



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 21, 2024
6:00 PM

CALL TO ORDER

ROLL CALL

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

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 16, 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

- 1. Public Hearing. Application #24-023: A New Conditional Use Permit with Associated Site Development Plan for the 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 a



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 21, 2024
6:00 PM

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. On September 16, 2024 the Planning and Zoning Commission held a public hearing on this item and the item was continued until the October 21, 2024 meeting in order to address concerns raised by the neighbors and to address Staff comments. Revised plans have been submitted.

NEW BUSINESS

1. Public Hearing. Application #24-025: Conditional Use Permit for A Women’s Healthcare Clinic Located at 227 North Lindbergh Boulevard

Alan Singer, of Tele-Gram, LLC, has submitted an application for a new conditional use permit to allow for a women’s healthcare clinic specializing in breast health at 227 N. Lindbergh Boulevard. No exterior changes are proposed and the hours of operation will be from 8:00 AM to 5:00 PM Monday-Friday. The property is in the “GC” General Commercial zoning district. This use is classified as Diagnostic Imaging Centers (NAICS 621512) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. Public Hearing. Application #24-026: Text Amendment to Amend Section 405.460.B of the Zoning Code and Section 355.150 of the City’s Code of Ordinances Pertaining to Accessory Parking of Commercial Vehicles

Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to consolidate into one section and remove duplicative and conflicting requirements for accessory parking of commercial vehicles as found in Sections 405.460.B and 355.150 of the City’s code of ordinances. The regulations require commercial vehicles or major recreational equipment that are parked or stored overnight to be located in a garage, carport, or rear yard that is screened from view. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission.



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 21, 2024
6:00 PM

3. Public Hearing. Application #24-027: A Conditional Use Permit for A Bubble Tea Shop, Teasday, Located at 12812 Olive Boulevard

Pan Gao has submitted an application for a new conditional use permit to allow for a bubble tea location, Teasday, at 12812 Olive Boulevard within Bellerive Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM 7 days a week. The previous use at this location was an Edward Jones and it did not require a conditional use permit. The property is in the "GC" General Commercial zoning district. This use is classified as a Snack and Non-Alcoholic Beverage Bar (NAICS 722515) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission

4. Public Hearing. Application #24-028: Text Amendment to the Zoning Ordinance to Amend Section 405.210, Table "A", to Allow NAICS 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use Within the "PO"-Planned Office Zoning Districts.

David F. Neiers, of Sandberg, Phoenix, & von Gontard PC, on behalf of Syed Junaid MD, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table "A" to allow 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use in the "PO"-Planned Office Zoning District. This use is allowed as a Conditional Use in the "GC" and "CB" districts, and a Permitted Use in the "PH" zoning district. The applicant plans to seek approval of a Conditional Use permit for their clinical trials business to be located at 777 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA

PENDING APPLICATIONS

DEPARTMENT REPORTS

East Bayer Campus Comprehensive Plan Update

ADJOURNMENT



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 21, 2024
6:00 PM

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

Posted by: _____

Date/Time posted: _____

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



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

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, September 16, 2024, at 6:00 p.m.

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Murial 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

Ms. LaBonte: I want to extend the greatest appreciation to Murial Hall for 9 years of service to the City of Creve Coeur on the Planning & Zoning Committee. She was given flowers and a card and excused from needing to attend the rest of the meeting.
Ms. Hall: Thank you. It's been a pleasure.

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: O'Brien SECONDER: Potashnick AYES: LaBonte, Wang, Buelter, O'Brien, Potashnick, Richter

The vote on the motion being 6 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

RESULT: APPROVED MOVER: Potashnick



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

SECONDER: Buelter AYES: 6 by acclimation NAYS: None
--

The vote on the motion being 6 ayes and 0 nays, motion carried.

**1. September 3, 2024 Planning and Zoning Commission Draft Meeting
Minutes**

PUBLIC COMMENT

None.

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**

Those wishing to speak were sworn.

Mr. George Stock of Stock & Associates Consulting Engineers gave a presentation about the Elks Lodge expansion proposal. They want to modify the site coverage to be just below 29% with a building addition of 1,947 square feet and additional parking. Outdoor seating, pavilion covered patio and uncovered seating are part of the plan. A six-foot sight-proof fence is proposed for part of the property on the west side where requested by the neighboring homeowners. Twenty parking spaces will be added. It's been almost 60 years since anything has been done to the building. The addition is one story tall and will make the front of the building have a Prairie architecture style with stucco facing. New shrubs will be planted along part of the parking lot to mute headlights from cars.

Ms. O'Brien: Are there any changes in the lighting or the level of sound so it does not affect the subdivision?

Mr. Stock: No changes.

Mr. Buelter: What from the old building was grandfathered into the plan?

Mr. Stock: I think staff should answer that question.



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

Ms. Moore gave the City's presentation. The building has been in existence since the 1960's and it was incorporated into the City in the 1990's. It was allowed to previously operate as if it had a Conditional Use Permit (CUP) because it was operating before being incorporated into the City. The parking lot goes up to the property line, it is grandfathered in, and that part won't change. Hours of operation:

Outdoors: Monday - Friday 8:00 a.m. - 11:00 p.m., Saturday 8:00 a.m.-midnight and Sunday 9:00 a.m.-11:00 p.m.

Indoors: Monday - Saturday 6:30 a.m. - 1:30 a.m. and Sunday 9:00 a.m.-midnight

The existing property is at 26.6% site coverage, and it is being updated to 28.9% which is within the allowed 40% institutional use within residential districts. Twenty new parking spaces will be added, bringing the total to 154 spots. The patio will be closer to neighboring residences to the west. The proposed building addition will not be closer to the residences. Trash dumpster area will be enclosed with the same material as is proposed for the fence.

The existing building sits 400 feet back from Ladue Road. Stucco material will be on the expansion and that does not match the existing red brick building. The fence will be 6 feet tall and along the west side residences. Staff is suggesting additional landscaping along the new parking spaces to block headlight glare.

Mr. Buelter: Is there additional landscaping proposed for the west side of the existing parking lot? Are sprinklers required for the landscaping?

Ms. Moore: That information was not provided. It should be provided with the final landscaping plan.

Mr. Jaggi: We have some comments about the exact location of the fence. It's a little bit of a question as to where that fence needs to go. Does it need to be extended some?

Ms. LaBonte: What's the distance from the new outdoor patio and the property line?

Ms. Moore: Current is 53 feet.

Mr. Stock: It is about 30 feet.

Mr. Tom Cummings, Elks member: The pony wall will follow the existing line of the edge of the grass. We will be building a patio on the existing lawn to the west of the entrance.

Mr. Buelter: Will there be external speakers on this patio?

Mr. Cummings: There are some pointing the opposite direction and there will probably be some TVs out there.

Mr. Potashnick: I have lots of questions, but I'd like to wait until we hear from the subdivision people.



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

Public Comment:

Michael Schnettler: representing the Elks, in support

Ken Kleban of 136 Ladue Grove Lane: There are four residences in the subdivision, and he is a trustee of the subdivision. Overall, we are in favor of most of this plan.

There are some things that have not been adequately addressed, contrary to what has previously been said. We would like the fence to extend the entire length of the property line on the west side. Dr. Kayemb has light coming into his bedroom and we have it coming into our screened-in porch. The residents want the fence to go all the way to the ground. There hasn't been a mutual agreement with the neighbors about the fence style and the landscaping. The outdoor patio will have a lot of people and noise on it. Any TV there need to face the building, not the neighbors, and the same with any speakers. And the lighting needs to be brought into code compliance. I am glad to hear the dumpster will be enclosed. We want more protection from light and sound. In large part that goes to what they agreed to do in 2018 when that plan was dropped.

Mr. Jaggi: There was a different design in 2018, and this is a brand new plan, a totally different design. The 2018 plan was ultimately withdrawn by the applicant after Planning and Zoning Commission consideration. The non-conforming area of the site is the parking area, and they want to screen that area. The applicants are proposing providing screening of the parking.

Ms. LaBonte: Do we know why the plan was pulled?

Mr. Jaggi: The Elks could tell you that directly however, I believe it was financially related, just lack of funds at the time.

Dr. Tsishwaka Kayemb: Nothing to add.

Ms. LaBonte: Mr. Kleban had spoken for him.

Mr. James Lillenberg: Nothing to add

Ms. LaBonte: It seems there still may be some work to do with the neighbors to align before moving forward.

Mr. Jaggi: Maybe the applicants can speak to some of the issues raised by the residents.

Mr. Michael Schnettler of 12523 Trammell Court: He has been an Elks member for 9 years and City resident since 1991. He is a trustee of the Elks Club. We distributed handbills in May to invite neighbors to come discuss the plan. Just two people showed up. We worked with those neighbors and expanded the fence to the south. They liked the idea of keeping some of the natural vegetation. We will fill in with boxwood bushes. Trees will impinge along the fence if it goes further north or south. We had conversations about colors and fence designs with the two adjacent neighbors since they are the primary focus.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2024**

6:00 PM

Ms. O'Brien: Would you be open to having another discussion with the subdivision trustees?

Mr. Schnettler: Yes, we can talk with him. The lights are angled to the north and west along the property and keep the light out of the neighbors' yards.

Mr. Buelter: Do you have a critical timeline? Do you have a schedule you are looking to keep here?

Mr. Schnettler: We are a not-for-profit organization, and we have pledges from our members. We have limited resources. We have increased our budget for the fences.

Mr. Buelter: Can we table this and bring it up as old business at the next meeting? Give them two weeks to sort it out.

Mr. Jaggi: Yes..

Ms. LaBonte: The one question I have around the patio is did you explore flipping the parking and the patio, so it is more in the front?

Mr. Cummings: We were going with a plan that didn't impact the overall design as much.

Ms. O'Brien: As I understand there are about 4 feet along the edge of the parking lot and trees?

Mr. Jaggi: There are some trees and utility lines. Bethany and I went on site. There are some areas where you can work that fence in. Some underbrush would need to be removed to fit the fence in that area. The fence could be extended and there are some large trees they will probably want to keep.

Ms. O'Brien: Could the cars park so they back into the spots? At least when it's later the lights won't be shining there?

Mr. Jaggi: You can, but it's not enforceable. We could try with signs. Overall, I recommend we stay clear of that because it's hard to enforce.

Mr. Stock: The far north area is the dumpster. We are trying to mitigate existing conditions. The improvements are focused where the fence is.

Mr. Potashnick: How many square feet on the patio approximately?

Mr. Stock: 800 square feet on the west patio and 850 feet covered. 1,650 square feet total.

Mr. Potashnick: Do the residents have a specific suggestion?

Mr. Kleban: It is suggested to not have a patio at all. He spoke about the past plan from 2018.

Ms. LaBonte: It could go to that line to conform to our guidelines.

Mr. Jaggi: This makes it a little peculiar because of the non-conforming situation. They have tried to mitigate this and add a pony wall that's 4 feet tall, so people will mostly be screened when they are seated on the patio. It would be about 500 feet that would be removed if the patio was re-designed.

Mr. Potashnick: How many feet of the patio would that eliminate?

Mr. Cummings: What people seem to be missing is that the area is not a verdant pasture. It's a parking lot so it is already being used. It is arguable that it is already



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

more impactful to the neighbors.

Ms. LaBonte: I guess I'll disagree with that maybe because what I heard today is that is a grassy area. People aren't congregating there.

Mr. Potashnick: In the past we have limited the speaker system to no more than the existing level of decibels. If we put that in our conditions and we could probably put a sentence in about directing the speakers to give the residents privacy. I'd like to include a requirement for irrigation subject to staff approval for the new shrubs. I think we need to do more homework here. Is this fence going to be high enough to be a noise buffer?

Mr. Stock: Fences provide limited sound attenuation. They mainly provide privacy, not light and sound mitigation.

Mr. Potashnick: Is 5 or 6 feet tall acceptable to the staff?

Mr. Jaggi: Yes 6 feet tall. I agree with Mr. Stock that 6 feet would be the right height.

Mr. Potashnick: Can you do some shuttle diplomacy and meet with the neighbors about the landscaping and the quality of the fence material? We're not the color selection committee.

Mr. Stock: Yes.

Ms. Richter: You told me your Lodge has been there since the 1960's. Was the parking always there along the property line?

Mr. Stock: Yes.

Ms. Richter: Were the houses there before the Lodge was built? The houses came after you all?

Mr. Stock: Yes.

Ms. Richter: So, the lights have always been a problem for the neighbors?

Mr. Stock: Yes.

Mr. Potashnick: Maybe in the shuttle diplomacy list you toss on the lighting to get the residents better educated?

Mr. Schnettler: We rent the five large overhead lights from Ameren.

Ms. Moore: There is a condition of approval to address the lighting.

Mr. Lillenberg: Marjorie, you had a great question. We moved here in 1992. In the late 90's, the Elks Club almost went out of business. They were full during the swim season. Occasionally they would be full on a Friday or Saturday night. Since then, their activity has mushroomed. They rent out the space for activities. It's not like it was when we first moved there so our concerns about noise are a lot more than they were before.

Mr. Potashnick: Can we be authorized? I would like to visit the Elks property to walk the area where the fence would be.

Mr. Jaggi: If you want to drive by and walk it yourself, I don't think the Elks would have any problem with that. The Elks can speak to that themselves.

Ms. LaBonte: So, do we just pause the public hearing for today?

Mr. Jaggi: We are canceling the October 7 meeting. This matter will come before the committee on October 21. It actually allows more time since the October 7 meeting is canceled.



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

Motion to continue the hearing to October 21, 2024 was unanimously approved.

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

Ms. O'Brien recused herself, left the dais and sat in the audience.

Mr. Hershey Feldstein gave the presentation on behalf of B'Nai Amoona. He is a trustee of the synagogue. They are not improving this property. They plan to sell 3.6 acres in the southwest corner of their property. There is space for three residences on the parcel. An upside to the City is that the parcel will become taxable by Creve Coeur, but now it is not taxed since the congregation is a non-profit 501(c)3 organization.

Mr. Buelter: Will these lots be for sale by owner or listed by a realtor?

Mr. Feldstein: I know someone who has done some work selling property in Maplewood. We will see. If we can avoid the commission, more power to us.

Ms. Moore gave the City's presentation. Each lot will be 1.2 acres. There is a 40 foot easement to buffer them from an adjacent church. It meets all the requirements for a final plat so the next step would be to record it with St. Louis County after approval.

Mr. Young Song of 16137 Walden Pond Lane: He is a member of the Korean church next to B'Nai Amoona. Part of the land the synagogue wants to sell looks like it is our property from the plans Mr. Feldstein showed today.

Ms. LaBonte: How do we validate that, Jason?

Mr. Jaggi: We do have the survey from THD.

Mr. Gabe DuBois: When we did the boundary survey, we matched it to the county records. Possibly there was a survey done when they bought the church property. A title company can run a chain of title to match with the county records. I cannot give a definitive answer as to why a document might reflect difference ownership than shown by their survey.

Mr. Sung Kim of 12939 Conway Road: He is the retired pastor of the Holy Mountain Assembly of God Church and a Creve Coeur resident since 1971. He served 33 years. Last year, the synagogue tried to buy part of the property from the Church and they didn't want to sell.

Mr. DuBois: I am willing to look at the Church's plat map and make sure there isn't any conflict with the land ownership. The survey has been signed by a registered land surveyor. Prior to this being recorded with the county, I would be happy to do due diligence and review what you have.

Mr. Lumley: This will need to go to two meetings before the City Council, so there will be time to review.

Mr. Feldstein: It was suggested that I make a clarification about our initial intent to go



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 2024**

6:00 PM

south to the temple's property. That was an initial proposal, but when we realized that was not going to work, we abandoned that proposal and went north.

RESULT: APPROVED (UNANIMOUS)
MOVER: Potashnick
SECONDER: Wang
AYES: LaBonte, Wang, Buelter, Potashnick, Richter

The vote on the motion being 5 ayes, motion carried.

Ms. O'Brien returned to the dais.

WORK AGENDA

Mr. Jaggi: Ms. Linda Rezny requested that her email letter regarding East Olive be distributed to the Commission tonight. We got that late this afternoon. It's for your information.

PENDING APPLICATIONS

Ms. Moore: No additional pending applications, but two may be submitted by the deadline this Friday.

Ms. LaBonte: When are we going to bring forth the accessory building matter? I felt we were close after the City Council work session.

Mr. Jaggi: We can bring that forward.

Ms. LaBonte: On appearance and size.

DEPARTMENT REPORTS

Mr. Jaggi: Next meeting is October 21. There is a prospective new member to be appointed by the City Council next week.

Ms. LaBonte: I think he has a good background in planning and zoning, work with agencies, legal background. He is excited to get involved in the City. He works in the St. Charles County Counselor's Office. He has a smaller child and has been enjoying our new amenities.

ADJOURNMENT

Meeting adjourned at 7:31 p.m.

Submitted by:

Recording Secretary

Chair



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#24-023: 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, October 21, 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 September 16, 2024 the Planning and Zoning Commission held a public hearing on this item and the item was continued until the October 21, 2024 meeting in order to address concerns raised by the neighbors and to address Staff comments. Revised plans have been submitted.

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

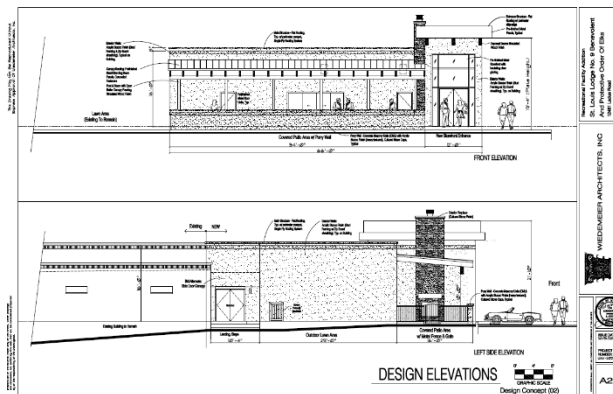
- Civic Place Type
- Design Guidelines

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: 10/17/24

ATTACHMENTS: Applicant's revised materials submitted October 16, 2024; Draft Ordinance

REVISIONS SINCE SEPTEMBER 16TH PLANNING AND ZONING COMMISSION

This application was continued from the September 16th Planning and Zoning Commission meeting in order for the applicant to address concerns raised by the Commission and the residents of Ladue Grove subdivision. The applicant has made changes to the application including extending the solid, 6 foot tall, vinyl fence the entire length of the parking stalls on the western property line shared with the residences of the Ladue Grove subdivision, eliminating the patio area extending past the western portion of the building and extending into the 50-foot buffer yard, and a landscaping plan showing the location and types of new landscaping proposed.

The changes submitted are discussed in detail below.

