE CALCULATION:                                                               | (BUILDING + PAVEMENT AREA)/(TOTAL AREA) = (72,394 S.F.)/(250,808 S.F.) = ±28.9% |
| PER ORDINANCE NO. 5902, MAXIMUM SITE COVERAGE SHALL BE ALLOWED UP TO FORTY (40) PERCENT. |                                                                                 |

## LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1 OF "SAMUEL PHELPS ESTATES", P.B. 4, PG. 55, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

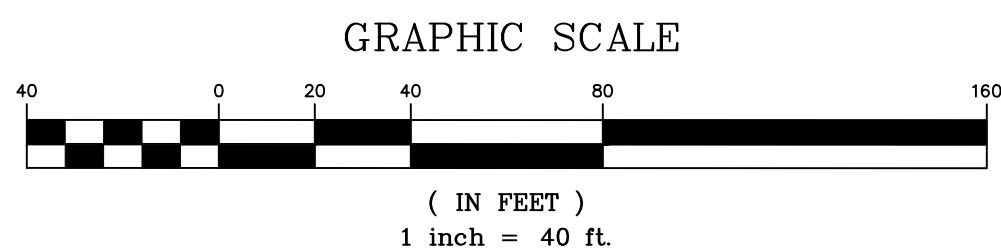
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "LADUE GROVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 278, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID "LADUE GROVE", NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST 714.50 FEET TO A POINT ON THE SOUTH LINE OF "LADUE LAKE ESTATES PLAT FIVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 167, PAGES 28-29 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "LADUE LAKE ESTATES PLAT FIVE", SOUTH 89 DEGREES 47 MINUTES 17 SECONDS EAST 351.50 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN BOOK 6824, PAGE 1504 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 6824, PAGE 1504, SOUTH 00 DEGREES 18 MINUTES 32 SECONDS WEST 712.63 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD, 60 FEET WIDE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD, 60 FEET WIDE, SOUTH 89 DEGREES 54 MINUTES 27 SECONDS WEST 351.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.76 ACRES.

## GENERAL NOTES

- EXISTING BOUNDARY AND TOPO BY FRAZIER LAND SURVEYING SERVICES, INC.
- THIS PLAN IS FOR THE EXCLUSIVE USE OF ELKS LODGE. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
- ALL WORK SHALL COMPLY WITH CITY OF CREVE COEUR STANDARDS AND SPECIFICATIONS.

**PREPARED BY:**  
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
257 CHESTERFIELD BUSINESS PARKWAY  
ST. LOUIS, MO 63005  
PH. (636) 530-9100, FAX (636) 530-9130  
EMAIL: GENERAL@STOCKASSOC.COM  
WEB: WWW.STOCKASSOC.COM

**OWNER INFORMATION:**  
ST. LOUIS NO. 9 BENEVOLENT AND PROTECTIVE ORDER OF ELKS  
12481 LADUE ROAD  
ST. LOUIS MO 63141  
ATTENTION: MR. TOM CUMMINGS  
PHONE: (314) 287-3110



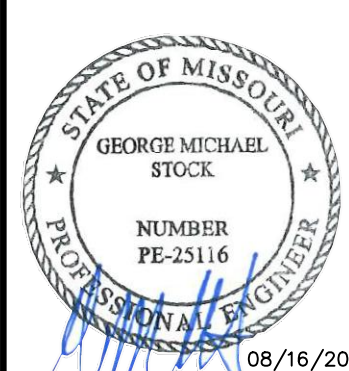
PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

**ELK'S LODGE #9 - EXPANSION PROJECT**

12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



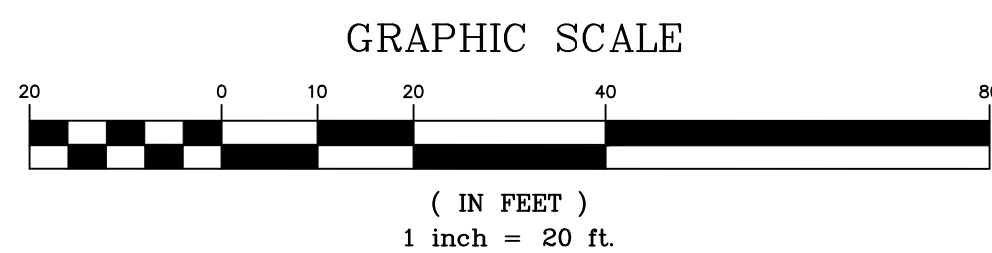
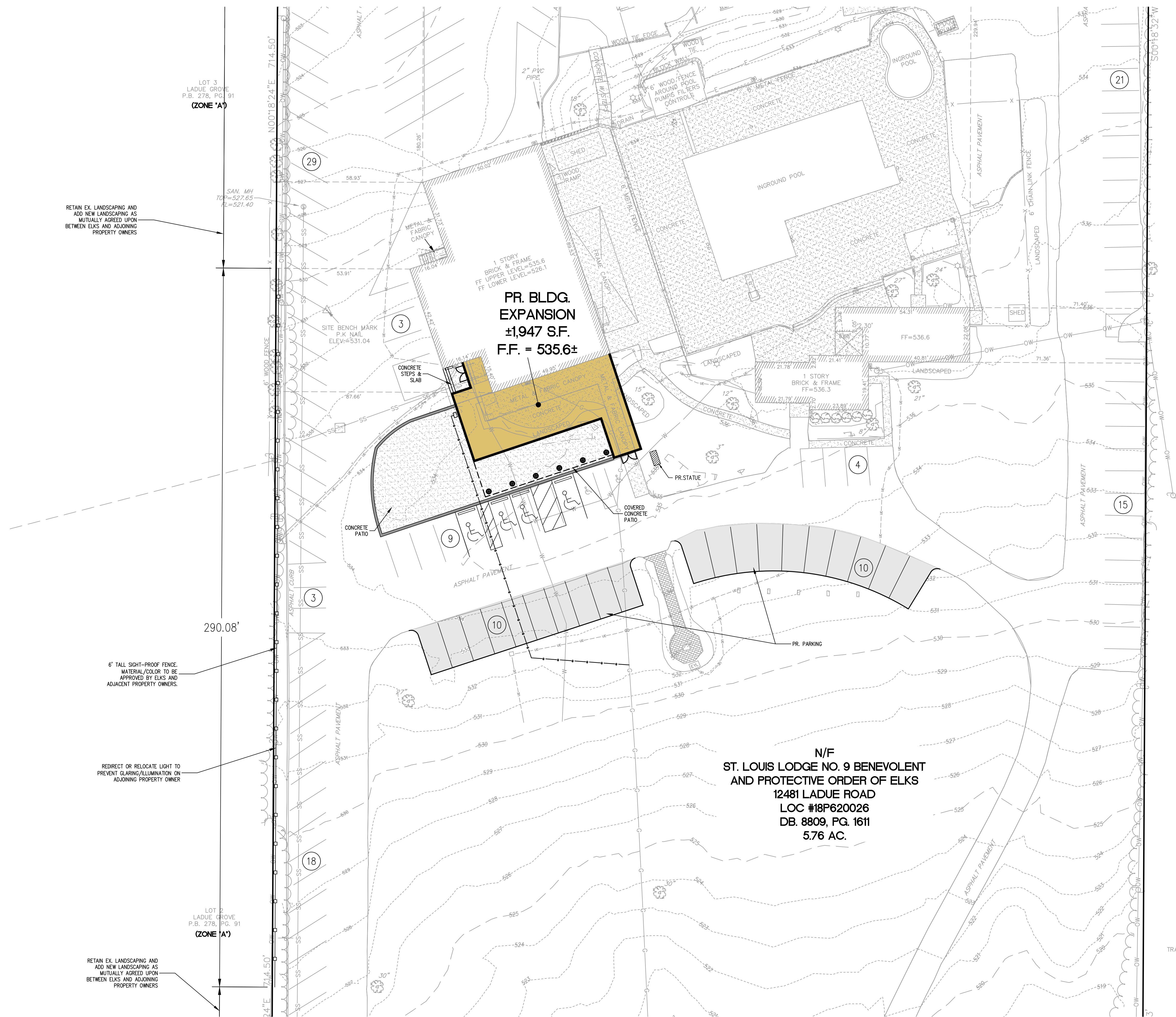
GEORGE W. STOOK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000986