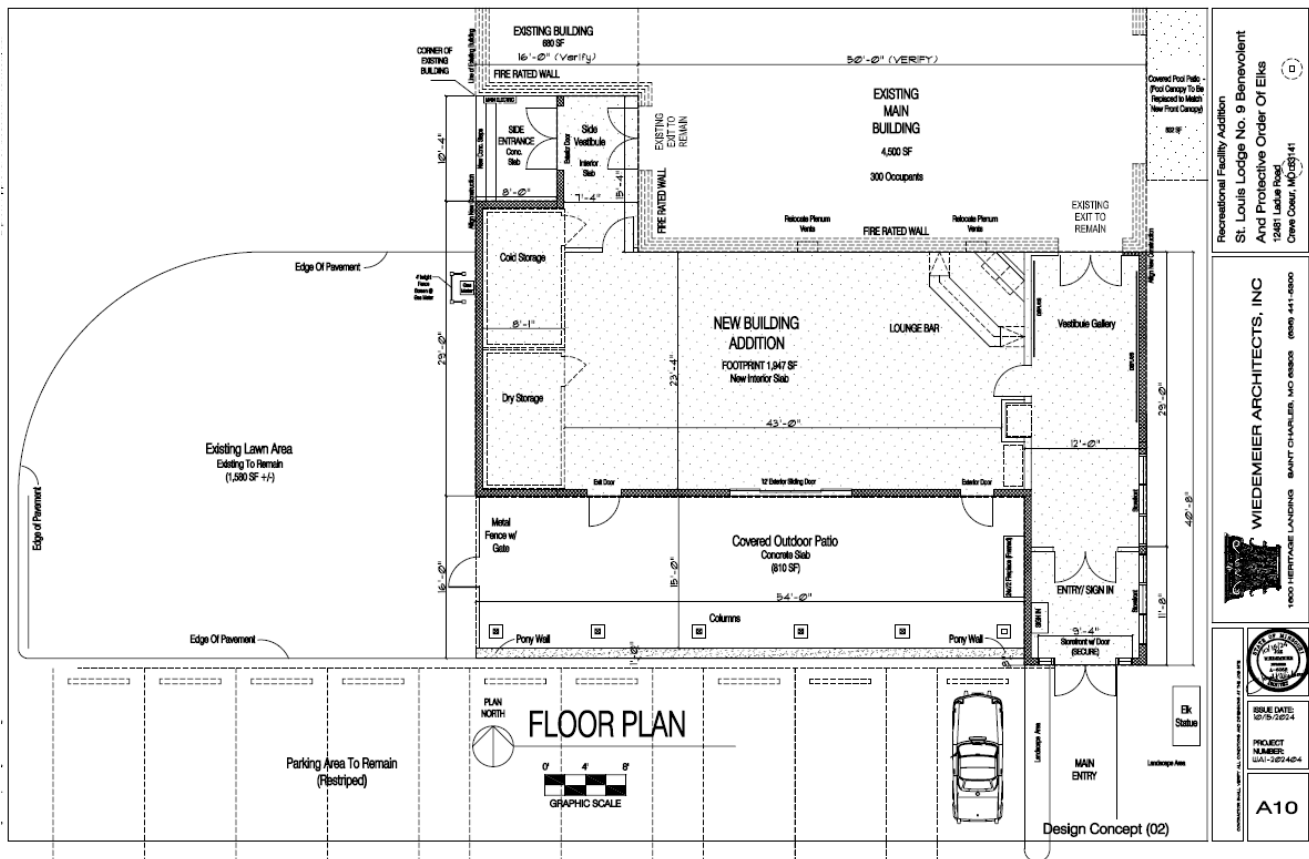


Figure 1: Proposed Floor Plan.

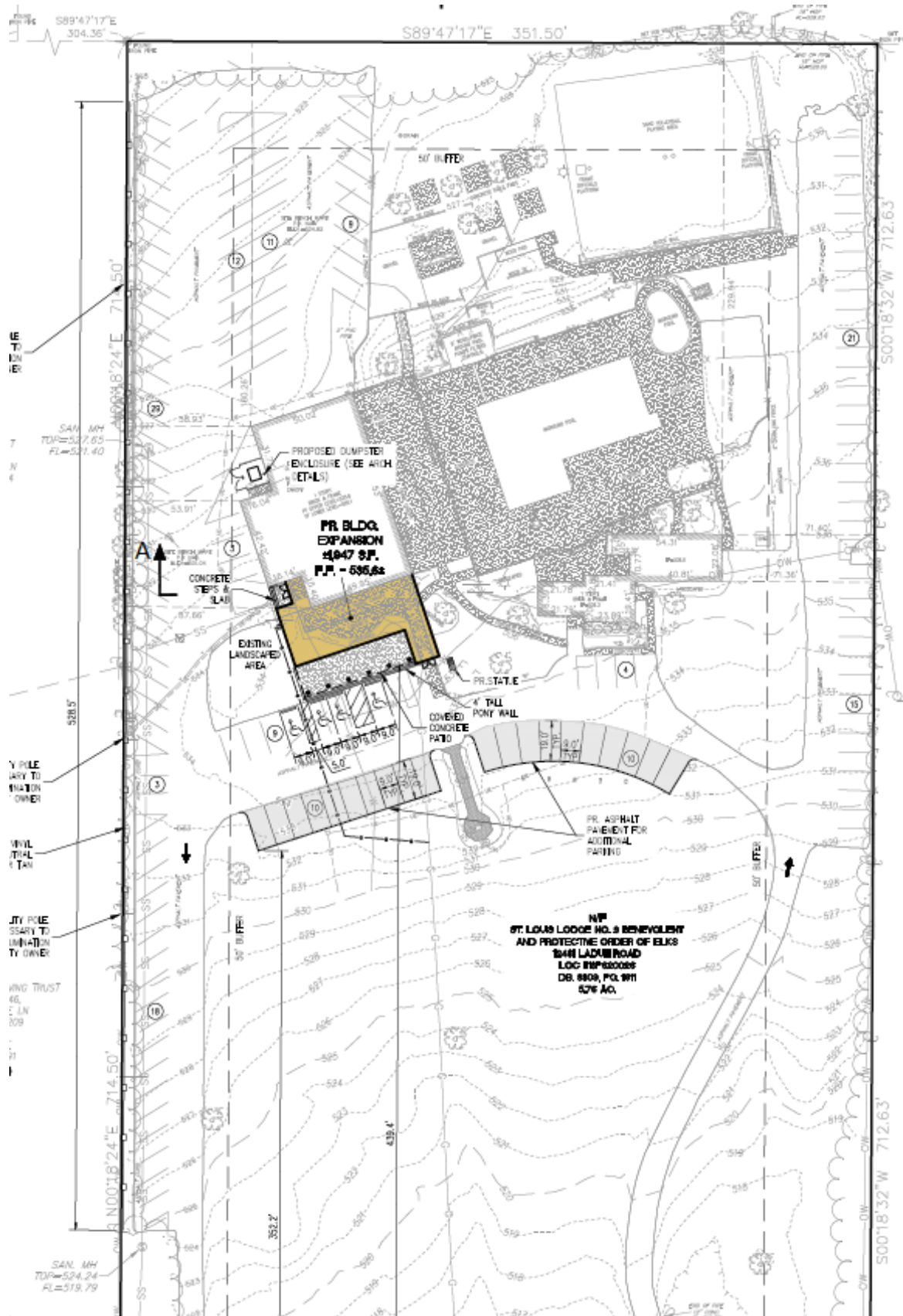


Figure 2: Proposed Site Development Plan.

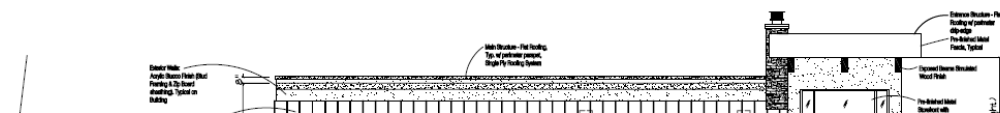


Figure 3: Proposed Addition Elevations.



Figure 4: Rendering of New Addition.

Fence

The Applicants have extended the 6-foot-tall sight-proof vinyl fence to a total of 585.5 feet to buffer the residences and provide headlight screening for the entirety of the parking lot. The fence will be khaki in color to blend in with the surrounding foliage. No additional landscaping is planned around the fence due to the limited space available between the parking lot and the property line; however, the Elks plan on saving as much as the existing foliage as possible. This revision to extend the fence addresses the requests from the residents and the Commission.



Figure 5: Fence Detail per Plans.

Landscaping:

The Applicants are relying on the combination of the existing vegetation and the new fencing 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 due to the existing parking lot. New landscaping is proposed along the entry sidewalk in front of the building but no plant types are provided. 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. The landscaping buffer in front of the new parking spaces to reduce headlight glare is shown to include Burning Bush and boxwoods. Burning Bush is considered an invasive species and will need to be replaced with additional plant material. Staff has added a condition of approval that a final landscaping plan be provided for staff approval.

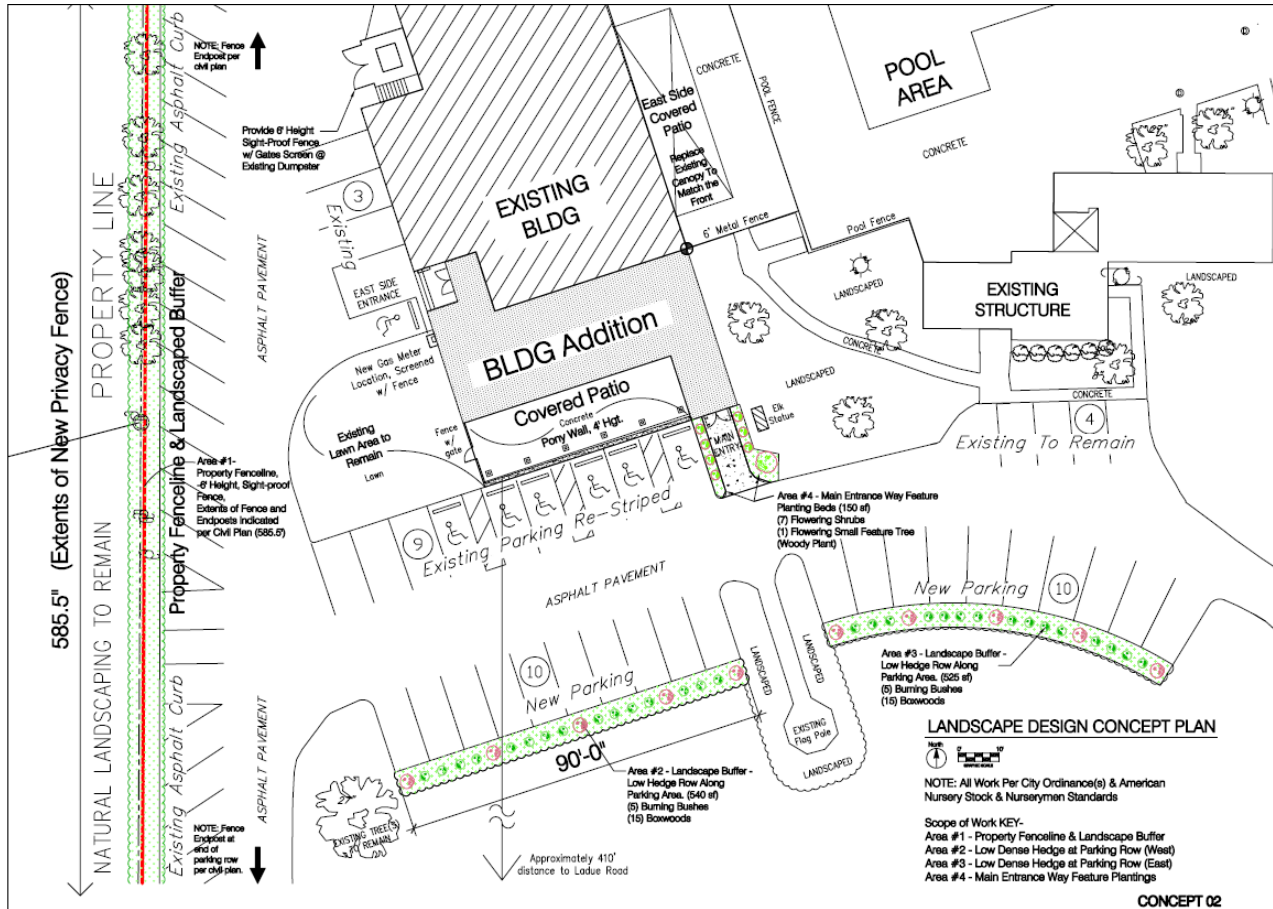


Figure 6: Landscaping Detail with Fence Location in Red.

Miscellaneous:

Revised elevations and renderings have been submitted to reflect the removal of the outside patio to the west of the addition. Staff is not aware of any additional changes to the elevations since the last meeting. In addition, the plans continue to show all existing lighting will be shielded to reduce glare onto adjacent properties.

CONCLUSION

Staff believes that the changes to the proposal including extending the fence along the western property line, removing the large patio area west of the building, and providing a landscaping plan address the concerns from the previous meeting

RECOMMENDATION

Based on the above analysis, the revised request for a new conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance as close as a such a project can while the acknowledging that there are pre-existing conditions from when the property was originally developed. The revised plans appear to address all prior concerns with respect to compatibility with the adjacent residential uses. In addition, conditions on the operational aspects of the use of the site have been included with this conditional use permit review, which will further address the compatibility concerns raised when this project was first proposed in 2018 and that were discussed at the last meeting. The following conditions of approval are proposed by staff to establish a new conditional use permit for the property which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a Civic and Social Organization (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 Department of Public Works for review, as required by Chapter 420 of the Land Disturbance Code. The Grading Plans shall be in substantial conformance with the "Site Development Plan," received October 16, 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 October 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 remove the invasive Burning Bush as new landscaping. 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 to match the new fence on the western property line.
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 shall occur past 9 PM, 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 not included with this submittal 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 October 16, 2024” (conditions may be added, eliminated, or modified by preceding motion).

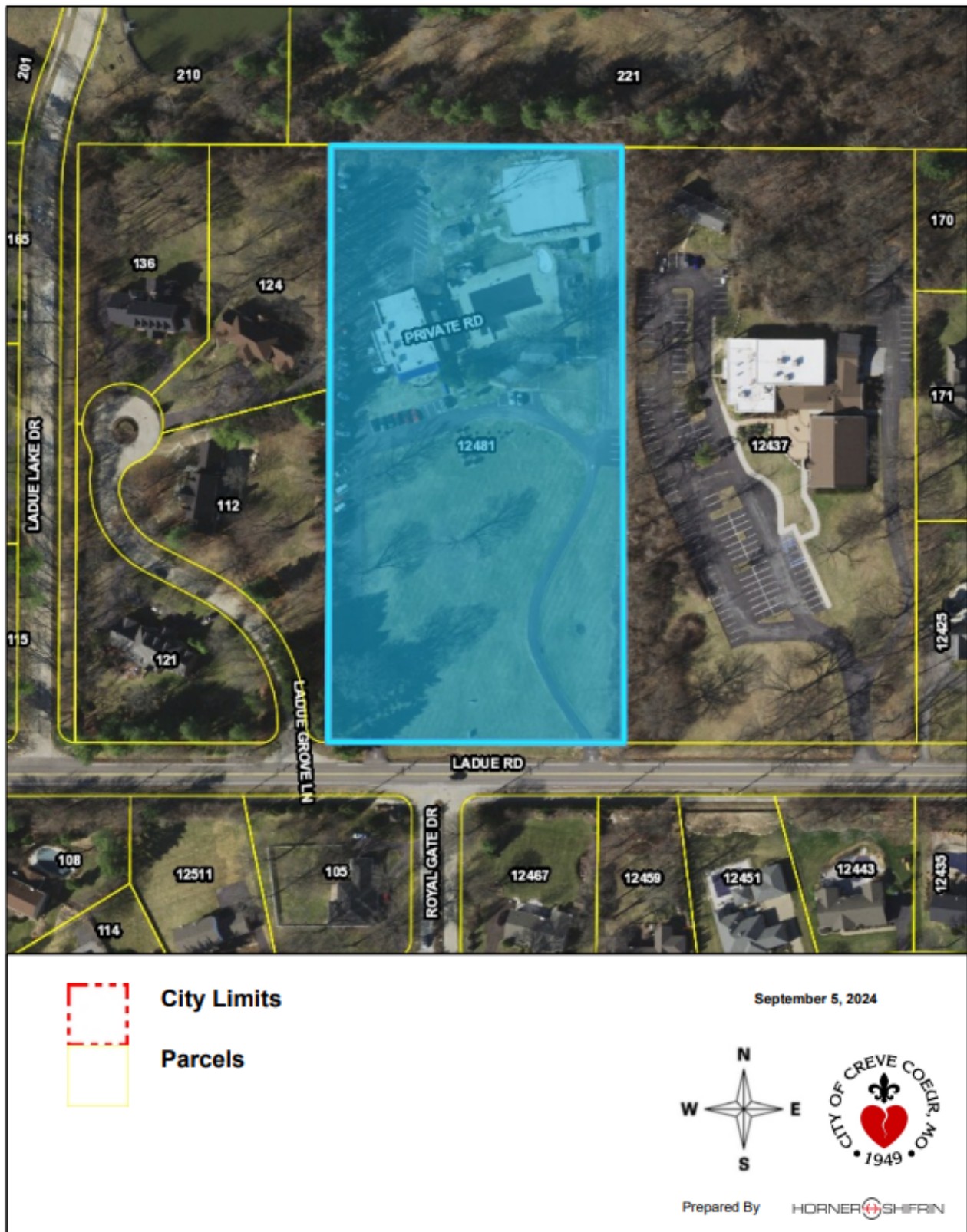
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Aerial Photo



APPENDIX 4: SITE PHOTOGRAPHS



Description:
Existing foliage
along west property
line.



Description:
Existing Elks
Lodge building.

	Description: Proposed location of new parking stall.
	Description: Proposed addition location.

**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 and Monday, October 21, 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, October 21, 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 Organization (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 Department of Public Works for review, as required by Chapter 420 of the Land Disturbance Code. The Grading Plans shall be in substantial

conformance with the "Site Development Plan," received October 16, 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 October 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 remove the invasive Burning Bush as new landscaping. 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 to match the new fence on the western property line.
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 shall occur past 9 PM, 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 not included with this submittal 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

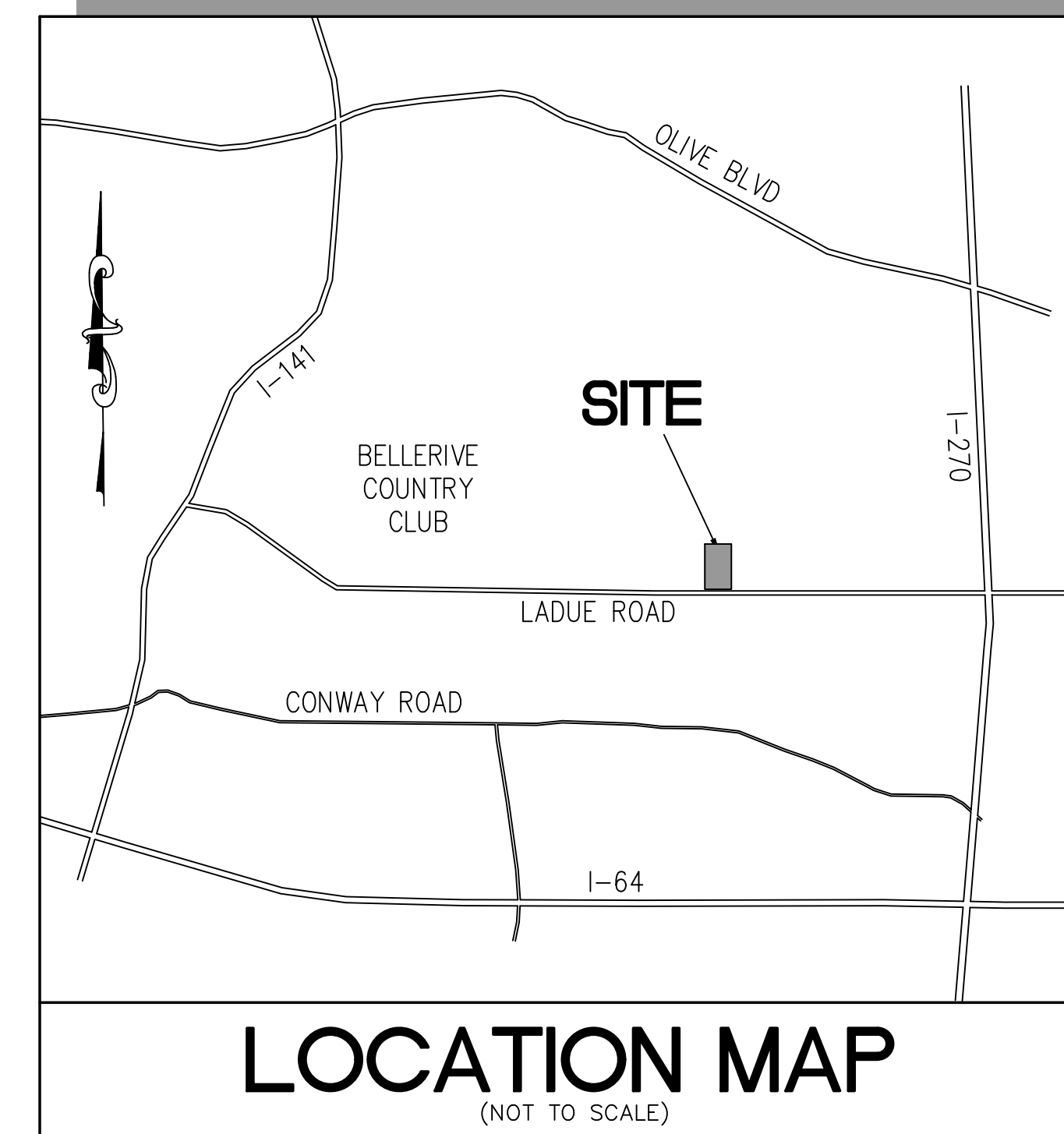
St. Louis Elks Lodge No.9 Resubmission Adjustments

The St. Louis Elks Lodge No. 9, a Benevolent and Protective Order of Elks, is a not-for-profit organization that strives to support the Creve Coeur Community since 1966. The Elks have met with the neighbors to the west in Ladue Grove Subdivision to understand how the Elks Lodge can help them enjoy the use of their property while allowing the Elks to use its property to further its goals of supporting veterans, youth activities, scholarships, and community services. To that end, St. Louis Elks Lodge No. 9 feels the following adjustments that will be made to the requests of the Ladue Grove neighborhood will accomplish the needs of both the neighborhood and the Elks.