REVISIONS:

1 08/16/24 SSP SUBMITTAL #1

|              |                       |              |           |
|--------------|-----------------------|--------------|-----------|
| DRAWN BY:    | T.P.G.                | CHECKED BY:  | G.M.S.    |
| DATE:        | 08-16-2024            | JOB NO.      | 2023-7477 |
| MSD. P. #    |                       | BASE MAP #   | 18-P      |
| S.L.C. HAT # |                       | HAT S.U.P. # |           |
| M.D.N.R. #   |                       |              |           |
| SHEET TITLE: | SITE DEVELOPMENT PLAN |              |           |
| SHEET NO.:   | 1                     |              |           |





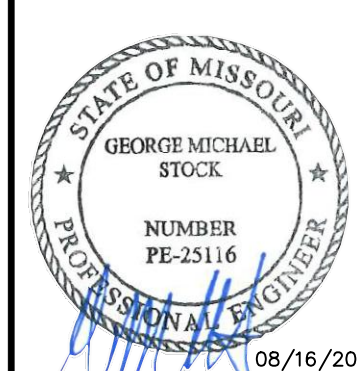
PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 530-9000  
FAX: (636) 530-9001  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

## ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000986

### REVISIONS:

1 08/16/24 SUBMITTAL #1

|               |            |               |           |
|---------------|------------|---------------|-----------|
| DRAWN BY:     | T.P.G.     | CHECKED BY:   | G.M.S.    |
| DATE:         | 08-16-2024 | JOB NO.:      | 2023-7477 |
| M.S.D. P. #:  |            | DATE MAP #:   | 18-P      |
| S.L.C. HAT #: |            | HAT S.U.P. #: |           |

M.D.N.R. #:

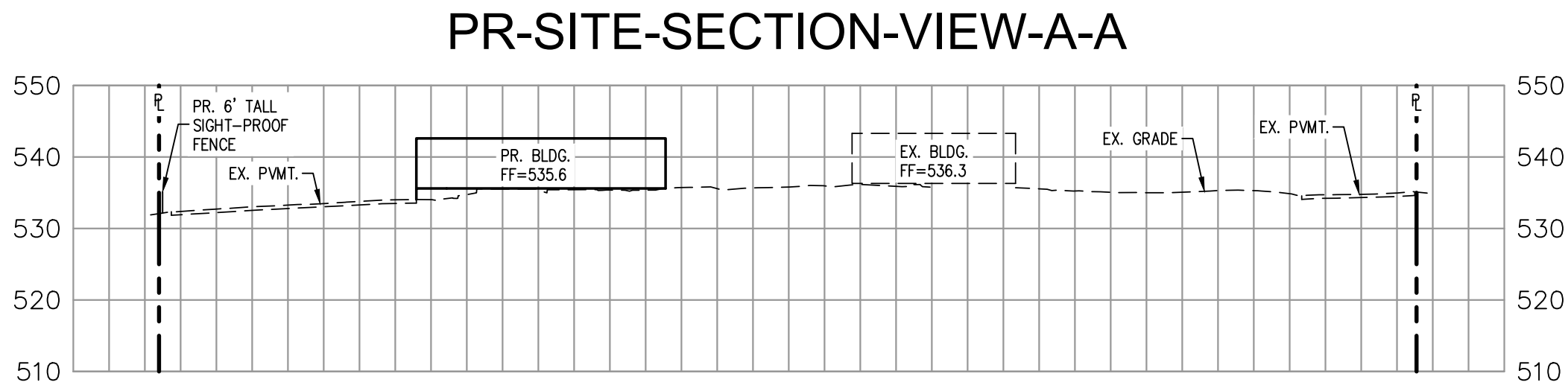
SHEET TITLE:

SITE  
DEVELOPMENT  
PLAN

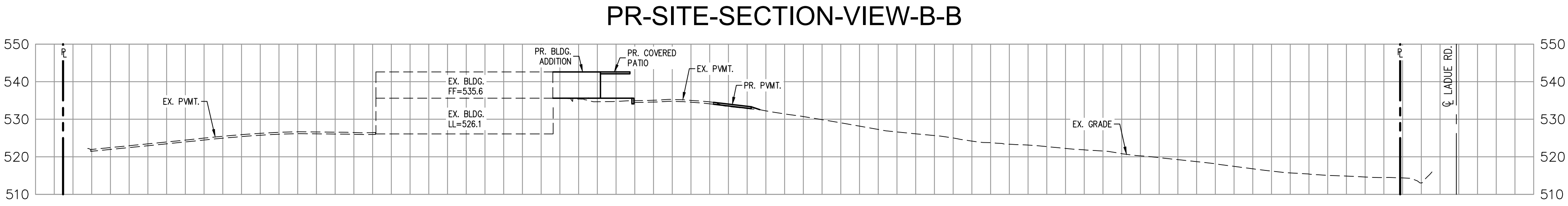
SHEET NO.:

2

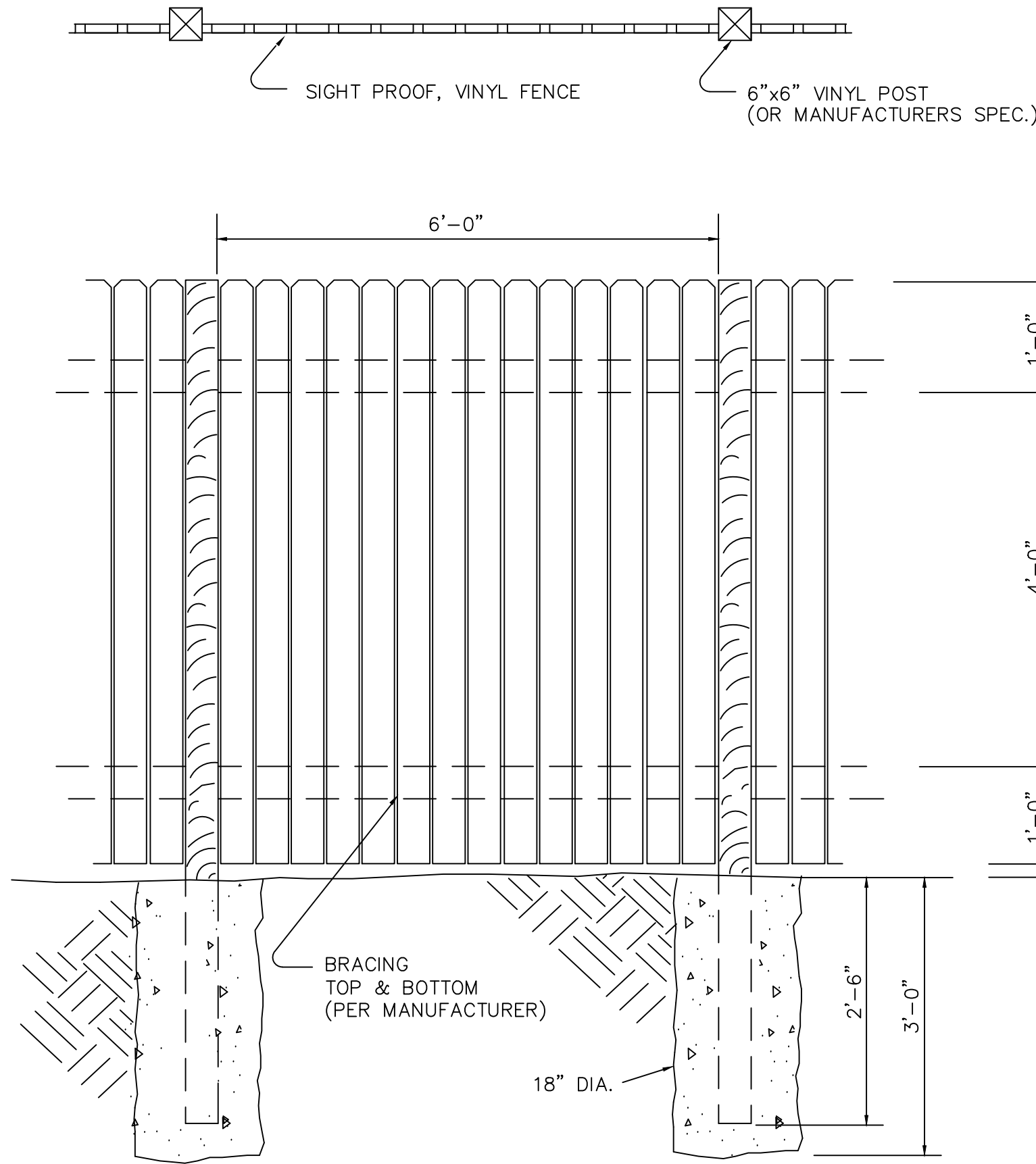




**SITE SECTION A-A**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 40'



**SITE SECTION B-B**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 40'



**SIGHT-PROOF FENCE DETAIL**  
(N.T.S.)

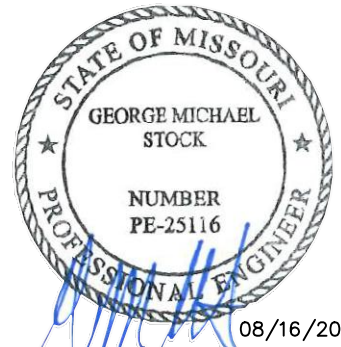
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FAX: (636) 530-9000  
e-mail: general@stockassoc.com  
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SITE DEVELOPMENT PLAN FOR:

**ELK'S LODGE #9 - EXPANSION PROJECT**

12481 LADUE ROAD  
ST. LOUIS, MISSOURI 63141



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

REVISIONS:

1 08/16/24 SSP SUBMITTAL #1

|                     |                       |
|---------------------|-----------------------|
| DRAWN BY:<br>T.P.G. | CHECKED BY:<br>G.M.S. |
| DATE:<br>08-16-2024 | JOB NO.<br>2023-7477  |
| M.S.D. P. #         | BASE MAP #            |
| S.L.C. HAT #        | HAT S.U.P. #          |
| M.D.N.R. #          |                       |