Ladue Grove Requests	Adjustments	Agreements
Reduce light infiltration from parking lot lighting	Ameren will change light fixtures to shielded units	Ladue Grove Neighbors on 9/30/24
Reduce light infiltration from parked cars	Install 585.5 lf of 6' high sight proof vinyl fencing in a khaki color along entire west parking stalls	Ladue Grove Neighbors on 9/30/24 and CC Planning & Zoning Recommendation on 9/16/24
Concern with noise of new west patio	Eliminate west outside patio closing end of outside covered patio with fence/gate	Ladue Grove Neighbors on 9/30/24
Modify parking direction in north lot to redirect car lights	Not feasible for the lodge operation	None

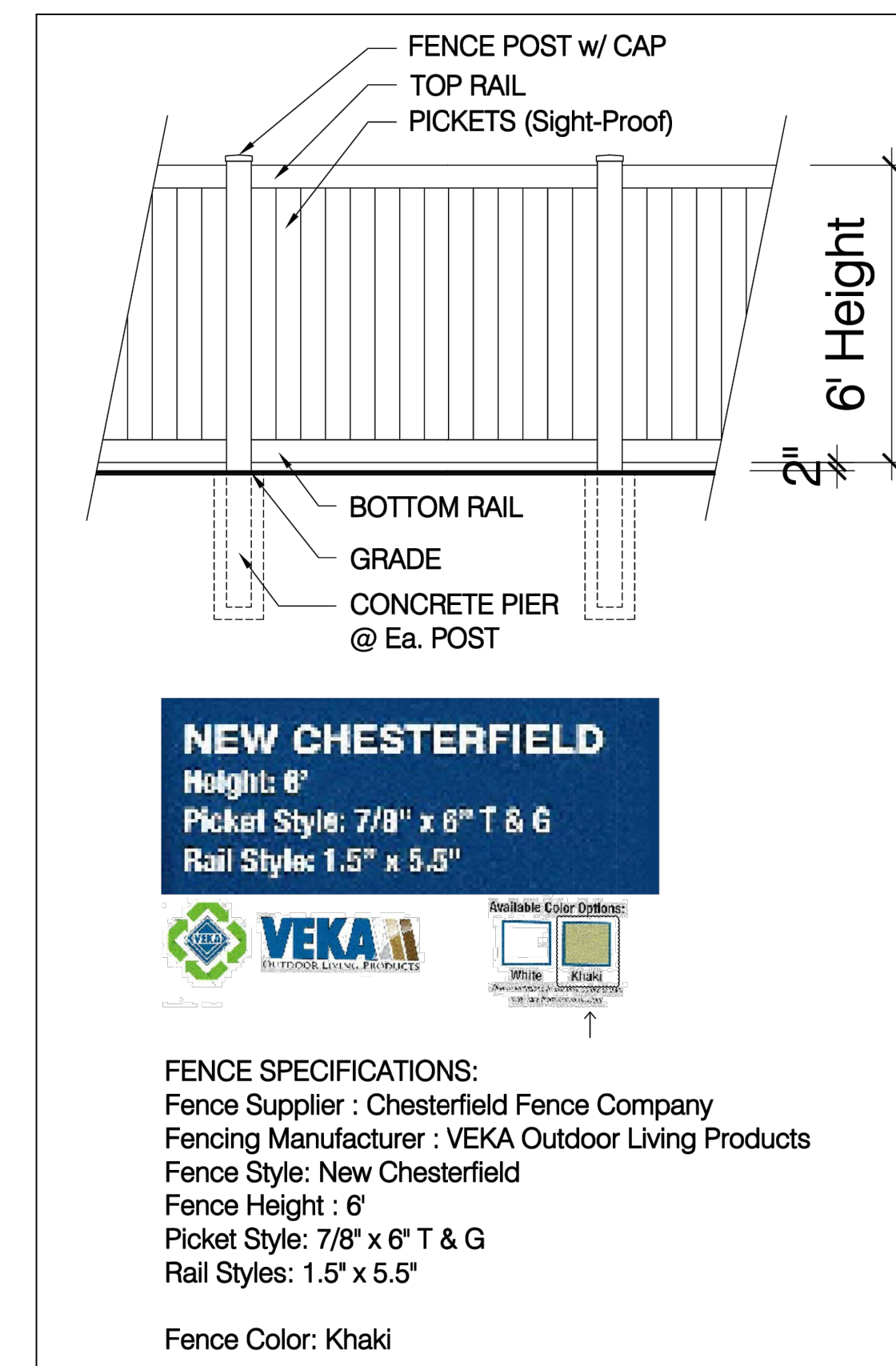
SITE DEVELOPMENT PLAN FOR ELKS LODGE #9 - EXPANSION PROJECT 12481 LADUE ROAD, CREVE COEUR, MO 63141

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 AND PROTECTIVE ORDER OF ELKS 12481 LADUE ROAD 63141 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.) + (9,141 SQ. FT. / 100 SQ. FT.) = 121 SPACES
EXISTING PARKING =	135 SPACES (INCLUDING 2 TOTAL ADA SPACES)
PROPOSED PARKING =	154 SPACES (INCLUDING 6 TOTAL ADA SPACES)
TOTAL REQUIRED =	121 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:

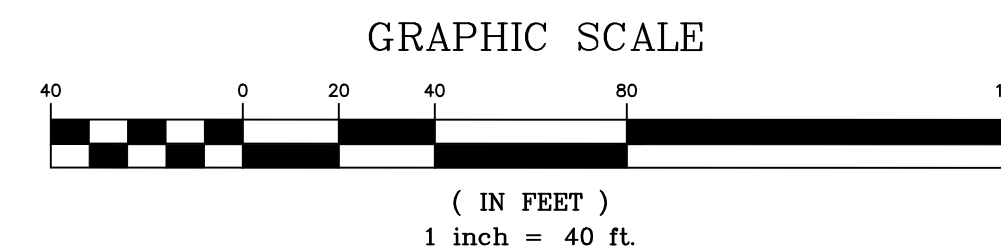
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "LADUE GROVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 278, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID "LADUE GROVE", NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST 714.50 FEET TO A POINT ON THE SOUTH 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

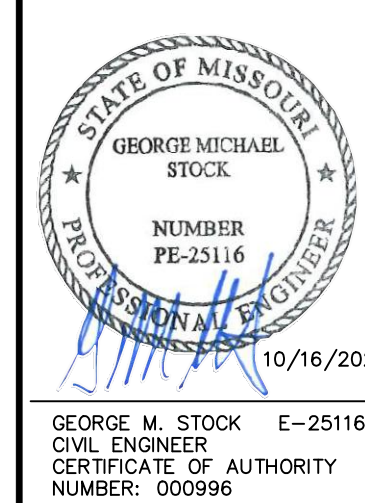
OWNER INFORMATION:
ST. LOUIS NO. 9 BENEVOLENT AND PROTECTIVE ORDER OF ELKS
12481 LADUE ROAD
ST. LOUIS MO 63141
ATTENTION: MR. TOM CUMMINGS
PHONE: (314) 287-3110



ELK'S LODGE #9 - EXPANSION PROJECT

SITE DEVELOPMENT PLAN FOR:

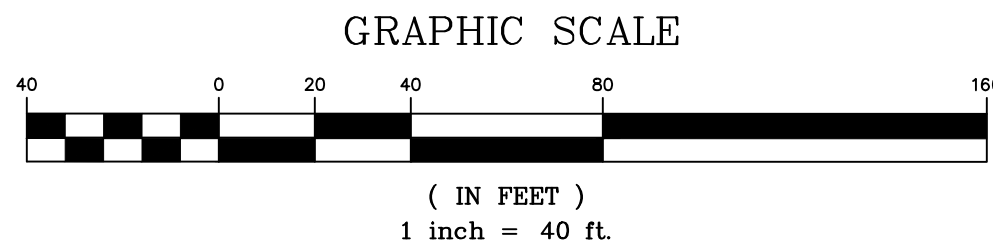
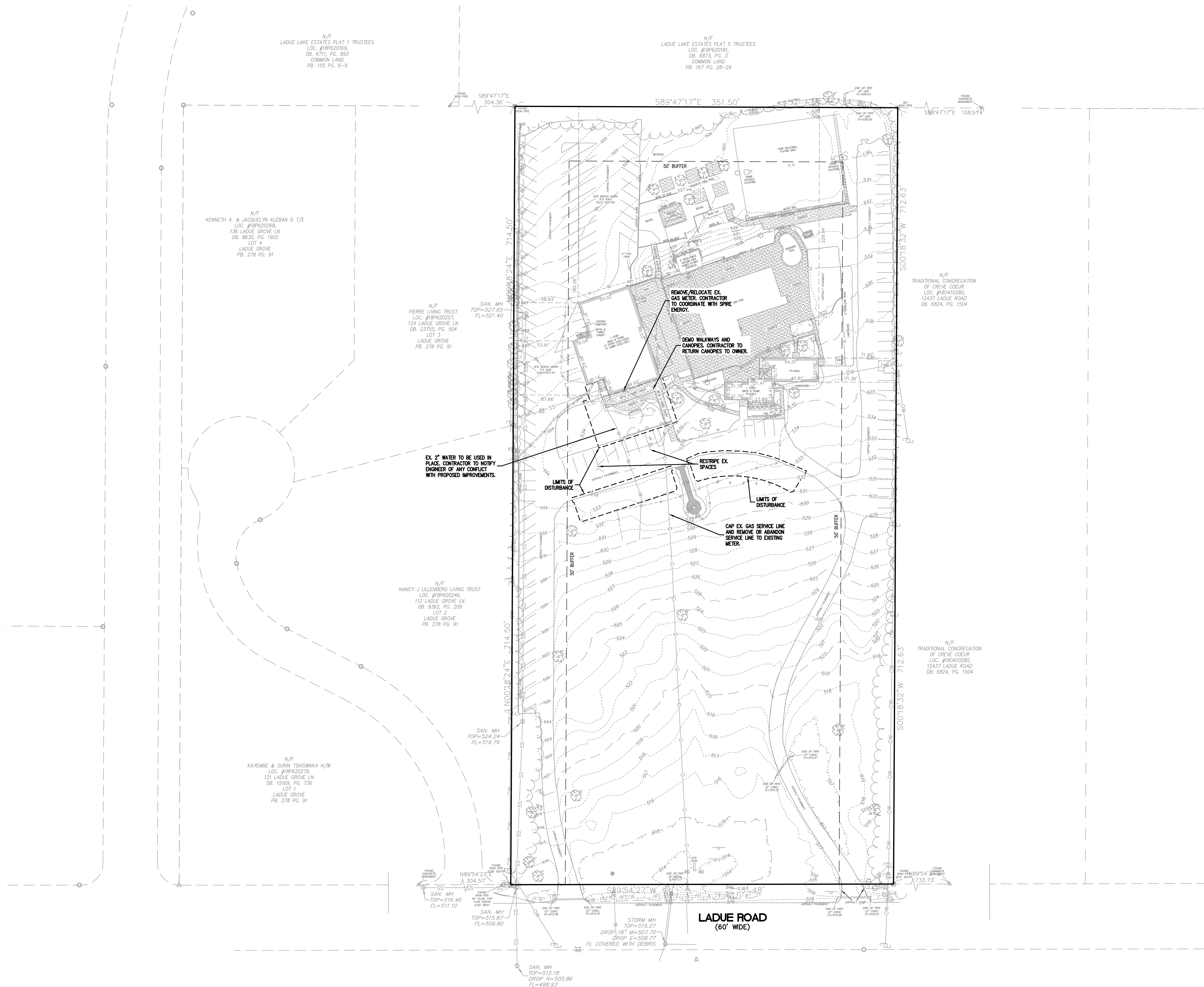
12481 LADUE ROAD
ST. LOUIS, MISSOURI 63141



REVISIONS:
1. 08/16/24 SIP SUBMITAL #1
2. 08/16/24 SIP SUBMITAL #2
3. 08/16/24 SIP SUBMITAL #3
4. 08/16/24 SIP SUBMITAL #4

DRAWN BY:	T.P.G.	CHECKED BY:	G.M.S.
DATE:	08-16-2024	JOB NO:	2023-7477
W.S.D. P. #	18-P	BASE MAP #	
S.L.C. HAT #		HAT S.U.P. #	
W.D.N.R. #			
SHEET TITLE:	SITE DEVELOPMENT PLAN		
SHEET NO.:	C1		

STOCK & ASSOCIATES, INC. 257 Chesterfield Business Parkway, St. Louis, MO 63005 PH: (636) 530-9000 FAX: (636) 530-9000 E-MAIL: gmoore@stockassoc.com Web: www.stockassoc.com



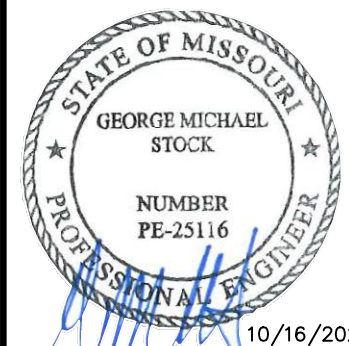
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD
ST. LOUIS, MISSOURI 63141



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

REVISIONS:

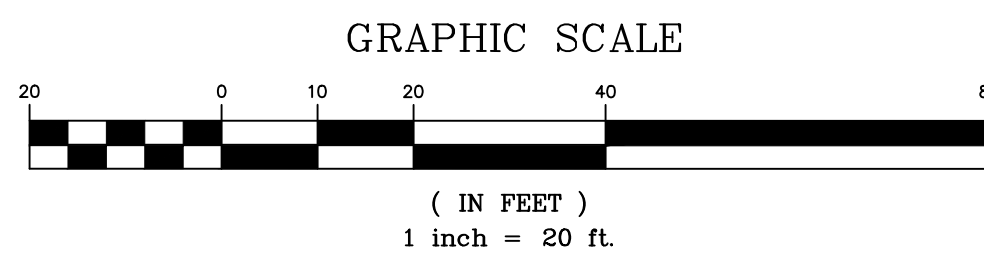
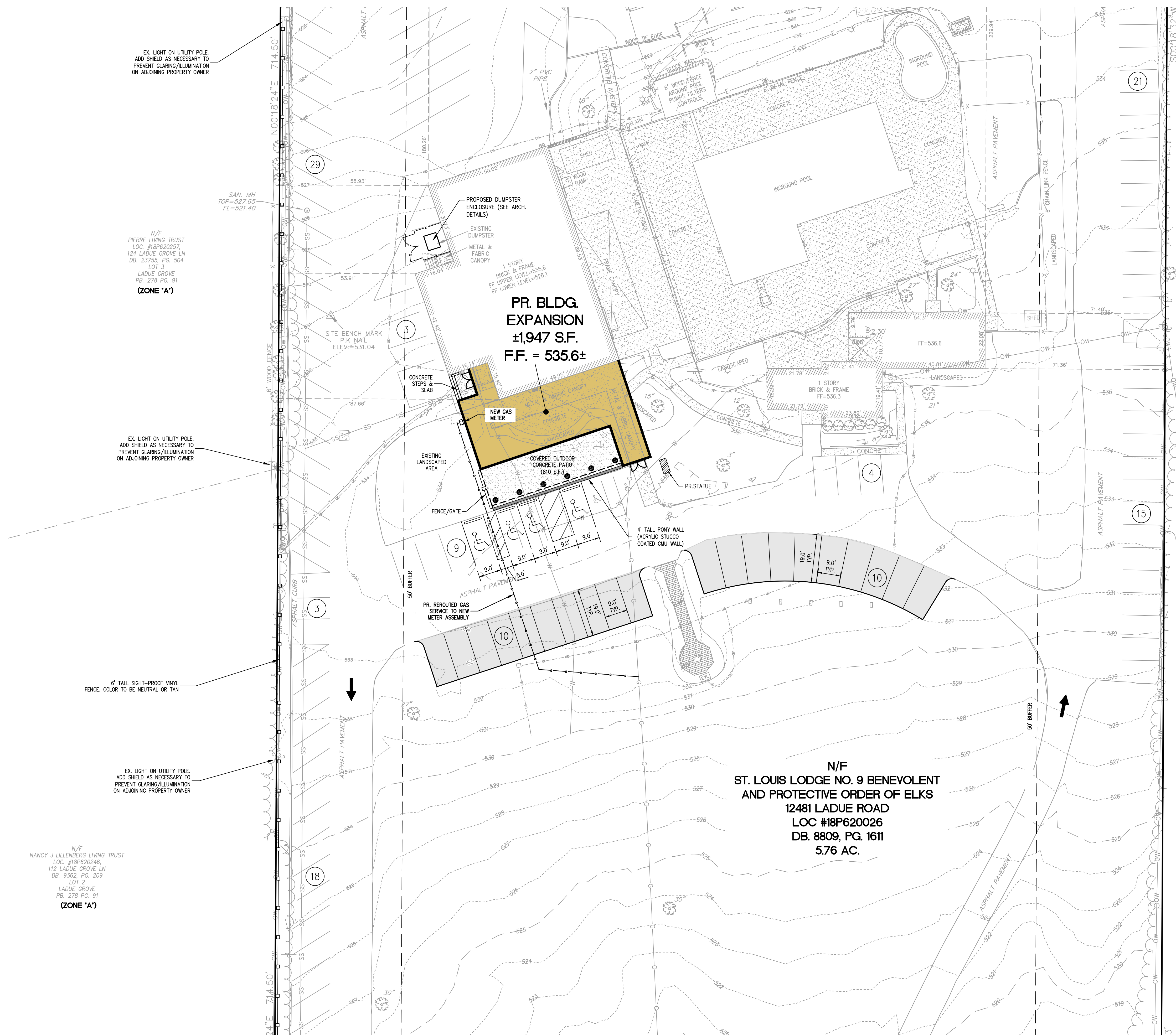
- 08/16/24 SIP SUBMITTAL #1
- 08/16/24 SIP SUBMITTAL #2
- 08/16/24 SIP SUBMITTAL #3
- 08/16/24 SIP SUBMITTAL #4

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

M.D.N.R. #

SHEET TITLE:
**EXISTING
CONDITIONS &
DEMOLITION PLAN**

SHEET NO.:
C2



PREPARED BY:

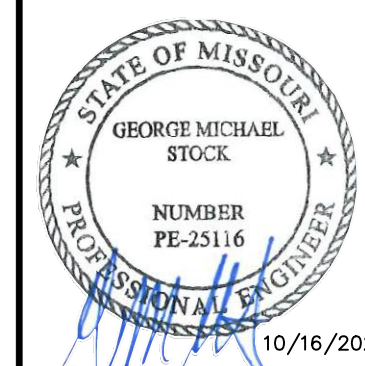
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000 FAX: (636) 530-9000
e-mail: general@stockassc.com
Web: www.stockassc.com

SITE DEVELOPMENT PLAN FOR:

ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD
ST. LOUIS, MISSOURI 63141

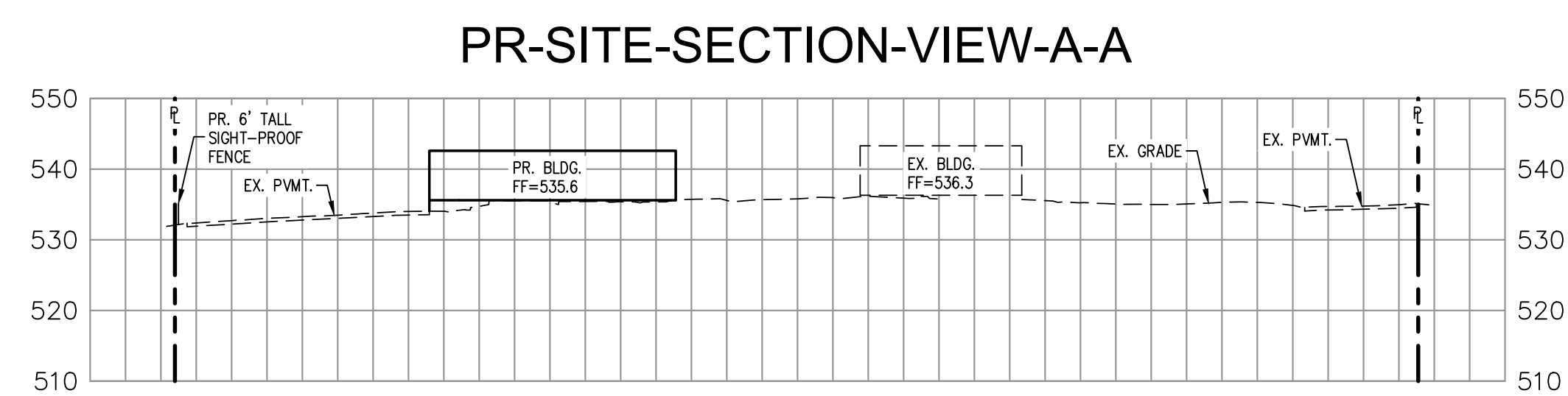


GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

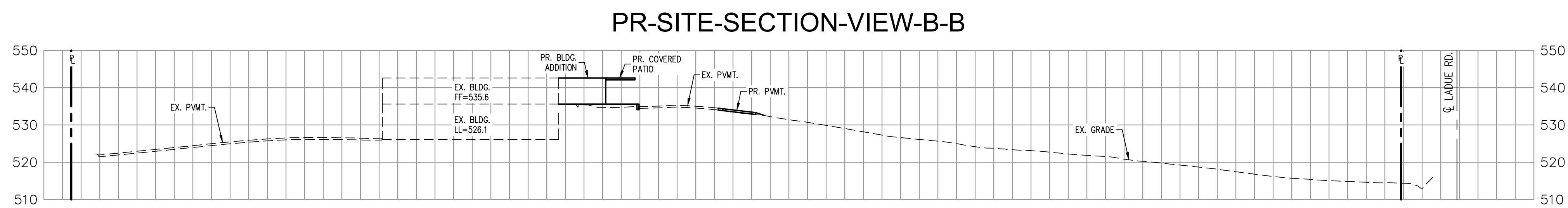
REVISIONS:

- 08/16/24 SIP SUBMITTAL #1
- 08/16/24 SIP SUBMITTAL #2
- 10/15/24 SIP SUBMITTAL #3
- 10/16/24 SIP SUBMITTAL #4

DRAWN BY: T.P.G.	CHECKED BY: G.M.S.
DATE: 08-16-2024	JOB NO. 2023-7477
M.S.D. P. #	SCALE MAP #
S.L.C. HAT #	HAT S.U.P. #
M.D.N.R. #	
SHEET TITLE: ENLARGED PLAN	
SHEET NO.: 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'

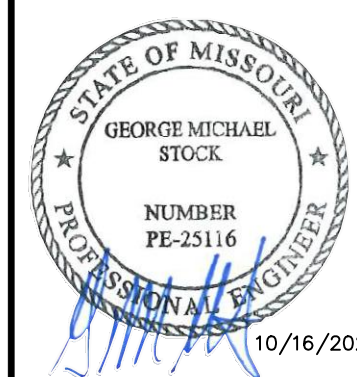
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9100 FAX (636) 530-9330
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: 000996

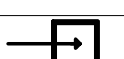
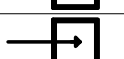
REVISIONS:

- | | |
|---|--------------------------|
| 1 | 08/16/24 SOP SUBMITTAL # |
| 2 | 09/06/24 SOP SUBMITTAL # |
| 3 | 10/15/24 SOP SUBMITTAL # |
| 4 | 10/16/24 SOP SUBMITTAL # |

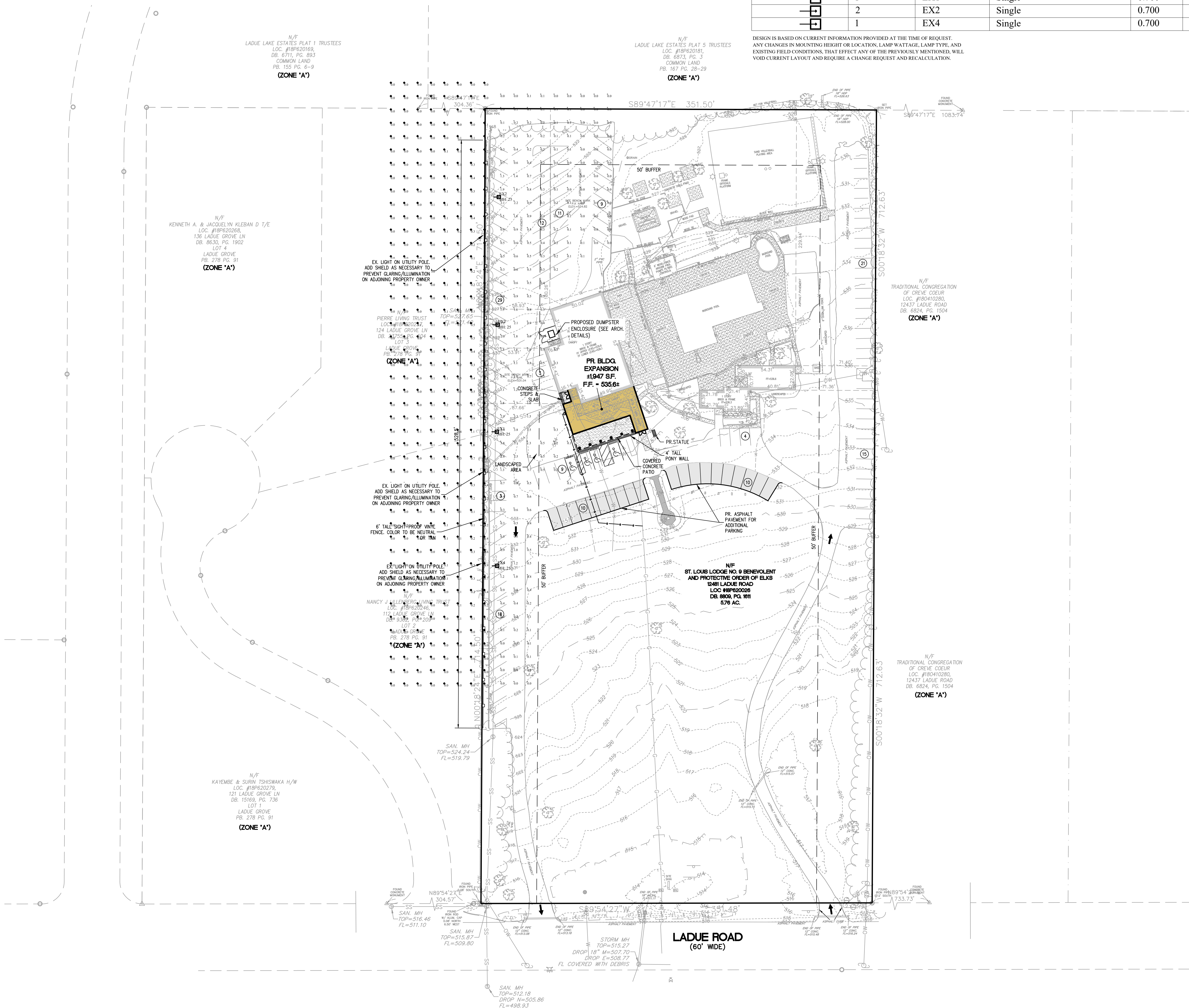
DRAWN BY: T.P.G.	CHECKED BY: G.M.S.
DATE: 08-16-2024	JOB NO: 2023-747
M.S.D. P # ----	BASE MAP # 18=P
S.L.C. H&T # ----	H&T S.U.P. #
M.D.N.R. #:	

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.



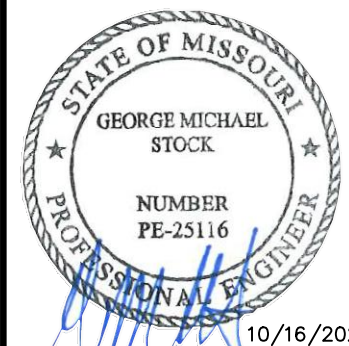
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000 FAX: (636) 590-9001
e-mail: gennet@stockassc.com Web: www.stockassc.com

SITE DEVELOPMENT PLAN FOR:

ELK'S LODGE #9 - EXPANSION PROJECT

12481 LADUE ROAD
ST. LOUIS, MISSOURI 63141



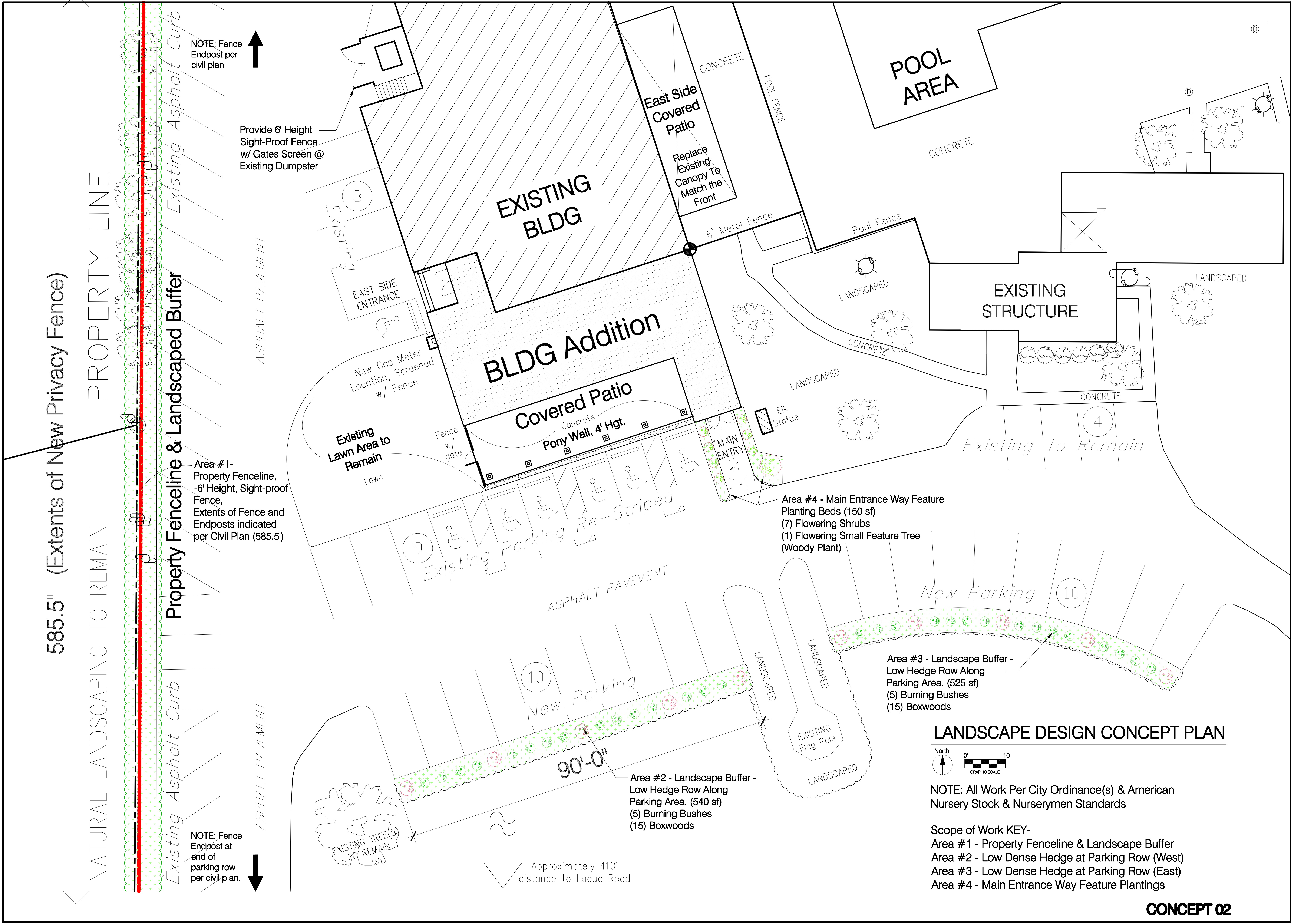
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000986

REVISIONS:

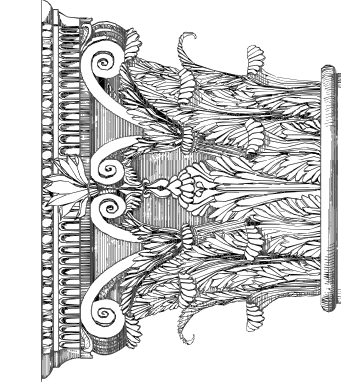
- 08/16/24 SIP SUBMITTAL #1
- 08/16/24 SIP SUBMITTAL #2
- 08/16/24 SIP SUBMITTAL #3
- 08/16/24 SIP SUBMITTAL #4

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

SHEET TITLE: SITE PHOTOMETRIC PLAN
SHEET NO.: C5

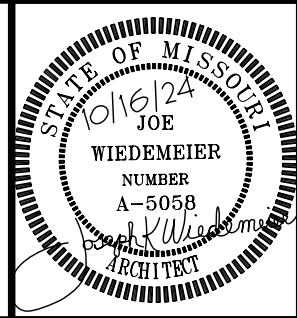


WIEDEMEIER ARCHITECTS, INC



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

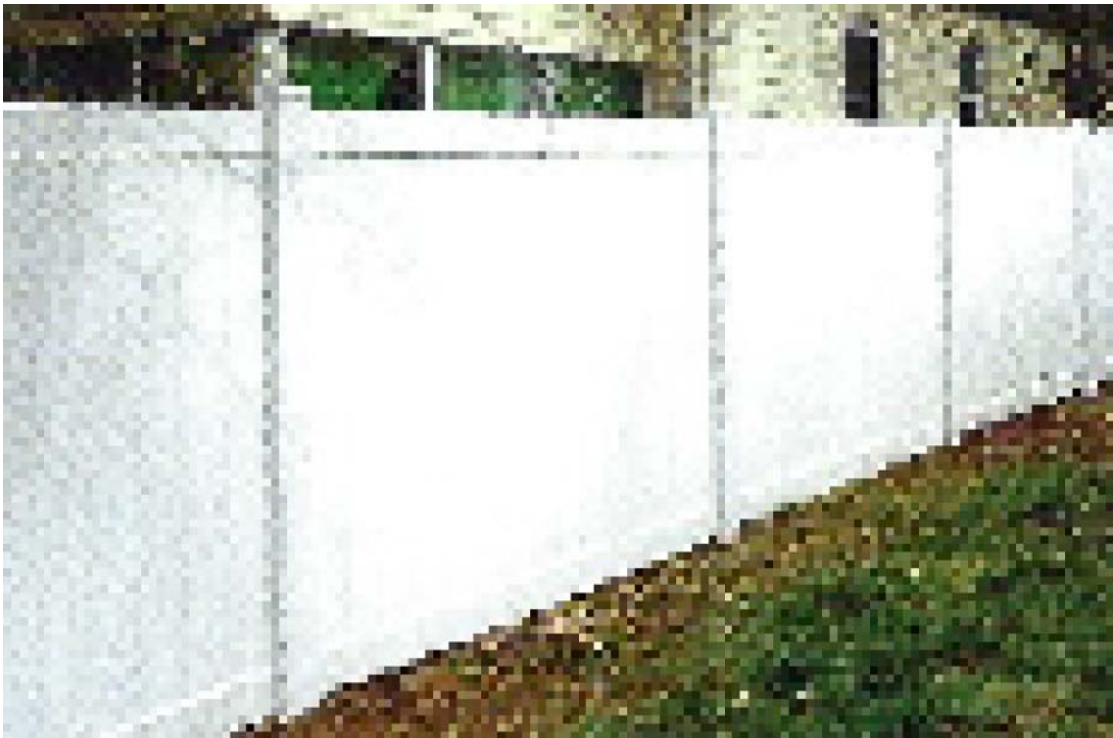
Building Addition
Order Of Elks
St. Louis Lodge #9
12481 Ladue Rd
Creve Coeur, MO 63141