SHEET TITLE:  
**SITE DEVELOPMENT PLAN**

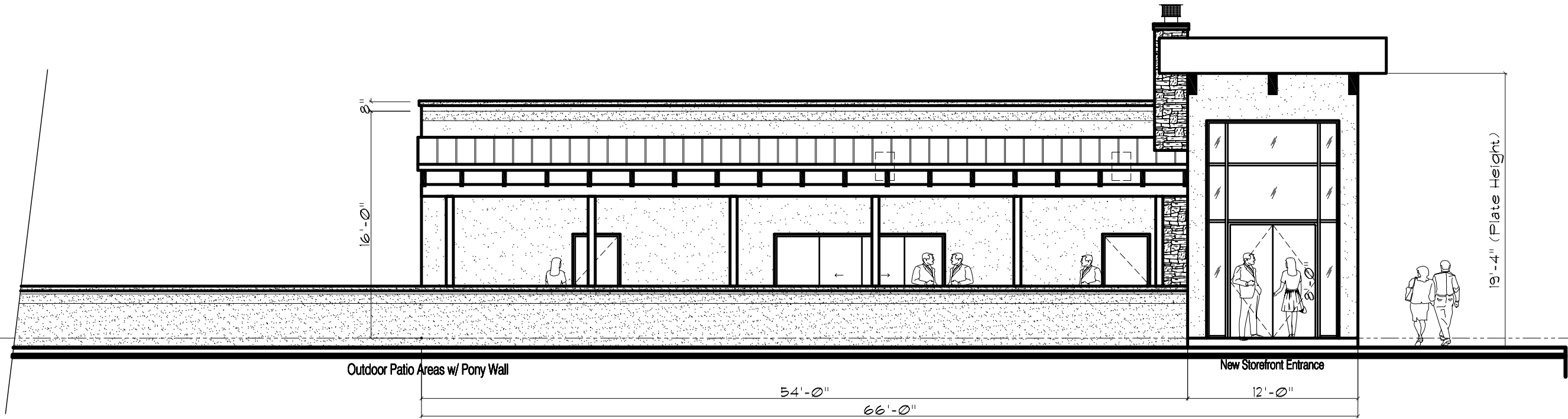
SHEET NO.:  
**3**



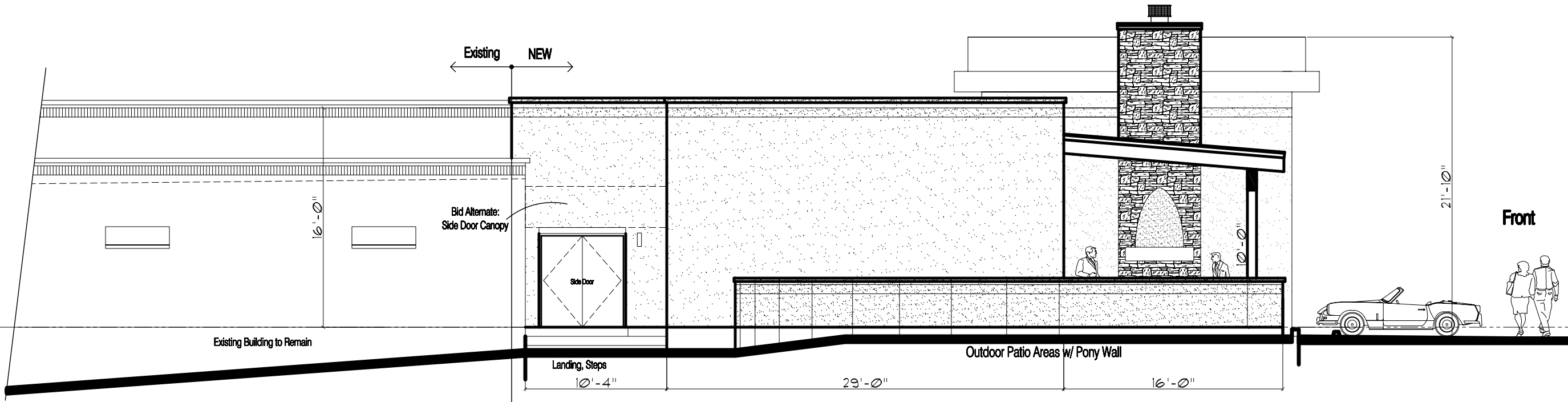
The personal seal affixed to this sheet indicates that the professional architect whose name appears thereon has prepared or has directed the preparation of the material shown only on this sheet. Other drawings, documents, not exhibiting this seal, shall not be considered prepared by or the responsibility of the undersigned.



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All Rights Reserved  
This Drawing May Not Be Reproduced Without  
Express Approval Of Wiedemeier Architects, Inc.

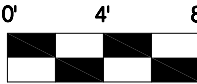


FRONT ELEVATION

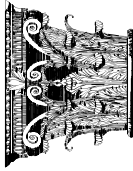


LEFT SIDE ELEVATION

# DESIGN ELEVATIONS



Design Concept (NFC)



WIEDEMEIER ARCHITECTS, INC

1600 HERITAGE LANDING SAINT CHARLES, MO 63303 (636) 441-5300

Recreational Facility Addition

St. Louis Lodge No. 9 Benevolent  
And Protective Order Of Elks

12481 Ladue Road  
Creve Coeur, MO 63141

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE

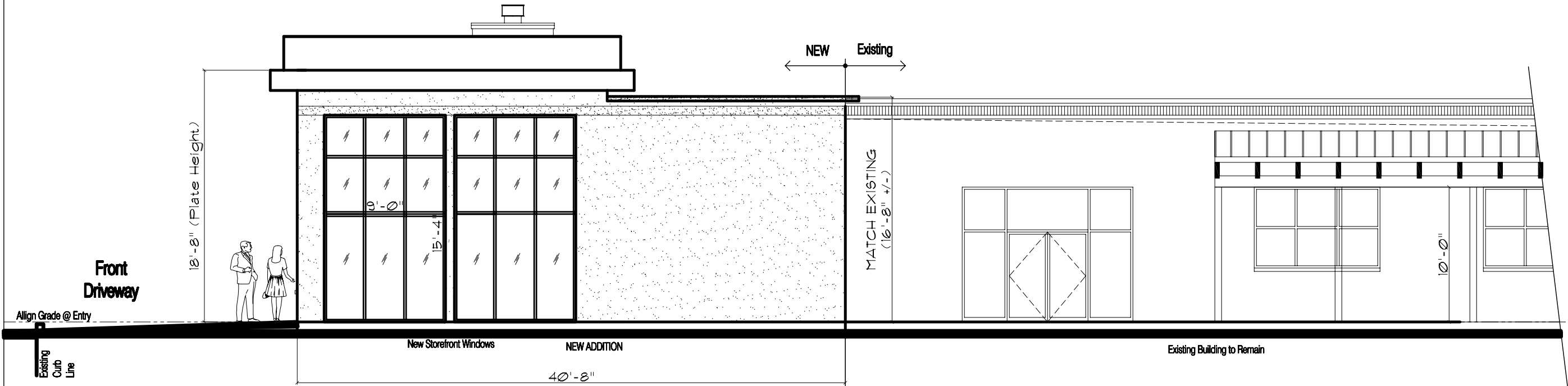


ISSUE DATE:  
8/14/2024

PROJECT  
NUMBER:  
WA1-202404

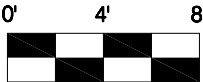
A20





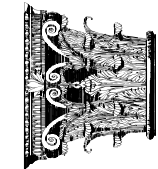
RIGHT SIDE ELEVATION

# DESIGN ELEVATIONS



GRAPHIC SCALE

Design Concept (NFC)



WIEDEMEIER ARCHITECTS, INC

1800 HERITAGE LANDING SAINT CHARLES, MO 63303 (636) 441-5300

Recreational Facility Addition

St. Louis Lodge No. 9 Benevolent

And Protective Order Of Elks

12481 Ladue Road

Creve Coeur, MO 63141

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE



ISSUE DATE:  
8/14/2024

PROJECT  
NUMBER:  
WA1-202404

A30



**Lodge Hall Building – South Face**



**Lodge Hall Building – North Face**





**Bathhouse Office Complex – South Face**



**Bathhouse Office Complex – North Face**





**Lodge Volleyball/Pool/Gazebos**



• STANDARD AND CUSTOM COLORS AVAILABLE

Stucco Accents

Exterior Walls (Field material)  
Acrylic Stucco



Exterior Fireplace  
*Ledgestone*

Features Color

Fascia Accent Trim  
(Prefinished Metal)

Exterior Wood Finish  
(Pergolas Framing)

Window Storefront  
Framing (Standard  
Bronze)

Fascia Trims  
(Prefinished Metal)



Recreational Facility Addition  
St. Louis Lodge No. 9 Benevolent  
And Protective Order Of Elks  
12481 Ladue Road  
Creve Coeur, MO 63141

## Sample Board

# BUILDING MATERIAL STANDARDS

## LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1 OF "SAMUEL PHELPS ESTATES", P.B. 4, PG. 55, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "LADUE GROVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 278, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID "LADUE GROVE", NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST 714.50 FEET TO A POINT ON THE SOUTH LINE OF "LADUE LAKE ESTATES PLAT FIVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 167, PAGES 28-29 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "LADUE LAKE ESTATES PLAT FIVE", SOUTH 89 DEGREES 47 MINUTES 17 SECONDS EAST 351.50 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN BOOK 6824, PAGE 1504 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 6824, PAGE 1504, SOUTH 00 DEGREES 18 MINUTES 32 SECONDS WEST 712.63 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LADUE ROAD, 60 FEET WIDE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF LADUE ROAD, 60 FEET WIDE, SOUTH 89 DEGREES 54 MINUTES 27 SECONDS WEST 351.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.76 ACRES.