ISSUE DATE:
10/15/2024

PROJECT NUMBER:
WAI-202304

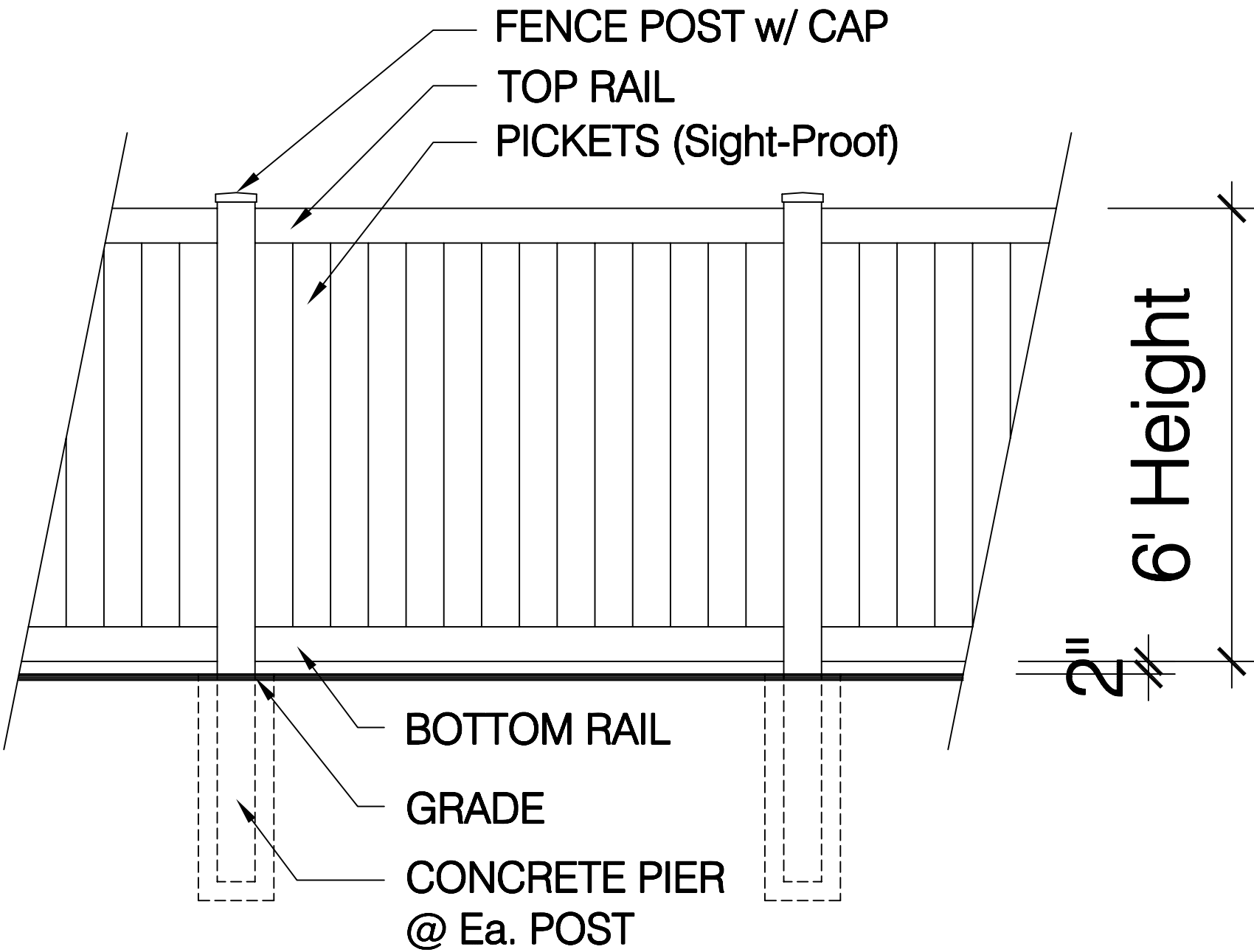
L-1



Manufacturer's Example Photo illustrating
New Chesterfield Style
NOTE: Fence Color Shall Be Khaki

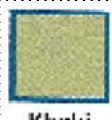


Manufacturer's Example Photo illustrating
New Chesterfield Style
NOTE: Fence Color Shall Be Khaki



NEW CHESTERFIELD
Height: 6'
Picket Style: 7/8" x 6" T & G
Rail Style: 1.5" x 5.5"

 **VEKA**
OUTDOOR LIVING PRODUCTS

Available Color Options:
 White
 Khaki

FENCE SPECIFICATIONS:
Fence Supplier : Chesterfield Fence Company
Fencing Manufacturer : VEKA Outdoor Living Products
Fence Style: New Chesterfield
Fence Height : 6'
Picket Style: 7/8" x 6" T & G
Rail Styles: 1.5" x 5.5"

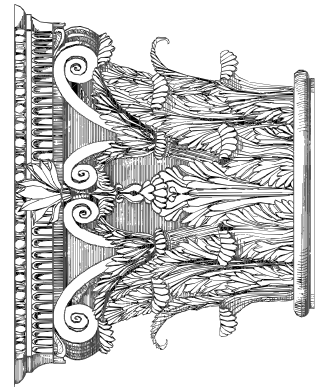
Fence Color: Khaki

ADDITIONAL FENCE NOTES:

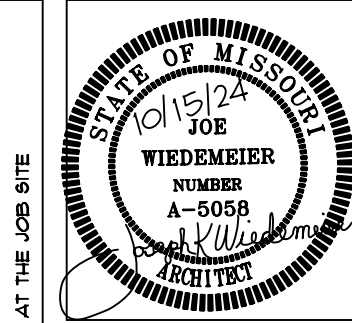
- NEW PRIVACY FENCE SHALL BE 6' HEIGHT LOCATED WITHIN THE EXISTING NATURAL LANDSCAPE BUFFER (4'-6' Width +/-) BETWEEN PROPERTIES.
- Provide 6 inch (nominal) offset between Property Line and Finish Face of Fence.
- The FINISH SIDE of the Fence Facing WEST.
- ALL WORK SHALL BE PROVIDED IN COMPLIANCE WITH CITY ORDINANCES

PROPOSED FENCE SYSTEM ALONG
PROPERTY LINE & DUMPSTER SCREEN

CONCEPT 02

**WIEDEMEIER ARCHITECTS, INC**
1600 HERITAGE LANDING SAINT CHARLES, MO 63303 (636) 441-5300

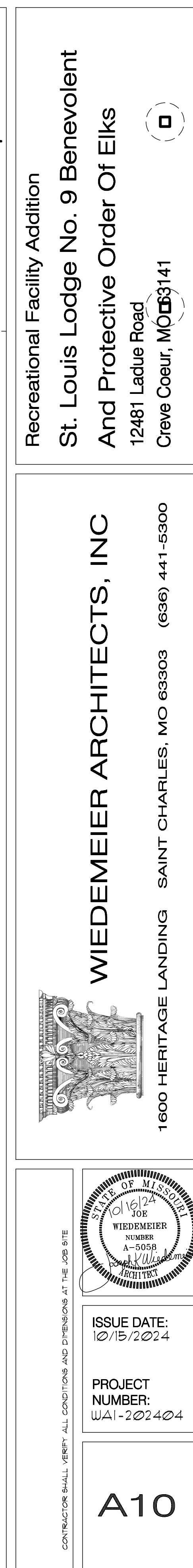
Building Addition
Order Of Elks
St. Louis Lodge #9
12481 Ladue Rd
Creve Coeur, MO 63141



ISSUE DATE:
10/15/2024
PROJECT
NUMBER:
WA1-202304

L-2

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE



Lawn Area
(Existing To Remain)

Exterior Walls:
Acrylic Stucco Finish (Stud
Framing & Zip Board
sheathing). Typical on
Building

Canopy Roofing: Prefinished
Metal Standing Seam
Panels, Concealed
Fasteners
Post & Beam with Open
Rafter Canopy Framing,
Simulated Wood Finish

Prefinished
Metal Door
Units, Typ.

Main Structure - Flat Roofing,
Typ. w/ perimeter parapet,
Single Ply Roofing System

Entrance Structure - Flat
Roofing w/ perimeter
drip-edge
Pre-finished Metal
Fascia, Typical

Exposed Beams Simulated
Wood Finish

Pre-finished Metal
Storefront with
insulating clear
glazing.

Exterior Walls:
Acrylic Stucco Finish (Stud
Framing w/ Zip Board
sheathing). Typ. on Building

Covered Patio Area w/ Pony Wall

Pony Wall - Concrete Masonry Units (CMU) with Acrylic
Stucco Finish (heavy textured), Cultured Stone Caps,
Typical

New Storefront Entrance

FRONT ELEVATION

Existing Building to Remain

Existing NEW

Bid Alternate:
Side Door Canopy

Side Door

Main Structure - Flat Roofing,
Typ. w/ perimeter parapet,
Single Ply Roofing System

Exterior Walls:
Acrylic Stucco Finish (Stud
Framing w/ Zip Board
sheathing). Typ. on Building

Exterior Fireplace
(Cultured Stone Finish)

Pony Wall - Concrete Masonry Units (CMU)
with Acrylic Stucco Finish (heavy textured),
Cultured Stone Caps, Typical

Front

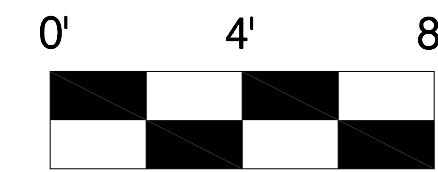
Landing, Steps
10'-4"

Outdoor Lawn Area
29'-0"

Covered Patio Area
w/ Metal Fence & Gate
16'-0"

LEFT SIDE ELEVATION

DESIGN ELEVATIONS



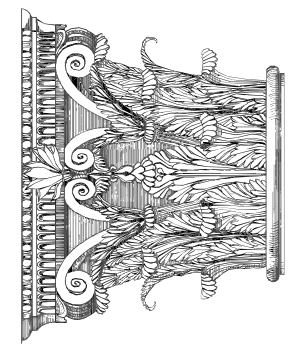
Design Concept (02)

Recreational Facility Addition

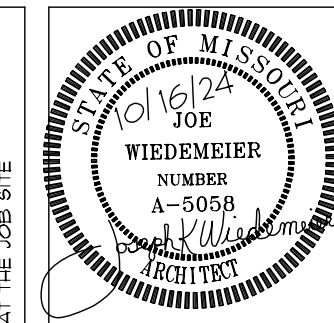
St. Louis Lodge No. 9 Benevolent
And Protective Order Of Elks

12481 Ladue Road
Creve Coeur, MO 63141

WIEDEMEIER ARCHITECTS, INC



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



ISSUE DATE:
10/15/2024

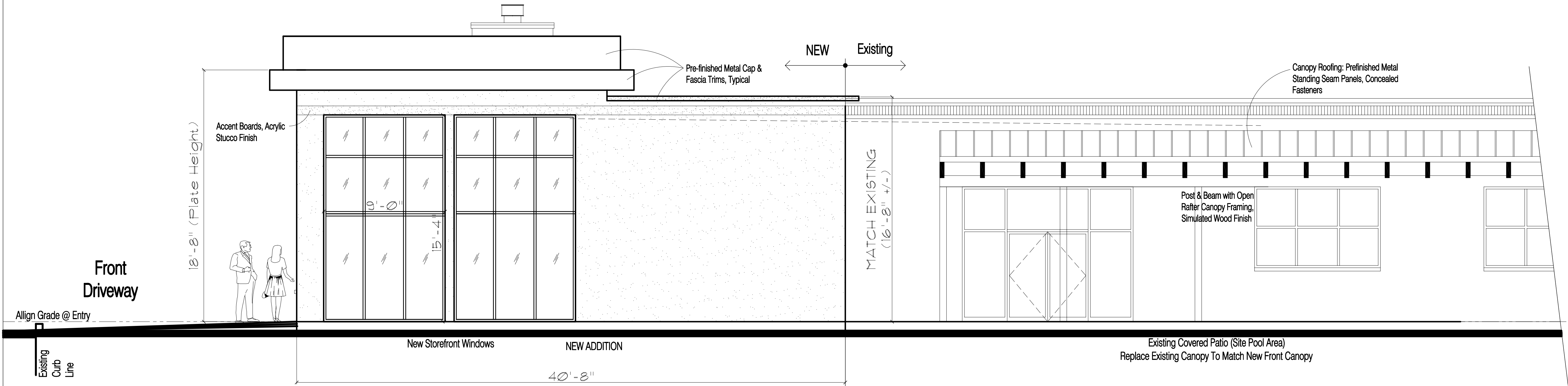
PROJECT
NUMBER:
WA1-202404

A20

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE

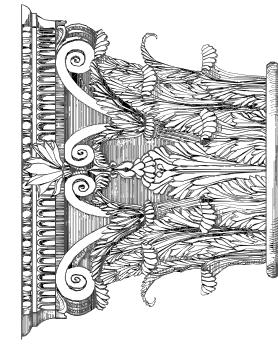
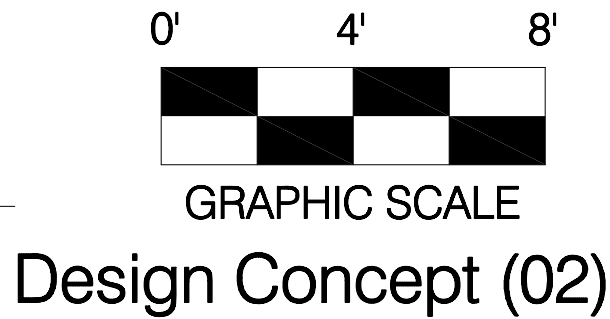
The personal seal affixed to this sheet indicates that the Professional architect whose name appears thereon has prepared this drawing and documents, not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

© 1991-2024 WIEDEMEIER ARCHITECTS, INC.
All Rights Reserved
This Drawing May Not Be Reproduced Without
Express Approval Of Wiedemeier Architects, Inc.



RIGHT SIDE ELEVATION

DESIGN ELEVATIONS

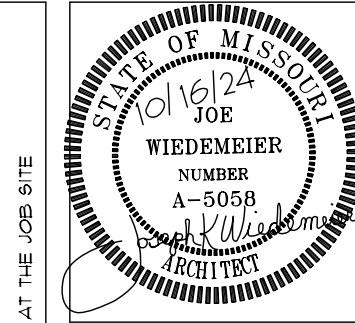


WIEDEMEIER ARCHITECTS, INC

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



ISSUE DATE:
10/15/2024

PROJECT
NUMBER:
WA1-202404

A30

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE



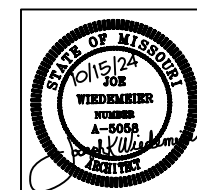
Front / Right Side View

Proposed Elk's #9 Club Improvements

Ladue Road
Creve Coeur, MO



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



DATE
10/15/2024
Project No.
202404

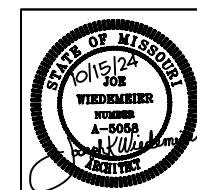
Pic1



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



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



DATE
10/15/2024
Project No.
202404

Pic2



Bethany Moore <bmoore@crevecoeurmo.gov>

Re: Elks Lodge #9 Revised Drawings

Jason Jaggi <jjaggi@crevecoeurmo.gov>
To: Bethany Moore <bmoore@crevecoeurmo.gov>

Fri, Oct 18, 2024 at 11:23 AM

Please add this to the elks agenda item as resident comments. Thanks.

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

From: **todd streiler** <todd.streiler@gmail.com>

Date: Fri, Oct 18, 2024 at 11:06 AM

Subject: Re: Elks Lodge #9 Revised Drawings

To: <taxcon1@gmail.com>

Cc: Michael Schnettler <michaels12523@gmail.com>, <jameslillenbergaol@aol.com>, tcummings
<tcummings@chapmanventuresllc.com>, James Lillenberg <jameslillenbergdds@gmail.com>, Frantz Pierre
<frantzpierre33@yahoo.com>, Tshiswaka Kayembe <tkayembe@aol.com>, Jason Jaggi <jjaggi@crevecoeurmo.gov>,
Bethany Moore <bmoore@crevecoeurmo.gov>

Ken,

You have interpreted our intents correctly. We have agreed to extend the fence, there will be little to no space between the ground and the bottom of the fence and the patio has been eliminated, all in an effort to be in harmony with you and your neighbor's requests.

I look forward to seeing you on Monday. Thanks in advance for your support.

Be Well.

Todd

On Fri, Oct 18, 2024, 11:01 AM taxcon1@gmail.com <taxcon1@gmail.com> wrote:

If I am reading the submission correctly, it appears that the Elks have agreed to put a fence in front of all west side parking spaces and eliminate the proposed patio extension into the existing lawn area. I am also assuming that, in accordance with our prior discussions, the base of the fence will be touching the ground to eliminate noise and light seepage. Assuming my reading of the submission is correct, the concerns of the residents of Ladue Grove Lane have been resolved and, assuming there are no other changes to the plan, we fully support the Elks' proposed expansion. I hope to be at Monday's meeting to support the Elk's plan and express our appreciation of the changes that have been made.

We very much appreciate the "good neighborly" changes made by the Elks and hope that the project will be successfully completed.

On Thu, Oct 17, 2024 at 1:49 PM Michael Schnettler <michaels12523@gmail.com> wrote:

Mr. Kleban and Mr. Lillenberg,

Please see attached revised Site Development Plan and revised Landscape Plans that were submitted to the CC P&Z office. Please share with your neighbors. Would you like to meet this week and discuss? Please advise so we can coordinate.

Thanks for your help in making this project a reality and a success for all of us.

1000

Regards,

Michael Schnettler

Michael Schnettler, LLC
12523 Trammell Ct.
Creve Coeur, MO 63141
M ~ 314-565-4694
H ~ 314-434-7734

--
Best regards, Ken Kleban

--
Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur, Missouri
[300 North New Ballas Rd](#)
[Creve Coeur, MO 63141](#)
314-872-2504

www.crevecoeurmo.gov



**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-025: CONDITIONAL USE PERMIT FOR A WOMEN'S HEALTHCARE
CLINIC LOCATED AT 227 NORTH LINDBERGH BOULEVARD**

FOR THE MEETING OF: Monday, October 21, 2024, 6:00 PM.

LOCATION: 227 N. Lindbergh Boulevard (see attached map). Zoned GC General Commercial District.

REQUEST: Alan Singer, of Tele-Gram, LLC, has submitted an application for a new conditional use permit to allow for a women's healthcare clinic specializing in breast health at 227 N. Lindbergh Boulevard. No exterior changes are proposed and the hours of operation will be from 8:00 AM to 5:00 PM Monday-Friday. The property is in the "GC" General Commercial zoning district. This use is classified as Diagnostic Imaging Centers (NAICS 621512) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION:

The property is in the "GC" General Commercial zoning district. This use is classified as Diagnostic Imaging Centers (NAICS 621512) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

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?

Creve Coeur 2030 Plan References

- MU-Mixed Use District

Zoning Code References

- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Use Permit
- Section 405.820: Required Off-Street Parking Spaces

APPLICANT: Alan Singer
Tele-Gram, LLC
2021 S. Lindbergh Boulevard,
Ste 100
St. Louis, MO 63131

APPLICANT'S REPRESENTATIVE: Tim Elli
Gershman Commercial Real
Estate
150 N. Meramec, Suite 500
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, AICP, City Planner
DATE: 10/15/2024
ATTACHMENTS: Applicant's Materials received September 20, 2024
Draft Ordinance

BACKGROUND:

The subject property received original approval for the site development plan in March 1990 as Best Sound, and is located in the "GC" General Commercial District (Section 405.360). In December 2012 the property received minor site development plan approval for landscaping and exterior building improvements. The minor site development plan reduced the non-conforming site coverage from 72.3% to 52.4%, renovated the building, added a plaza space with bench seating along Lindbergh Boulevard, and removed the parking along the west side of the building for a new test track. The reduction in site coverage reduced the parking on site to 18 spaces. The required off street parking for medical offices is one space per 1,000 square feet of gross leasable floor area. The gross leasable area of the building is 4080 square feet, thus a total number of parking spaces required is 17 spaces.

PROJECT DESCRIPTION

The Applicant is seeking approval for a Conditional Use Permit to operate a women's healthcare clinic specializing in breast health. The clinic will provide diagnostic imaging services such as ultrasounds, mammogram, and bone scans. This use is classified as NAICS 621512 Diagnostic Imaging Centers which is a conditional use requiring an approved conditional use permit. The hours of operation will be from 8:00 AM to 5 PM Monday-Friday with 4 employees at the busiest shift. No exterior changes are proposed. Although the site has the adequate amount of parking spaces required per the Zoning Code, the applicant has also negotiated a parking agreement with the adjacent property owner at 243 N. Lindbergh Blvd. for the use of 10 additional spaces when needed.