# city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

## APPLICATION TO PLANNING AND ZONING COMMISSION #24-024: FINAL PLAT FOR THE SUBDIVISION OF A 3.6 ACRE LOT AT 350 SOUTH MASON ROAD INTO THREE LOTS WITHIN THE A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: Monday, September 16, 2024

LOCATION: 350 South Mason Road, A Single-Family Zoning District

**REQUEST:** Bill Simpson, of Banjak and Associates, has submitted a request for the final plat approval to subdivide the property at 350 South Mason Road into three lots for three new homes. The total area of each lot is 52.275 square feet. The subject property is zoned A Single Family Residential, and no changes to the zoning district are being requested.

**ADDITIONAL INFORMATION:** The preliminary plat was approved on July 15, 2024 and subdivision improvement plans will be reviewed on an individual lot basis once the lots are sold for development.

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

**APPLICANT'S REPRESENTATIVE:** Brian Fischer  
THD Design Group, Inc  
148 Chesterfield Industrial Boulevard  
Chesterfield, MO 63132

### Key Issues:

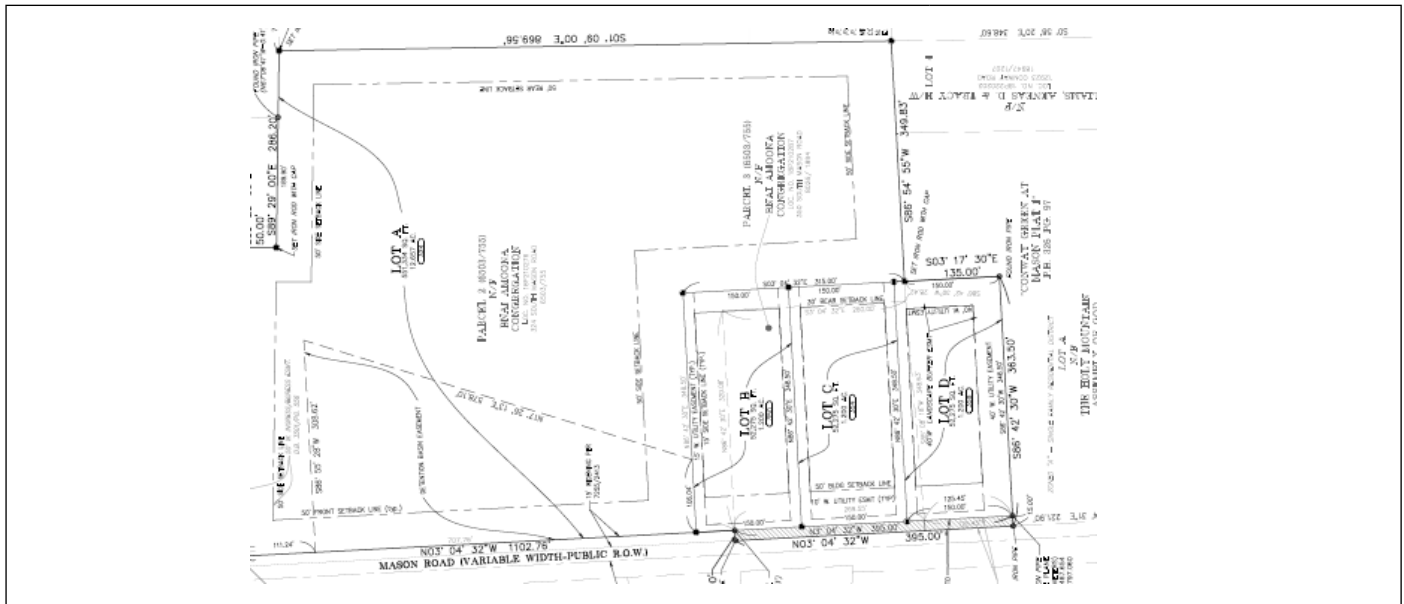
- Is the final plat in substantial conformance with the approved preliminary plat?
- Does the subdivision meet the zoning district requirement?

### Creve Coeur 2030 Comprehensive Plan References

- Civic (CV)
- Design Guidelines

### Zoning Code References

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



REPORT PREPARED BY: BETHANY L. MOORE, AICP, CITY PLANNER

DATE: 9/9/24

ATTACHMENTS: Draft Ordinance

Applicant's Final Plat submitted on September 6, 2024.

## BACKGROUND

The applicant is seeking final plat approval for a 3-lot subdivision, known as BaCon Estates, in the “A” single-family residential zoning district. Congregation Bnai Amoona at 324 South Mason Road plans to subdivide the adjacent lot addressed as 350 South Mason Road, which is currently undeveloped. The applicant plans to subdivide the property into 3 single family lots of 1.2 acres in size in the “A” Single-Family Zoning District. The applicant will also be adjusting the boundary between 324 South Mason Road and 350 South Mason Road to provide additional area for the lots. The applicant previously received preliminary plat approval at the July 15, 2024 Planning and Zoning Commission. The site improvement plans will be reviewed on an individual lot basis once the lots are sold for development by others before seeking any building permits for construction. The final plat has been submitted for review and final approval by the Planning and Zoning Commission and City Council pursuant to Sections 410.130 and 410.140 of city’s subdivision code. If the final plat is approved, the applicant will next record the final plat with the Recorder of Deeds for St. Louis County and provide a copy of the final plat to the Planning Division.

## LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

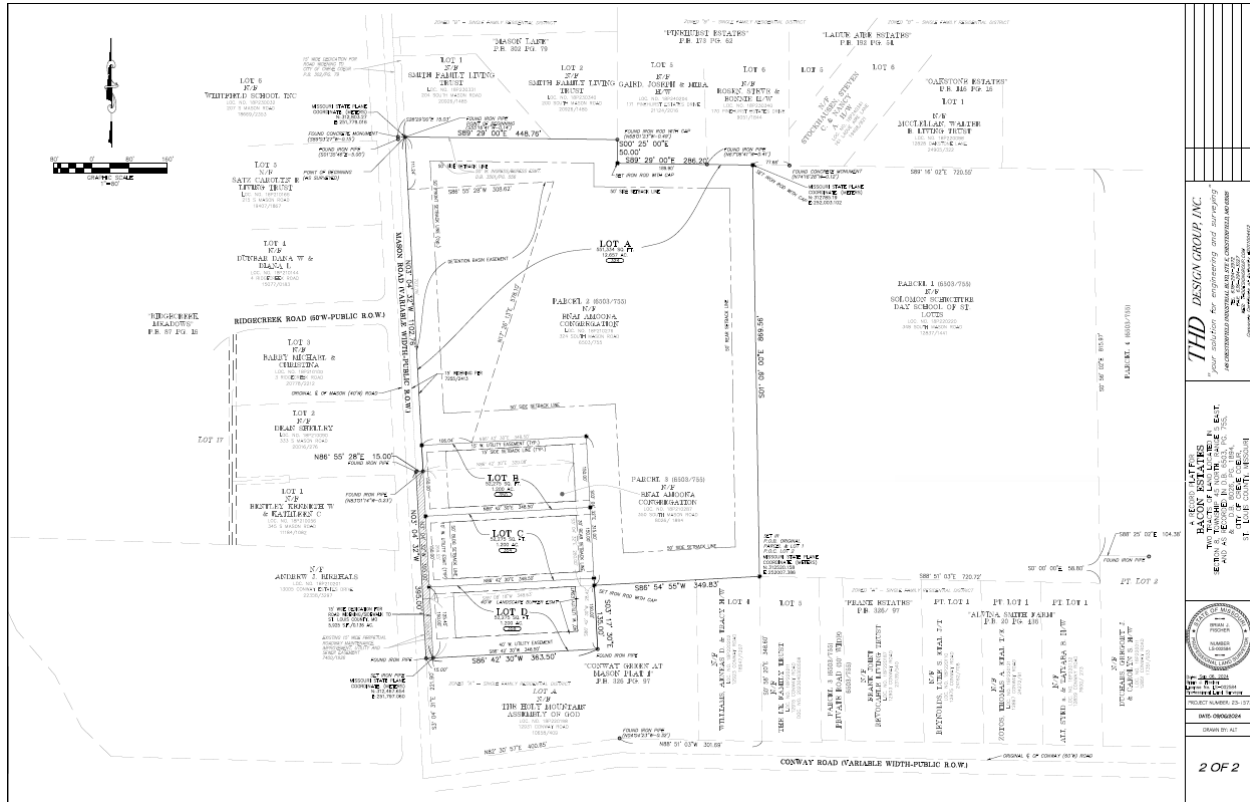
## ANALYSIS

### *Conformance with the Preliminary Plat*

The final plat contains the same lot layout, with 3 new lots each 1.2 acres in size, that complies with the minimum district requirements for the “A” Single Family Residential District. The requirements for “A” lots include a minimum lot area of 1 acre, or 43,560 square feet, with a minimum lot width of 150 feet, and a minimum lot depth of 150 feet. The “A” Single Family District has a minimum front yard setback of 50 feet along any Street Frontage, 30-foot rear yard setbacks and 15 feet or 15% of the lot width, whichever is less for the side yard setback. All three lots are showing the required setbacks for all yards. Under Section 405.250(E)(4)(f), Lot D is subject to a 40-foot buffer yard along the eastern and southern lot lines due to its location abutting Holy Mountain Assembly of God, 12931 Conway Road, which is a conditional use in the “A” zoning district. Lots B and C are not subject to this buffer yard as Congregation Bnai Amoona is creating the lots within the existing boundaries of the property. The buffer yard shall not contain any impervious surface and shall be landscaped and screened as deemed appropriate by the Planning and Zoning Commission. The final plat includes the buffer yard of 40 feet on Lot D and well as a note that states the buffer yard is to be landscaped and restricted from building or impervious surfaces.



Below is the proposed final plat drawing:



### INDENTURE OF TRUST AND RESTRICTIONS

There are no indentures for this subdivision as there are no shared or common ground areas and each lot has its own individual access to South Mason Road.

### CONCLUSION AND ACTION

Review of a final plat is a ministerial act to ensure that the proposed final plat is substantially similar to the preliminary plat and substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the A Single-Family Residential District, subject to the following suggested conditions of approval which are also included in the attached draft ordinance:

1. The applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County.
2. Prior to issuance of any building or final occupancy permits Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission for the Lots B, C, and D.
3. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.
4. The Applicant shall provide a digitized version of the recorded plat along with two (2) printed copies.

Action on this item will be in the form of a motion to recommend approval of the attached draft ordinance as presented, or approval with additional conditions, to meet all technical requirements. Final approval of

the draft ordinance by City Council is required. Assuming agreement with the Staff Report, the following is an example motion for this application:

“I move to recommend approval of the final subdivision plat for BaCon Estates with the conditions recommended by staff as provided in the staff report for the meeting of September 16, 2024.” (other conditions may be added, eliminated, altered, and modified by prior motion).

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**APPENDIX 1: COMPREHENSIVE PLAN**

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

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

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

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

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

APPENDIX 4: AERIAL MAP





BILL NUMBER \_\_\_\_\_

ORDINANCE NUMBER \_\_\_\_\_

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A  
SUBDIVISION KNOWN AS BACON ESTATES, CITY OF CREVE COEUR, ST.  
LOUIS COUNTY, MISSOURI**

**WHEREAS**, an application has been submitted by Bill Simpson, of Banjak and Associates, for approval of a final plat of a three-lot subdivision known as BaCon Estates, at 350 South Mason Road consisting of three 1.2 acre lots; and

**WHEREAS**, the final plat of the BaCon Estates subdivision conforms to the preliminary plat approved by the Planning and Zoning Commission on July 15, 2024; and

**WHEREAS**, public notice of said final plat application was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

**WHEREAS**, the Planning and Zoning Commission recommended approval of the BaCon Estates final plat by a vote of \_\_\_\_ on September 16, 2024; and

**WHEREAS**, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council;

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

**SECTION 1:** The Final Plat of the subdivision known as BaCon Estates, described as two tracts of land located in section 8, township 45 north, range 5 east, and as recorded in D.B. 6503, PG. 755. And D.B. 8026, PG. 1894, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on September 6, 2024 is hereby approved subject to the following conditions:

1. The applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County.
2. Prior to issuance of any building or final occupancy permits Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission for the Lots B, C, and D.
3. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.
4. The Applicant shall provide a digitized version of the recorded plat along with two (2) printed copies.

**SECTION 2:** Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

**SECTION 3:** 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



A RECORD PLAT FOR  
**BACON ESTATES**  
TWO TRACTS OF LAND LOCATED IN  
SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST,  
AND AS RECORDED IN D.B. 6503, PG. 755,  
& D.B. 8026, PG. 1894,  
CITY OF CREVE COEUR,  
ST. LOUIS COUNTY, MISSOURI

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH THIS SUBDIVISION SHALL HEREINAFTER BE KNOWN AS THE "BACON ESTATES".

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED AND GRANTED AS EASEMENTS TO THE CITY OF CREVE COEUR, AMEREN UE (MISSOURI), SPIRE MO EAST (GAS), SPECTRUM, MISSOURI AMERICAN WATER, AT&T, AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD). THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE 40 FOOT WIDE LANDSCAPE BUFFER EASEMENT SHOWN ALONG THE SOUTH AND EAST LINES OF PROPOSED LOT "D" OF THE SUBDIVISION IS HEREBY ESTABLISHED AND RESERVED FOR LANDSCAPING PURPOSES UNDER CITY OF CREVE COEUR SECTION 405.250 (5)(4)(f). THIS AREA SHALL BE IMPROVED UNDER A LANDSCAPE PLAN AND THIS AREA IS RESTRICTED FROM BUILDING AND IMPERVIOUS SURFACES.

DETENTION ESMT AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMPs (BEST MANAGEMENT PRACTICES). THE RESERVED AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL RUN WITH THE LAND FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" DATED \_\_\_\_\_ OF \_\_\_\_\_, AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OR AS AMENDED THEREAFTER.

THIS SUBDIVISION SHALL BE SUBJECT TO AND BENEFIT BY THE EASEMENTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE "BACON ESTATES", CONTAINED IN AN INSTRUMENT FILED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ALL BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED WITH THE RECORDING OF THIS PLAT.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

OWNER'S NOTARY

CONGREGATION BNAI AMOONA

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, APPEARED \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF CONGREGATION BNAI AMOONA A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID \_\_\_\_\_ DECLARED 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY TERM EXPIRES: \_\_\_\_\_

LENDER CERTIFICATE

CONGREGATION BNAI AMOONA

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS RECORD PLAT OF THE "BACON ESTATES"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

LENDER: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

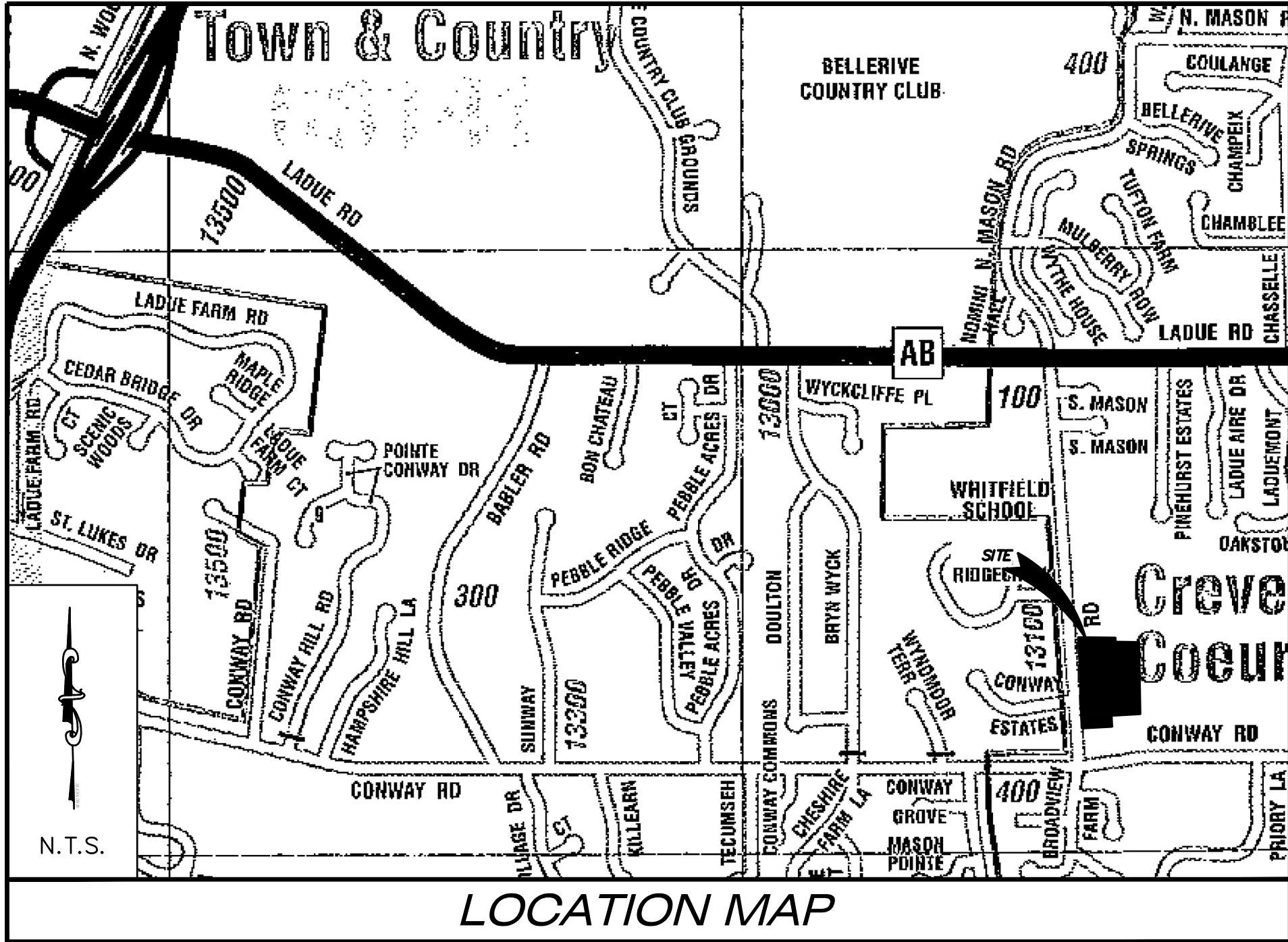
LENDERS NOTARY

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, APPEARED \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF CONGREGATION BNAI AMOONA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID \_\_\_\_\_ DECLARED 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY TERM EXPIRES: \_\_\_\_\_



CITY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ PURSUANT TO THE SECTION 410.030.C. OF THE SUBDIVISION REGULATIONS IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR

CITY OF CREVE COEUR, MISSOURI

JULIE LABONTE, CHAIR  
PLANNING & ZONING COMMISSION

CITY COUNCIL

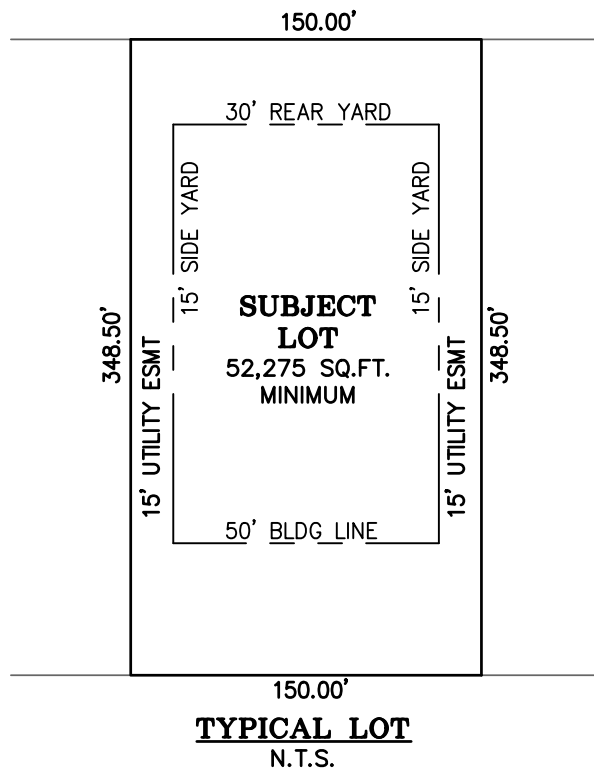
I, KELLIE HENKE, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF BACON ESTATES WAS APPROVED PURSUANT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR CODE BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

KELLIE HENKE

STATEMENT OF STATE PLANE:

THE STATE PLANE COORDINATES WERE DETERMINED ON SEPTEMBER 28, 2023 USING A TRIMBLE R10 GPS RECEIVER AND A TSC 7 DATA COLLECTOR FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF "MOBF" WITH A PID OF DM3511 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) 325,371.567 METERS AND EAST (X) 272,133.214 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS A "URBAN PROPERTY" RELATIVE TO STATION MOBF.