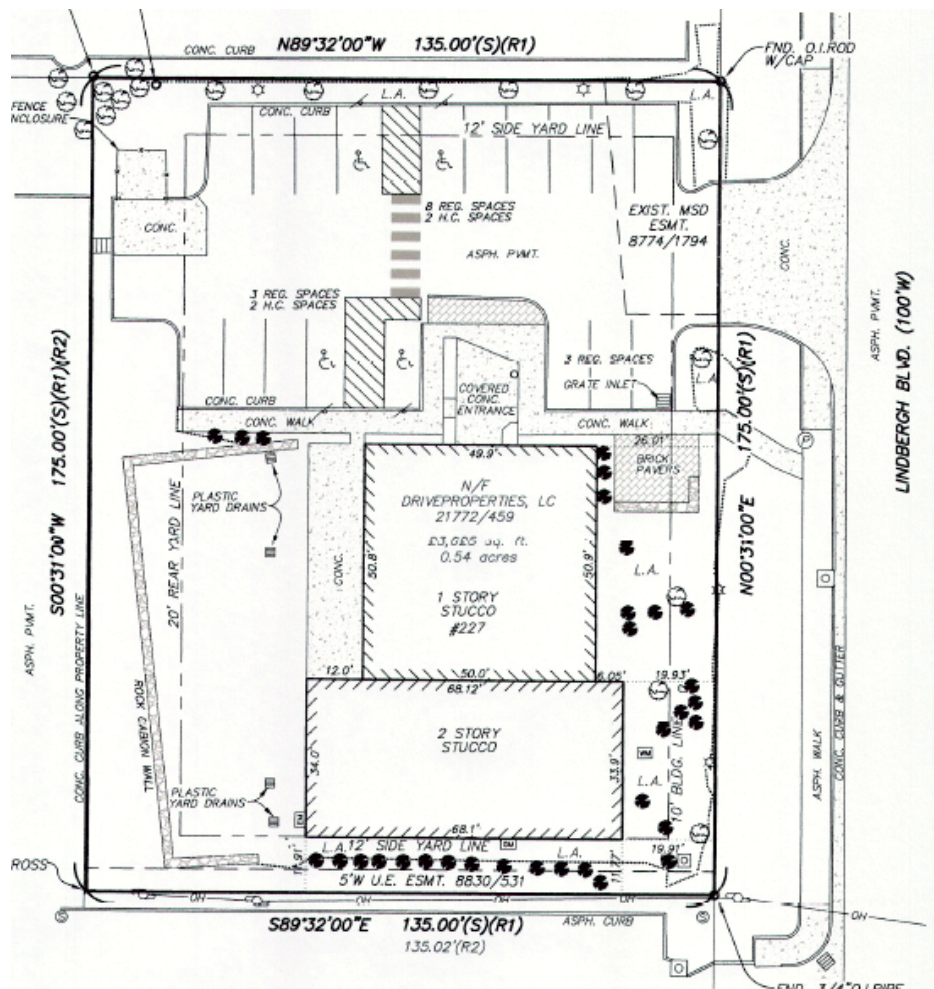


Figure 1: Site Plan.

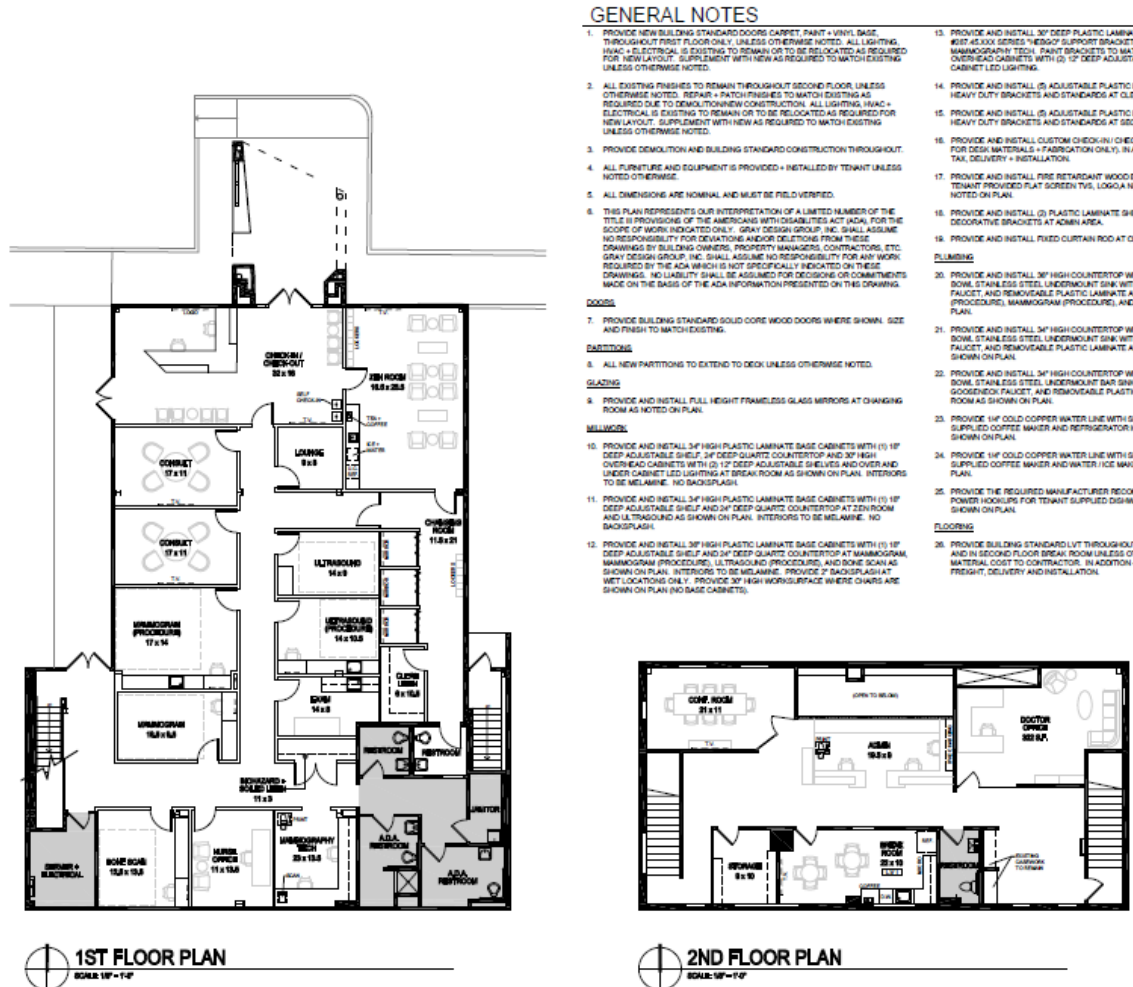


Figure 2: Floor Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial	N/A
South	Commercial	GC-General Commercial	N/A
East	Single-Family Residential	City of Ladue	N. Lindbergh Blvd
West	Residential	B-Single-Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The subject property is located within the Mixed-use District (MU) Place type that has a vision to create a visually distinctive and regionally recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. The use is consistent with the Comprehensive Plan as it provides a medical service for residents of the surrounding area.

ZONING REVIEW

NAICS 621512 Diagnostic Imaging Centers are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. No changes to the site or building are proposed as part of this project request.

Landscaping:

The subject property was approved for a site development plan and landscaping plan in December 2012. The existing landscaping areas need to be updated to reflect the approved plan and the irrigation system in place will need to be maintained. A condition of approval has been added to require that the missing landscaping is installed and approved by staff prior to final occupancy.

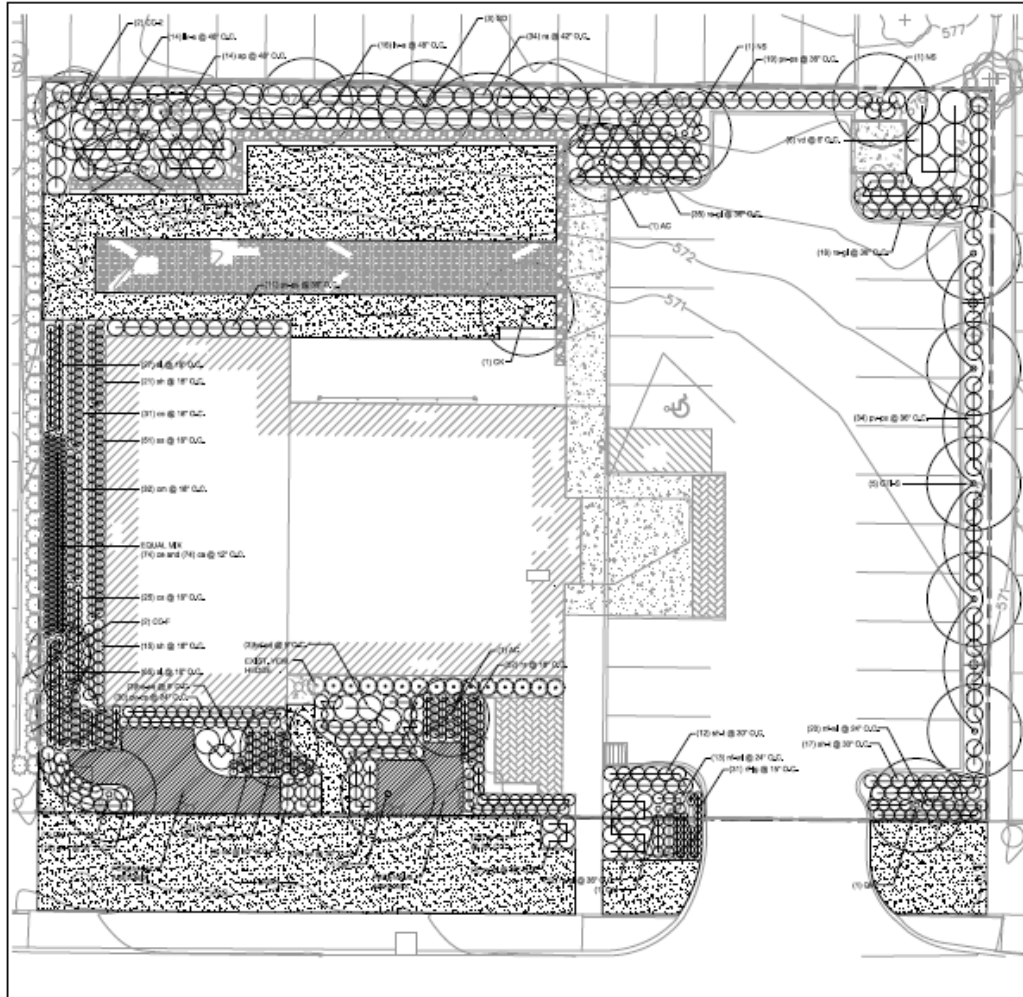


Figure 3: Approved 2012 landscaping plan.

Parking:

The required off street parking for medical offices is one space per 1,000 square feet of gross leasable floor area. There are 18 parking spaces on site and a parking agreement in place with the property next door at 243 North Lindbergh for 10 additional parking spaces to accommodate any extra need for a total of 28 spaces. The gross leasable area of the building is 4080 square feet, thus a total number of parking spaces required is 17 spaces.

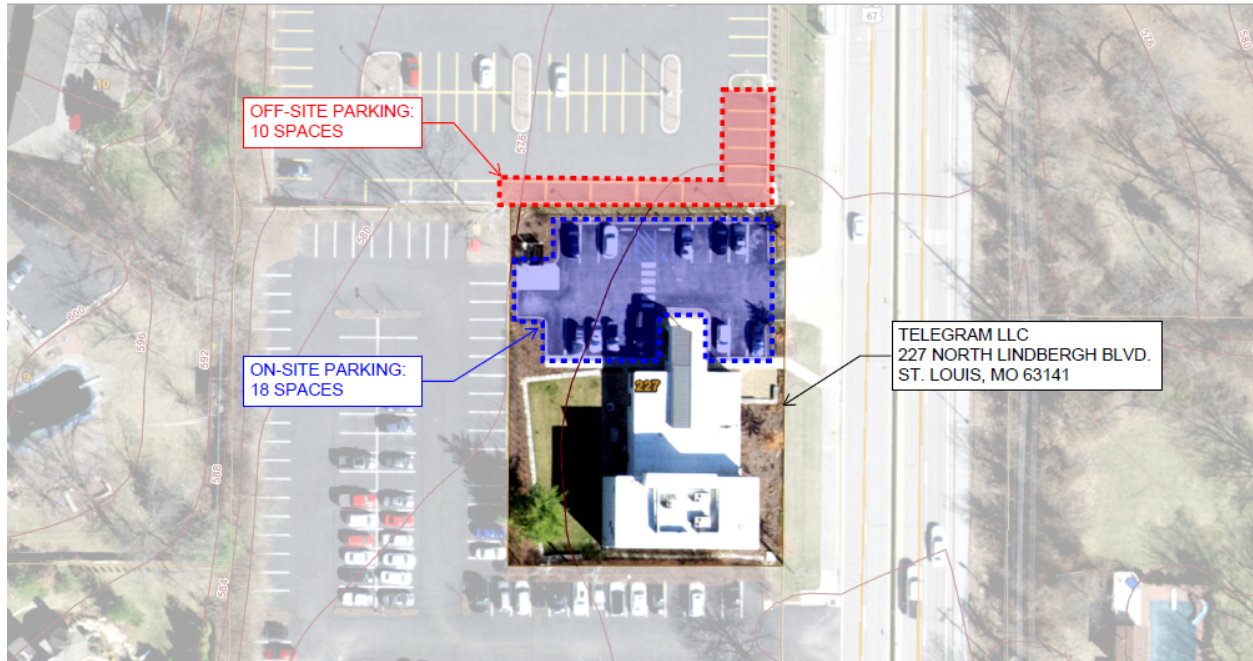


Figure 4: Parking agreement for subject property.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit for a diagnostic imaging medical clinic appears to meet all of the requirements of the Zoning Ordinances and is not inconsistent with the goals and objectives of the Comprehensive Plan. The following conditions of approval are proposed by staff:

1. The Conditional Use Permit shall be for the operation of an approximately 7,100 square foot Diagnostic Imaging Center, NAICS 621512, at 227 N. Lindbergh Boulevard.
2. Hours of operation shall be 8:00 AM to 5:00 PM Monday-Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. The parking lot shall be resealed and restriped in conformance with this Conditional Use Permit.
4. All landscaping shall be in accordance with the "Landscape Plan" on file with the City of Creve Coeur and approved December 3, 2012. Missing plant material shall be installed and the irrigation system shall be operational with approval by City staff prior to final occupancy.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. 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.
8. 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.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the guidance of the Comprehensive Plan and the regulations of the 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.

MOTION

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

“I move to recommend approval of a Conditional Use Permit for a women’s health diagnostic imaging clinic located at 227 N. Lindbergh Boulevard, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of October 21, 2024” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS



Description:
Existing building on site.



Description:
Trash enclosure in good condition.



Description:
Existing condition of the
landscaping.



Description: Existing
lighting.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A 7,100 SQUARE-FOOT DIAGNOSTIC IMAGING CENTER, FOR
TELE-GRAM, LOCATED AT 227 NORTH LINDBERGH BOULEVARD**

WHEREAS, under Section 405.360(C), all diagnostic imaging centers in the “GC” General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Alan Singer, of Tele-Gram, LLC, submitted an application for a new conditional use permit for a women’s health center at 227 North Lindbergh Boulevard,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 21, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

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

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a diagnostic imaging center located at 227 North Lindbergh Boulevard, in the "GC" General Commercial zoning district, whose legal description is as follows:

A TRACT OF LAND IN THE EAST ½ OF NORTHWEST ¼ OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD ROD IN THE WESTERN LINE OF LINDBERGH ROAD, DISTANT 745.62 FEET NORTHERLY OF LADUE ROAD, MEASURED ALONG THE WESTERLY LINE OF LINDBERGH ROAD CONTINUE THENCE NORTH 00 DEGRESS 31 MINUTES EAST, ALONG THE WESTERLY LINE OF LINDBERGH ROAD, 175 FEET TO AN OLD IRON PIPE; THENCE NORTH 89 DEGRESS 32 MINUTES WEST, 135 FEET TO AN IRON PIPE; THENCE SOUTH 00 DEGRESS 31 MINUTES WEST, 175 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGRESS 32 MINUTES EAST, 135 FEET TO THE POINT OF BEGINNING.

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

1. The Conditional Use Permit shall be for the operation of an approximately 7,100 square foot Diagnostic Imaging Center, NAICS 621512, at 227 N. Lindbergh Boulevard.
2. Hours of operation shall be 8:00 AM to 5:00 PM Monday-Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. The parking lot shall be resealed and restriped in conformance with this Conditional Use Permit.
4. All landscaping shall be in accordance with the "Landscape Plan" on file with the City of Creve Coeur and approved December 3, 2012. Missing plant material shall be installed and the irrigation system shall be operational with approval by City staff prior to final occupancy.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. 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.

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.

BILL NO. _____

ORDINANCE NO. _____

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.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Parking License

This Parking License (the “Agreement”) is made and entered by and between **Tele-Gram LLC**, a Missouri limited liability company with its principal place of business located at 2021 S. Lindbergh Blvd., Suite 100, St. Louis Missouri 63131 (“Tele-Gram”), and **American Optometric Association**, an Ohio nonprofit corporation, with its principal place of business located at 243 N. Lindbergh Blvd., St. Louis Missouri 63141 (“AOA”) (each such entity referred to as a “Party” and collectively referred to as the “Parties”). This Agreement has been jointly executed on the 13th day of September, 2024, and is to take effect on the date that Tele-Gram begins business operations on the Tele-Gram Property (defined below), or September 1, 2025, whichever date occurs sooner (such date being the “Effective Date”).

RECITALS:

This instrument is entered into in view of the following facts and stipulations:

- A. Tele-Gram will be leasing property from Black Sheep Real Estate LLC – Lindbergh Series which under contract to become the owner of certain real property within the City of Creve Coeur, Missouri (“City”) located at 227 North Lindbergh Boulevard bearing tax parcel ID no. 18M420182 (the “Tele-Gram Property”); and
- B. AOA is the owner of real property adjacent to the north of the Tele-Gram Property located at 243 North Lindbergh Boulevard bearing tax parcel ID no. 18M420445 (the “AOA Property”), which is improved with a paved surface parking lot (the “Parking Facilities”); and
- C. Tele-Gram has requested to use, and AOA has agreed to permit Tele-Gram to use the 10 off-street parking spaces on the Parking Facilities within the area depicted on Exhibit A attached hereto (the “Designated Spaces”), to allow Tele-Gram to satisfy the parking requirements of the Creve Coeur Zoning Ordinance; and
- D. The Parties desire to enter into this Agreement to constitute a legally sufficient written agreement to satisfy the requirements of the City of Creve Coeur Planning and Zoning Commission.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the Parties agree as follows:

1. PARKING LICENSE

1.1 Designated Spaces. For the term commencing on the Effective Date and continuing for the period of time until its termination according to Section 3.1 (the “Term”), AOA hereby grants Tele-Gram a license to use the Designated Spaces for the exclusive use of Tele-Gram, its tenants, and their employees, agents, contractors, customers, and invitees (the “Tele-Gram Parties”), together with rights of ingress and egress over the Parking Facilities to and from the Designated Spaces through the curb-cut out to Lindbergh Boulevard. Tele-Gram

shall have the right to use the Designated Spaces at all times for its business operations, subject to applicable law and any recorded restrictive agreements. Use of the Designated Spaces shall be for temporary passenger automobile parking only while the automobile operator is present on the Tele-Gram Property. No overnight parking or storage of any kind is permitted. Tele-Gram shall endeavor to provide parking on the Tele-Gram Property for individuals with disabilities or difficulty walking, and for customers or invitees undergoing procedures on the Tele-Gram property.

1.2 **License Fees.** In consideration for the rights granted under this Agreement, Tele-Gram shall pay AOA the amount of \$450 per month for each month of the Term, prorated for any partial month. Payment shall be made to AOA's address above, in advance, on or before the 5th day of each calendar month without demand or offset.

1.3 **Rules and Regulations.** Tele-Gram agrees to use its best efforts to ensure that there is as little or no disruption to AOA and any of its tenants, employees, customers, and invitees. Tele-Gram will follow any written rules and regulations provided to Tele-Gram by AOA regarding the usage of the Parking Facilities.