AVERAGE COMBINED GRID FACTOR = 0.99991806 (1 METER = 3.28083333 FEET)



DEVELOPMENT NOTES:

- SITE ADDRESS:  
324 SOUTH MASON ROAD  
ST. LOUIS, MO 63141  
LOC. NO. 18P210276  
350 SOUTH MASON ROAD  
ST. LOUIS, MO 63141  
LOC. NO. 189210287
- OWNER INFORMATION:  
CONGREGATION BNAI AMOONA  
7777 BONHOMME AVENUE SUITE 1910  
ST. LOUIS, MO 63105  
DEED BOOK 6503 PAGE 755  
DEED BOOK 8026 PAGE 1894
- AREA OF TRACT: 714,084 SQ. FT. OR 16.393 ACRES, MORE OR LESS
- RESIDENTIAL ZONING: "A" RESIDENTIAL DISTRICT (CREVE COEUR)

"A" RESIDENTIAL DISTRICT DIMENSIONAL REQUIREMENTS

FRONT YARD SETBACK: 50 FEET  
SIDE YARD SETBACK: 15 FEET  
REAR YARD SETBACK: 30 FEET  
MINIMUM SITE AREA: 1.0 ACRE  
MINIMUM LOT WIDTH: 150 FEET  
MAXIMUM LOT COVERAGE: 25%

5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0188K DATED FEBRUARY 4, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.

6. A TITLE COMMITMENT POLICY WAS NOT PROVIDED TO THD DESIGN GROUP INC., THEREFORE THIS PLOT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO ANY DEFECTS, ENCUMBRANCES, EASEMENTS OR CLAIMS OF EASEMENTS FOUND OR NOT FOUND IN THE PUBLIC RECORDS.

7. BASIS OF BEARINGS: GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, NAD' 83, EAST ZONE.

8. EASEMENTS SHOWN HEREON ARE PER PLATTED EVIDENCE AND AVAILABLE PUBLIC RECORDS. THD DESIGN GROUP INC. RECOMMENDS A CURRENT TITLE COMMITMENT POLICY BE PROVIDED TO IDENTIFY ALL EXISTING EASEMENTS THAT MAY NOT ENCUMBER THE SUBJECT PROPERTY.

9. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

10. THE SEMI PERMANENT SURVEY MONUMENTS SHOWN HEREON SHALL BE SET WITHIN ONE CALENDAR YEAR OF THE DATE OF THE RECORDING OF THIS PLAT.

11. (Hatched symbol) DENOTES LOT ADDRESSES.

LAND DESCRIPTION: (PER SURVEY)

TWO TRACTS OF LAND BEING LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING PROPERTY AS CONTAINED IN DEEDS AS RECORDED IN DEED BOOK 6503, PAGE 755 (PARCEL 2) AND DEED BOOK 8026, PAGE 1894 OF THE RECORDER'S OFFICE, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 1 OF "MASON LANE", AS RECORDED IN PLAT BOOK 302, PAGE 79 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MASON ROAD (VARIABLE WIDTH-PUBLIC RIGHT-OF-WAY), AS WIDENED PER SAID PLAT, FROM WHICH A FOUND IRON PIPE BEARS SOUTH 55 DEGREES 16 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 0.14 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2 OF SAID "MASON LANE", A DISTANCE OF 448.76 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS NORTH 68 DEGREES 01 MINUTES 23 SECONDS WEST A DISTANCE OF 0.49' SAID POINT ALSO BEING ON THE WEST LINE OF LOT 5 OF PINEHURST ESTATES PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 62 OF SAID ST. LOUIS COUNTY RECORDS;

THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF LOT 2 OF SAID "MASON LANE", A DISTANCE OF 50.00 FEET TO A SET IRON ROD WITH CAP AT THE SOUTHWEST CORNER OF LOT 5 OF SAID "PINEHURST ESTATES";

THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LOTS 5 AND 6 OF SAID "PINEHURST ESTATES", A DISTANCE OF 286.20 FEET TO A SET IRON ROD WITH CAP AT THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF SOLOMON SCHECHTER DAY SCHOOL OF ST. LOUIS, AS RECORDED IN DEED BOOK 6503, PAGE 755 (PARCEL 1) OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTH 01 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID SOLOMON SCHECHTER DAY SCHOOL OF ST. LOUIS TRACT (PARCEL 1), A DISTANCE OF 869.56 FEET TO A SET IRON ROD WITH CAP AT THE SOUTHWEST CORNER OF SAID TRACT SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF FRANK ESTATES AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 326 PAGE 97 IN ST. LOUIS COUNTY RECORDS;

THENCE SOUTH 86 DEGREES 54 MINUTES 55 SECONDS WEST, ALONG THE NORTHERLY LINE OF LOT 4 OF FRANK ESTATES AND LOT A OF "CONWAY GREEN AT MASON PLAT 1", AS RECORDED IN PLAT BOOK 326, PAGE 97 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A DISTANCE OF 349.83 FEET TO A SET IRON ROD WITH CAP;

THENCE SOUTH 03 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT A OF SAID "CONWAY GREEN AT MASON PLAT 1", A DISTANCE OF 135.00 FEET TO A FOUND IRON PIPE;

THENCE CONTINUING ALONG SAID NORTHERN LINE SOUTH 86 DEGREES 42 MINUTES 30 SECONDS WEST, A DISTANCE OF 363.50 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT A, AND BEING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF MASON ROAD (VARIABLE WIDTH-PUBLIC RIGHT-OF-WAY);

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 03 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 395.00 FEET TO A FOUND IRON PIPE;

NORTH 86 DEGREES 55 MINUTES 28 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS NORTH 83 DEGREES 01 MINUTES 14 SECONDS WEST 0.23 FEET;

THENCE NORTH 03 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 707.76 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 714,084 SQUARE FEET OR 16.393 ACRES, MORE OR LESS, AS SURVEYED AND CALCULATED BY THD DESIGN GROUP, INC. DURING NOVEMBER 2023.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF CONGREGATION BNAI AMOONA, WE HAVE DURING THE MONTH OF NOVEMBER, 2023, EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF AUGUST, 2024, PREPARED A RECORD PLAT ON TWO TRACTS OF LAND BEING PART OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, THE RESULTS OF WHICH ARE SHOWN HEREON. ALL SURVEY MONUMENTATION WILL BE SET AS SHOWN ON THIS PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2 CSR 90-60.010 TO 60.070) AND MEETS THE REQUIREMENTS OF AN URBAN SURVEY. THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS.

BRIAN J. FISCHER  
PROFESSIONAL LAND SURVEYOR, LICENSE NO. MO-002584

THD DESIGN GROUP, INC.  
"your solution for engineering and surveying"

A RECORD PLAT FOR  
**BACON ESTATES**  
TWO TRACTS OF LAND LOCATED IN  
SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST,  
AND AS RECORDED IN D.B. 6503, PG. 755,  
& D.B. 8026, PG. 1894,  
CITY OF CREVE COEUR,  
ST. LOUIS COUNTY, MISSOURI

Date: Sep 06, 2024  
Brian J. Fischer  
License No. LS-002584  
Professional Land Surveyor

PROJECT NUMBER: 23-1573

DATE: 09/06/2024

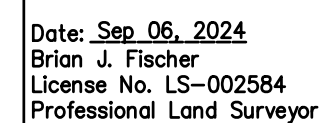
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1 OF 2





A RECORD PLAT FOR  
**BACON ESTATES**  
TWO TRACTS OF LAND LOCATED IN  
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