2. MAINTENANCE AND REPAIRS

2.1 **Maintenance Obligations.** AOA shall bear sole responsibility for the maintenance (including prompt snow and ice removal), repair, and resurfacing of the entire Parking Facilities, including the Designated Spaces, to ensure that the Parking Facilities remain in a condition that is compliant with all applicable federal, state, and local laws, regulations, and ordinances.

2.2 **Ingress and Egress.** Telegram shall be responsible for creating and maintaining a safe means of ingress and egress to the Parking Facilities from the Tele-Gram Property.

2.3 **Payment for Damages.** Tele-Gram shall be liable for any and all damages to the Parking Facilities, including the Designated Spaces, caused by the acts or omissions of any Tele-Gram Parties, beyond ordinary wear and tear. Tele-Gram shall indemnify and reimburse AOA for any reasonable costs incurred by AOA in repairing such damages. Tele-Gram shall make payment within thirty (30) days of receipt of an invoice and documentation evidencing the nature and cost of such repairs.

2.4 **Insurance.** Each Party shall, at its own cost and expense, procure and maintain in full force and effect a commercial general liability insurance policy covering its respective use of the Parking Facilities, with limits not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate. Tele-Gram shall cause AOA to be named an additional insured on its liability policy and provide AOA with a certificate of such insurance on standard Accord form upon AOA's request.

3. TERMINATION

3.1 **Termination Events.** This Agreement and the Term shall automatically terminate upon the occurrence of any of the following events: (a) Tele-Gram vacates, sells, transfers or

otherwise ceases its operations at the Tele-Gram Property, (b) Tele-Gram sells, transfers, or otherwise conveys its business, or substantially all of its assets, to a third party who does not assume this Agreement with AOA consent; (c) Tele-Gram files for bankruptcy, dissolves, or otherwise ceases to operate as a going concern; (d) Tele-Gram otherwise defaults under this Agreement and such default is not cured within 30 days after written notice from AOA; (f) Tele-Gram, in its sole and absolute discretion, determines that the parking license granted under this Agreement is no longer necessary or desirable and provides written notice of termination to AOA, (e) AOA sells the AOA Property to a third party who does not assume this Agreement, or (f) on or after September 1, 2039, AOA, in its sole and absolute discretion, determines that the lease is no longer desirable and provides one-hundred eighty (180) days' written notice of termination to Tele-Gram.

3.2 Notice of Termination. In the event of termination under this Section, the terminating Party will provide the other Party with written notice of such termination. Tele-Gram shall be given at least 30 days' written notice prior to any termination under Section 3.1(e).

3.3 Effect of Termination. Upon termination of this Agreement as provided herein, all rights and obligations of the Parties with respect to the Parking Facilities shall immediately cease, and Tele-Gram shall have no further rights to the Designated Spaces or any other portion of the Parking Facilities. Any such termination shall not release Tele-Gram from its payment and indemnification obligations provided in this Agreement, all of which shall survive.

4. INDEMNIFICATION

4.1 Indemnification by Tele-Gram. Tele-Gram shall indemnify, defend, and hold harmless AOA, its successors, assigns, tenants and their employees, agents, invitees, contractors and licensees from and against any and all claims, demands, causes of action, liabilities, damages, losses, and expenses (including reasonable attorneys' fees) arising out of or in connection with the Tele-Gram Parties' use of the Parking Facilities, including the Designated Spaces, except to the extent such claims arise from the negligence or willful misconduct of AOA. AOA is not responsible for money, jewelry, automobiles or other personal property lost in or stolen from the Parking Facilities, or for vandalism to automobiles occurring in the Parking Facilities, it being agreed that, to the fullest extent permitted by law, the use of the Parking Facilities (including the Designated Spaces) is at the sole risk of the Tele-Gram Parties.

5. MISCELLANEOUS

5.1 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto, their respective successors, assigns, and legal representatives. This Agreement is not assignable by Tele-Gram without AOA's prior written consent.

5.2 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

5.3 **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written.

5.4 **Amendment.** This Agreement may only be amended or modified by a written instrument executed by both Parties.

5.5 **Severability.** If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

5.6 **Counterparts.** This instrument may be executed using an electronic signature, including but not limited to digital signatures, scanned signatures, or any other method allowed by applicable law, by the parties hereto at different times and in any number of originals or counterparts, and when taken together shall constitute only one instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the 13th day of September, 2024.

TELE-GRAM:

TELE-GRAM LLC

Signed by:
By: Alan Singer 9/13/2024
6452AE90A4B4B3
Alan M. Singer, Manager

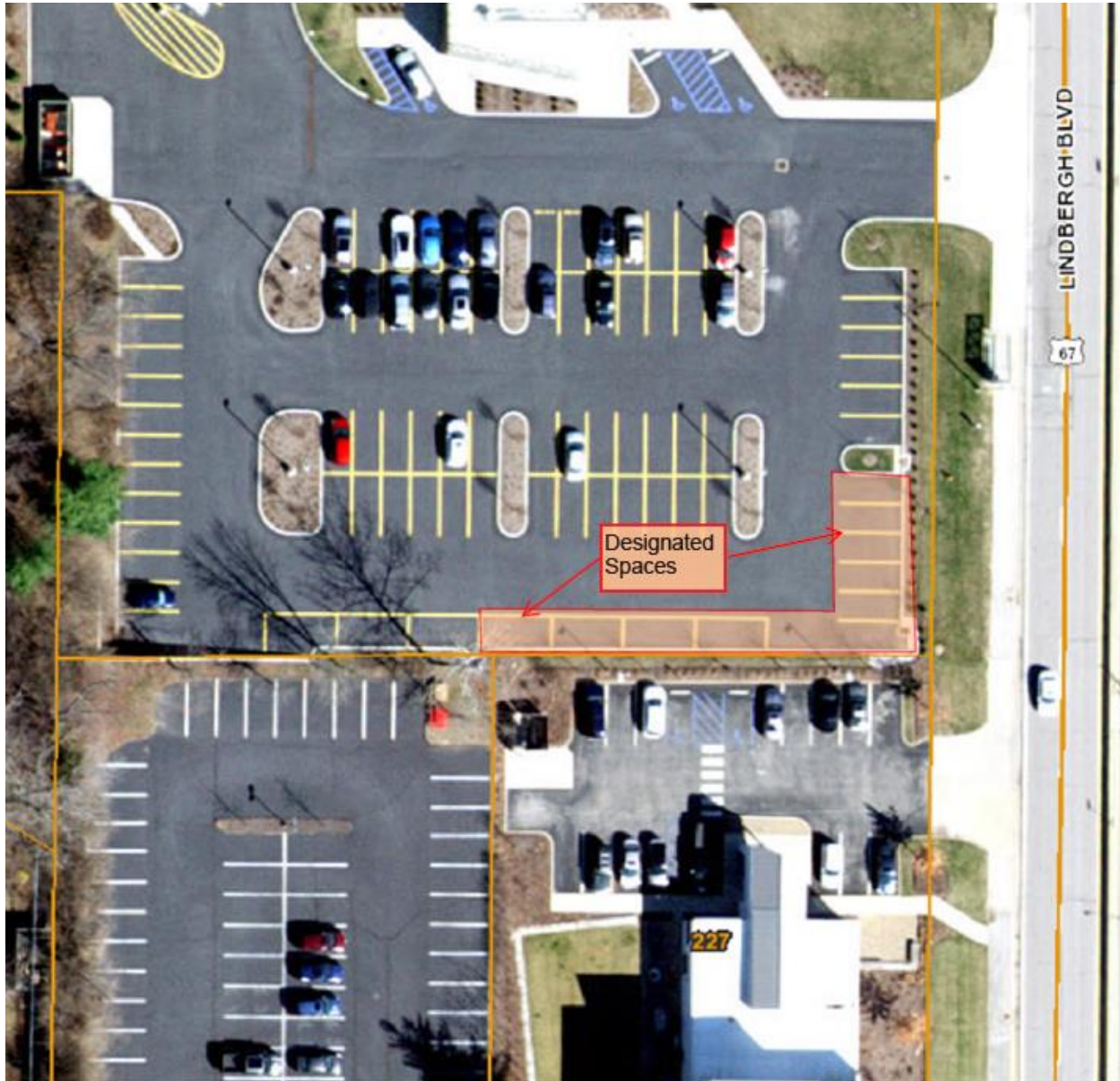
AOA:

AMERICAN OPTOMETRIC ASSOCIATION

DocuSigned by:
By: [Signature] 9/13/2024
6D4700356E8E4E3...
Name: Jon Hymes. Executive Director

EXHIBIT A

DEPICTION OF DESIGNATED SPACES





city
of

CREVE COEUR

PLANNING DIVISION

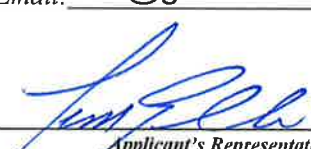
File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Alan Singer	Tim Elli
Name	Name
Tele-Gram LLC	Gershman Commercial Real Estate
Company (If Applicable)	Company (If Applicable)
2021 S. Lindbergh, Suite 100	150 N Meramec, Suite 500
Address	Address
St. Louis, MO 63131	St. Louis, MO 63105
Address	Address
Telephone # 636-751-4419	Telephone # 314-809-4022
Telephone #	Telephone #
Fax # _____	Fax # _____
Fax #	Fax #
Email: ASinger@harrisonllp.com	Email: telli@gershmancre.com
Email:	Email:
	
Applicant's Signature	Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
227 N Lindbergh	
Address	Name
Creve Coeur, MO 63141	
Address	Company (If Applicable)
	Address
Development Name (if any)	Address
	Telephone #
Current Zoning	Fax #
GC	Email:
Prior CUP Approvals (if known)	
	Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: This business is a women's healthcare clinic specializing
in breast health

Gross Floor Area – Existing and Proposed: 7,100 existing and 7,100 proposed

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: 4

Hours of Operation: 8 am to 5 pm

Current or Most Recent Use of the Property: Office

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

Rationale

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

Submittal Checklist

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

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

****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

Justification for Conditional Use Permit for Parking Deficiency

We are requesting a Conditional Use Permit (CUP) to address a parking deficiency at our proposed Breast Health Center located at 227 N. Lindbergh Blvd, Creve Coeur, MO 63141, which will operate under NAICS Code 621111. This facility will provide essential medical services focused on breast health, under the operation of a single-practitioner practice.

The current parking ratio of the property is 3/1000, slightly below the 4/1000 parking requirement for medical office use as specified by the City's zoning regulations. However, due to the nature of our practice and operations as a single-practitioner facility, our actual parking needs do not exceed the 3/1000 ratio.

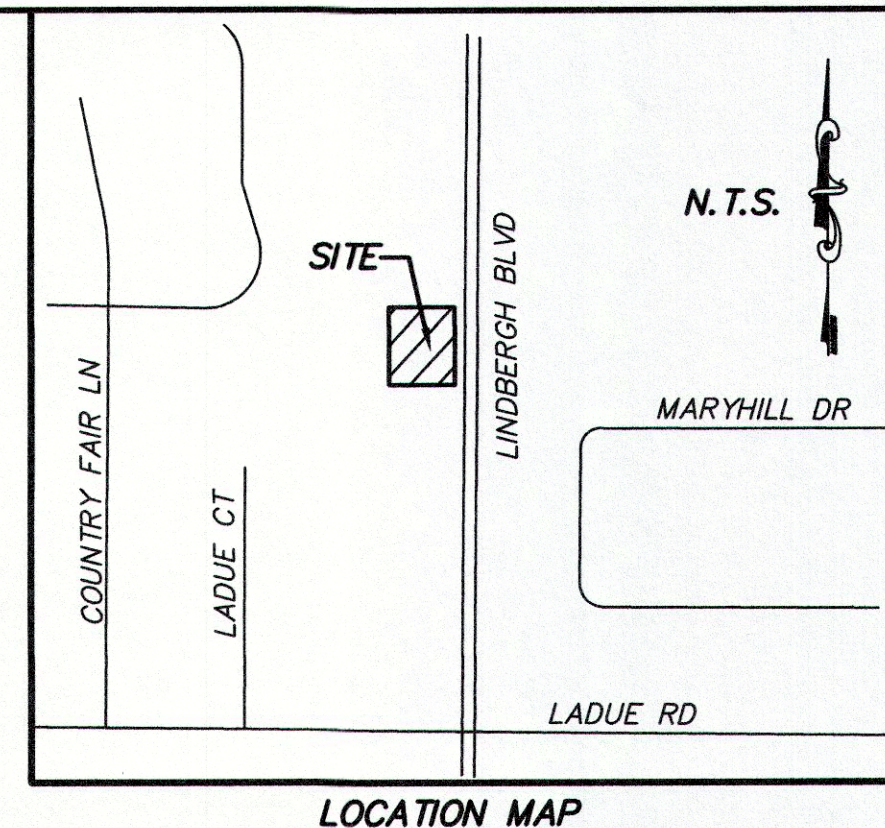
Despite this, we have proactively secured a parking agreement with the neighboring property, which provides additional spaces to meet the 4/1000 requirement. This agreement demonstrates our commitment to addressing any potential concerns about parking, even though the additional spaces are not necessary for the effective operation of our practice.

Key points to consider:

- The single-practitioner model of our Breast Health Center inherently limits patient volume, ensuring that parking demand remains low and manageable at the existing 3/1000 ratio.
- The additional leased parking spaces are a measure taken to fully comply with city regulations, despite the fact that our practice's operational needs do not require the extra spaces.
- This arrangement has been made in coordination with the neighboring property, which has confirmed it can accommodate the additional spaces without any negative impact on its own operations.
- Granting this CUP will allow us to operate a valuable healthcare service in Creve Coeur without causing parking congestion or affecting surrounding properties.

We respectfully request that the City approve this CUP, recognizing the proactive steps we have taken to meet regulatory standards, while providing an essential medical service to the community.

2019-081

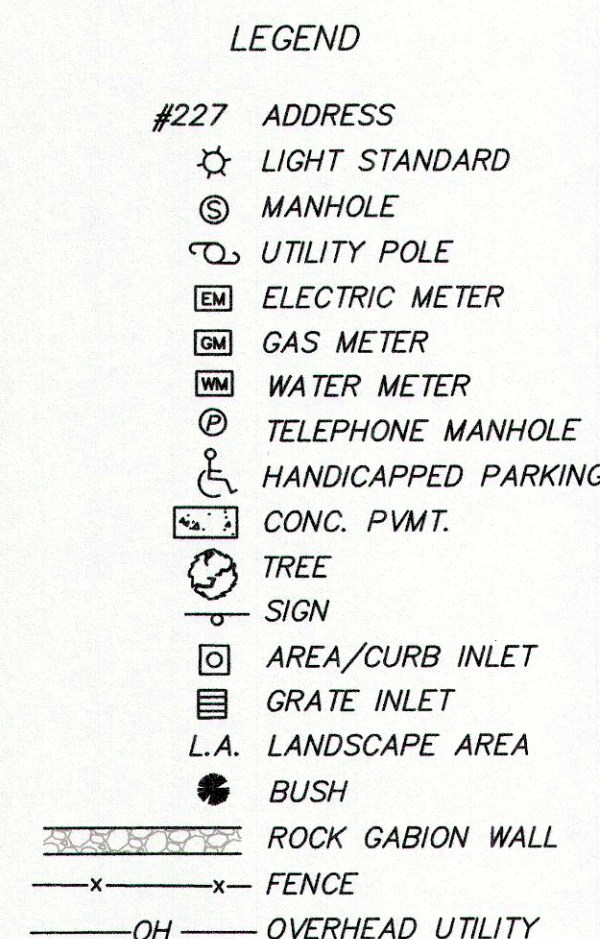


ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.

LAND SURVEYING CIVIL ENGINEERING



Manchester Rd. Suite 70 St. Louis, Missouri, 63131
Phone (314) 965-6732 Fax (314) 965-6734



FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO: NCS-969874-STLO
EFFECTIVE DATE: JULY 05, 2019
SCHEDULE B-II

- Items 1-4 *Standard exceptions.*
- Items 5-8 *Not surveyed related items.*
- Item 9 *Subject to Maintenance Agreement with The Metropolitan St. Louis Sewer District by instrument recorded in Book 8774, Page 1791. (not of a plottable nature)*
- Item 10 *Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 8774 Page 1794. (plotted)*
- Item 11 *Easement granted to Union Electric Company, according to instrument recorded in Book 8830 Page 531. (plotted)*
- Items 12-13 *Not surveyed related items.*

The undersigned, being a registered surveyor of the State of Missouri, certifies to Epsilon Upsilon Alpha, LLC, and First American Title Insurance Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 13, 14, 19 and 20 of Table A thereof. The field work was completed on August 08, 2019.

This survey has been executed in accordance with the Current Missouri Standards for Property Boundary surveys and the results are shown hereon.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
CORPORATE REGISTRATION NO. LS-168D

DAVID J. MORTON
P.L.S. #2276
STATE OF MISSOURI

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF
SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

Prepared For:

Epsilon Upsilon Alpha, LLC

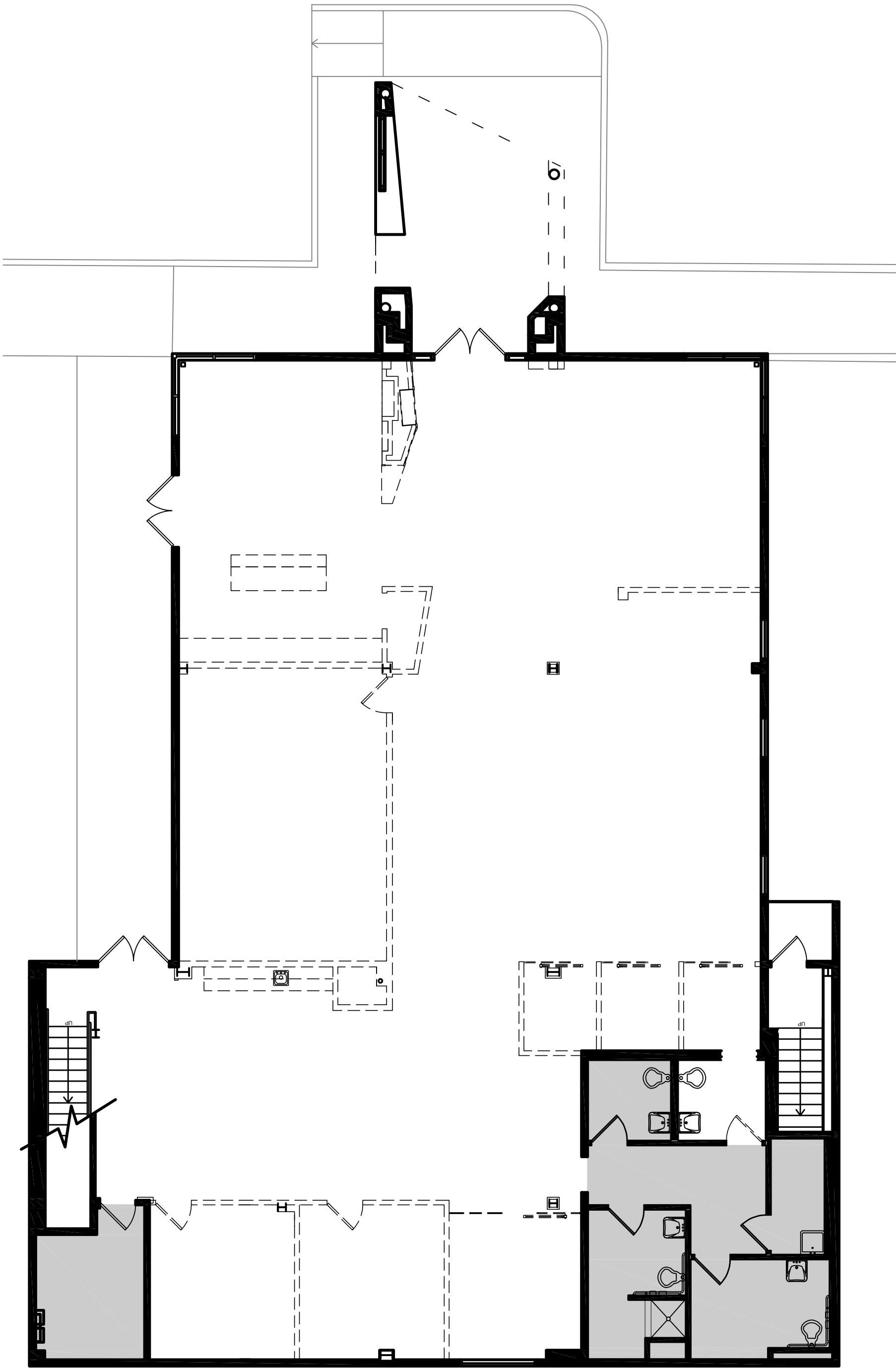
[illegible]

No.	Description	Date
	Client Review	08.14.24
	Client Review	08.20.24

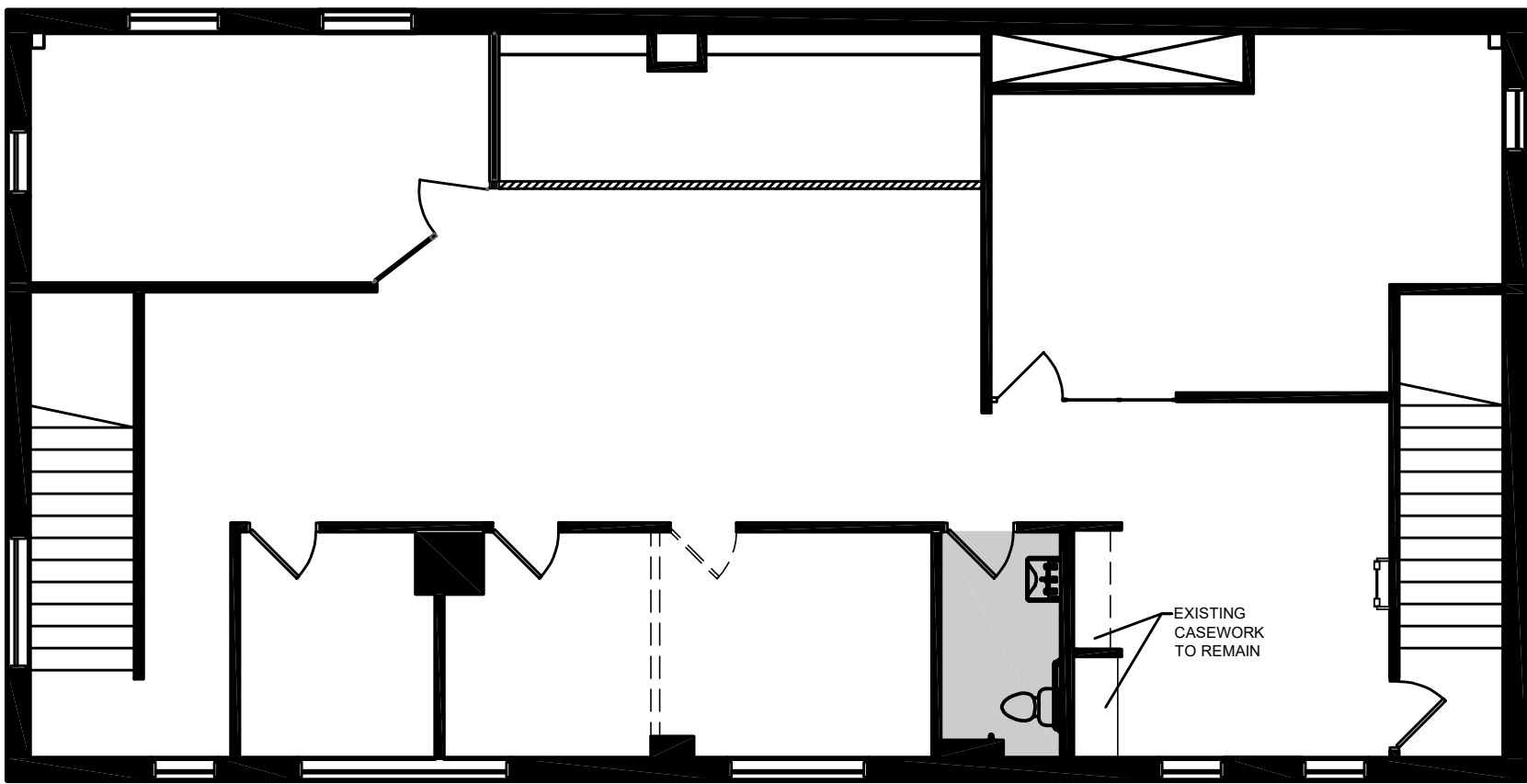
Preliminary Space Plan For:
TELE-GRAM
227 North Lindbergh Boulevard
Saint Louis, Missouri 63141

SPACE PLAN - DEMO

gray®



1ST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

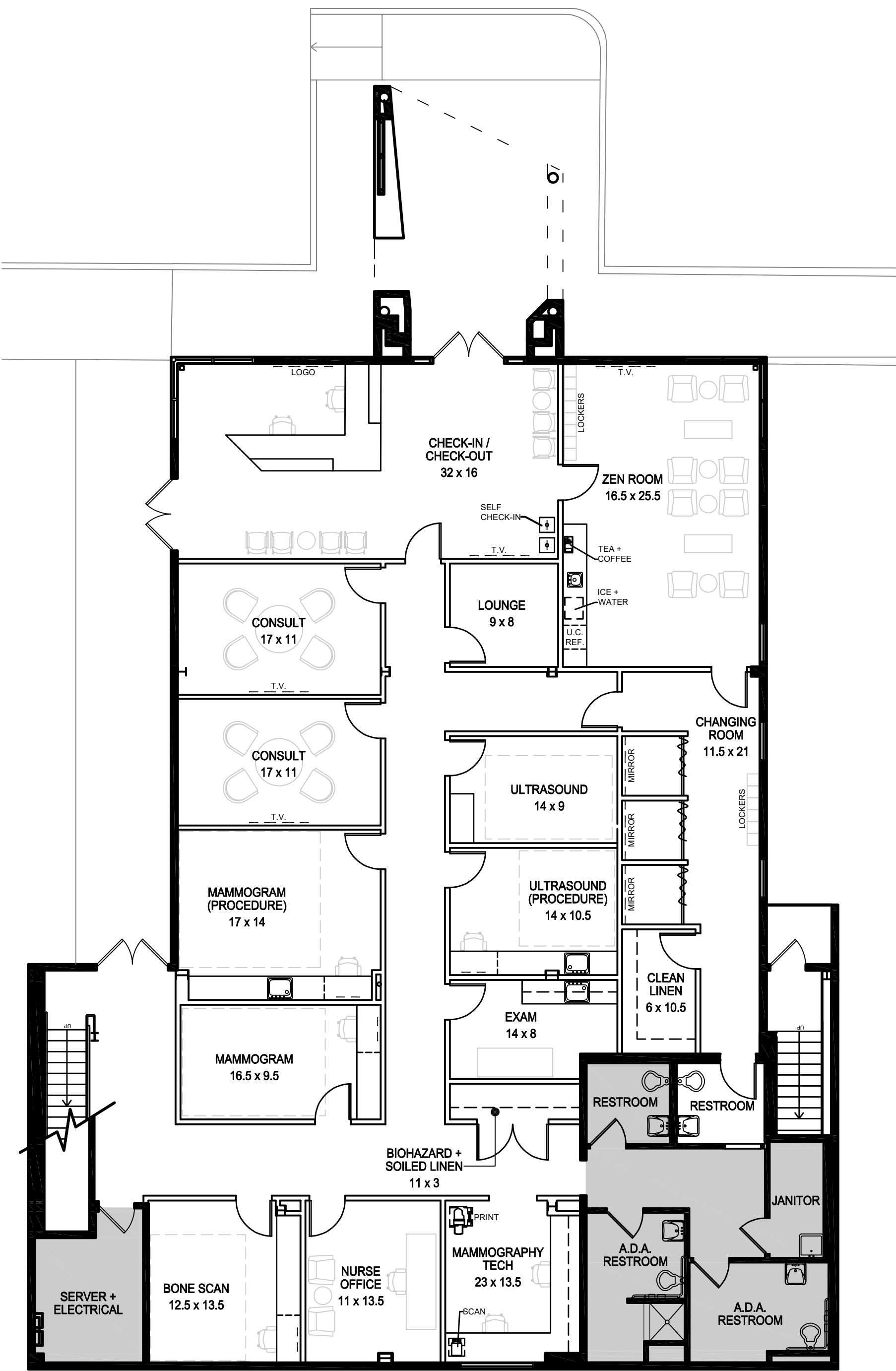


2ND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- PARTIAL HEIGHT PARTITION
- NEW DOOR
- NEW PAIR OF DOORS
INDICATES ACTIVE LEAF
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- EXISTING PARTITION TO BE REMOVED

NOT FOR
CONSTRUCTION



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE NEW BUILDING STANDARD DOORS CARPET, PAINT + VINYL BASE, THROUGHOUT FIRST FLOOR ONLY, UNLESS OTHERWISE NOTED. ALL LIGHTING, HVAC + ELECTRICAL IS EXISTING TO REMAIN OR TO BE RELOCATED AS REQUIRED FOR NEW LAYOUT. SUPPLEMENT WITH NEW AS REQUIRED TO MATCH EXISTING UNLESS OTHERWISE NOTED.
2. ALL EXISTING FINISHES TO REMAIN THROUGHOUT SECOND FLOOR, UNLESS OTHERWISE NOTED. REPAIR + PATCH FINISHES TO MATCH EXISTING AS REQUIRED DUE TO DEMOLITION/NEW CONSTRUCTION. ALL LIGHTING, HVAC + ELECTRICAL IS EXISTING TO REMAIN OR TO BE RELOCATED AS REQUIRED FOR NEW LAYOUT. SUPPLEMENT WITH NEW AS REQUIRED TO MATCH EXISTING UNLESS OTHERWISE NOTED.
3. PROVIDE DEMOLITION AND BUILDING STANDARD CONSTRUCTION THROUGHOUT.
4. ALL FURNITURE AND EQUIPMENT IS PROVIDED + INSTALLED BY TENANT UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE NOMINAL AND MUST BE FIELD VERIFIED.
6. THIS PLAN REPRESENTS OUR INTERPRETATION OF A LIMITED NUMBER OF THE TITLE III PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), FOR THE SCOPE OF WORK INDICATED ONLY. GRAY DESIGN GROUP, INC. SHALL ASSUME NO RESPONSIBILITY FOR DEVIATIONS AND/OR DELETIONS FROM THESE DRAWINGS BY BUILDING OWNERS, PROPERTY MANAGERS, CONTRACTORS, ETC. GRAY DESIGN GROUP, INC. SHALL ASSUME NO RESPONSIBILITY FOR ANY WORK REQUIRED BY THE ADA WHICH IS NOT SPECIFICALLY INDICATED ON THESE DRAWINGS. NO LIABILITY SHALL BE ASSUMED FOR DECISIONS OR COMMITMENTS MADE ON THE BASIS OF THE ADA INFORMATION PRESENTED ON THIS DRAWING.

DOORS

7. PROVIDE BUILDING STANDARD SOLID CORE WOOD DOORS WHERE SHOWN. SIZE AND FINISH TO MATCH EXISTING.

PARTITIONS

8. ALL NEW PARTITIONS TO EXTEND TO DECK UNLESS OTHERWISE NOTED.

GLAZING

9. PROVIDE AND INSTALL FULL HEIGHT FRAMELESS GLASS MIRRORS AT CHANGING ROOM AS NOTED ON PLAN.

MILLWORK

10. PROVIDE AND INSTALL 34" HIGH PLASTIC LAMINATE BASE CABINETS WITH (1) 18" DEEP ADJUSTABLE SHELF, 24" DEEP QUARTZ COUNTERTOP AND 30" HIGH OVERHEAD CABINETS WITH (2) 12" DEEP ADJUSTABLE SHELVES AND OVER AND UNDER CABINET LED LIGHTING AT BREAK ROOM AS SHOWN ON PLAN. INTERIORS TO BE MELAMINE. NO BACKSPLASH.
11. PROVIDE AND INSTALL 34" HIGH PLASTIC LAMINATE BASE CABINETS WITH (1) 18" DEEP ADJUSTABLE SHELF AND 24" DEEP QUARTZ COUNTERTOP AT ZEN ROOM AND ULTRASOUND AS SHOWN ON PLAN. INTERIORS TO BE MELAMINE. NO BACKSPLASH.
12. PROVIDE AND INSTALL 36" HIGH PLASTIC LAMINATE BASE CABINETS WITH (1) 18" DEEP ADJUSTABLE SHELF AND 24" DEEP QUARTZ COUNTERTOP AT MAMMOGRAM, MAMMOGRAM (PROCEDURE), ULTRASOUND (PROCEDURE), AND BONE SCAN AS SHOWN ON PLAN. INTERIORS TO BE MELAMINE. PROVIDE 2" BACKSPLASH AT WET LOCATIONS ONLY. PROVIDE 30" HIGH WORKSURFACE WHERE CHAIRS ARE SHOWN ON PLAN (NO BASE CABINETS).

13. PROVIDE AND INSTALL 30" DEEP PLASTIC LAMINATE COUNTERTOPS WITH HAFELE #287.45 XXX SERIES "HEBGO" SUPPORT BRACKETS, 4'-0" MAXIMUM ON CENTER AT MAMMOGRAPHY TECH. PAINT BRACKETS TO MATCH WALL. PROVIDE 30" HIGH OVERHEAD CABINETS WITH (2) 12" DEEP ADJUSTABLE SHELVES AND UNDER CABINET LED LIGHTING.

14. PROVIDE AND INSTALL (5) ADJUSTABLE PLASTIC LAMINATE 24" DEEP SHELVES ON HEAVY DUTY BRACKETS AND STANDARDS AT CLEAN LINEN.

15. PROVIDE AND INSTALL (5) ADJUSTABLE PLASTIC LAMINATE 15" DEEP SHELVES ON HEAVY DUTY BRACKETS AND STANDARDS AT SECOND FLOOR STORAGE ROOM.

16. PROVIDE AND INSTALL CUSTOM CHECK-IN / CHECK-OUT DESK. (ALLOW \$15,000 FOR DESK MATERIALS + FABRICATION ONLY), IN ADDITION-INCLUDE COSTS FOR TAX, DELIVERY + INSTALLATION.

17. PROVIDE AND INSTALL FIRE RETARDANT WOOD BLOCKING AS REQUIRED FOR TENANT PROVIDED FLAT SCREEN TVS, LOGO, AND MIRRORS AT LOCATIONS NOTED ON PLAN.

18. PROVIDE AND INSTALL (2) PLASTIC LAMINATE SHELVES FOR IPAD CHARGERS ON DECORATIVE BRACKETS AT ADMIN AREA.

19. PROVIDE AND INSTALL FIXED CURTAIN ROD AT CHANGING ROOMS, TYPICAL.

PLUMBING

20. PROVIDE AND INSTALL 36" HIGH COUNTERTOP WITH ADA COMPLIANT SINGLE BOWL, STAINLESS STEEL UNDERMOUNT SINK WITH LEVER STYLE GOOSENECK FAUCET, AND REMOVEABLE PLASTIC LAMINATE APRON AT ULTRASOUND (PROCEDURE), MAMMOGRAM (PROCEDURE), AND EXAM ROOM AS SHOWN ON PLAN.

21. PROVIDE AND INSTALL 34" HIGH COUNTERTOP WITH ADA COMPLIANT SINGLE BOWL, STAINLESS STEEL UNDERMOUNT SINK WITH LEVER STYLE GOOSENECK FAUCET, AND REMOVEABLE PLASTIC LAMINATE APRON AT BREAK ROOM AS SHOWN ON PLAN.

22. PROVIDE AND INSTALL 34" HIGH COUNTERTOP WITH ADA COMPLIANT SINGLE BOWL, STAINLESS STEEL UNDERMOUNT BAR SINK WITH LEVER STYLE GOOSENECK FAUCET, AND REMOVEABLE PLASTIC LAMINATE APRON AT ZEN ROOM AS SHOWN ON PLAN.

23. PROVIDE 1/4" COLD COPPER WATER LINE WITH SHUT OFF VALVE TO TENANT SUPPLIED COFFEE MAKER AND REFRIGERATOR ICE MAKER IN BREAK ROOM AS SHOWN ON PLAN.

24. PROVIDE 1/4" COLD COPPER WATER LINE WITH SHUT OFF VALVE TO TENANT SUPPLIED COFFEE MAKER AND WATER / ICE MAKER IN ZEN ROOM AS SHOWN ON PLAN.

25. PROVIDE THE REQUIRED MANUFACTURER RECOMMENDED PLUMBING AND POWER HOOKUPS FOR TENANT SUPPLIED DISHWASHER IN BREAK ROOM AS SHOWN ON PLAN.

FLOORING

26. PROVIDE BUILDING STANDARD LVT THROUGHOUT ENTIRETY OF FIRST FLOOR AND IN SECOND FLOOR BREAK ROOM UNLESS OTHERWISE NOTED. ALLOW \$4/SF MATERIAL COST TO CONTRACTOR. IN ADDITION - INCLUDE COSTS FOR TAX, FREIGHT, DELIVERY AND INSTALLATION.



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL FINISHES

27. PROVIDE BUILDING STANDARD PAINT + WALL BASE THROUGHOUT SUITE UNLESS OTHERWISE NOTED. ALLOW FOR (1) MAIN PAINT COLOR AND (2) ACCENT COLORS, LOCATIONS TO BE DETERMINED.

28. PROVIDE AND INSTALL VINYL WALL COVERING AT CHECK-IN / CHECK-OUT, ZEN ROOM, CONSULT ROOMS, AND LOUNGE (ALLOW \$30/LY MATERIAL COST TO CONTRACTOR). IN ADDITION - INCLUDE COSTS FOR TAX, FREIGHT, DELIVERY AND INSTALLATION.

29. PROVIDE AND BACKSPLASH TILE AT BREAK ROOM BENEATH UPPER CABINETS ONLY. (ALLOW \$10/SF MATERIAL COST TO CONTRACTOR) IN ADDITION - INCLUDE COSTS FOR TAX, FREIGHT, DELIVERY AND INSTALLATION. INCLUDE EPOXY GROUT.

30. PROVIDE AND FULL HEIGHT BACKSPLASH TILE AT ZEN ROOM MILLWORK. (ALLOW \$10/SF MATERIAL COST TO CONTRACTOR) IN ADDITION - INCLUDE COSTS FOR TAX, FREIGHT, DELIVERY AND INSTALLATION. INCLUDE EPOXY GROUT.

ELECTRICAL AND MECHANICAL

31. ALL LIGHTING WITHIN ENCLOSED ROOMS TO BE DIMMABLE. MODIFY EXISTING LIGHTING AS REQUIRED.

32. PROVIDE AND INSTALL LED DOWN LIGHTS THROUGHOUT FIRST FLOOR SPACE UNLESS OTHERWISE NOTED.

33. PROVIDE SUSPENDED LED CYLINDERS AT AREAS OF EXPOSED CEILING ON FIRST FLOOR.

34. PROVIDE DEDICATED CIRCUITS FOR ALL TENANT SUPPLIED EQUIPMENT + APPLIANCES AS REQUIRED.

SPECIALTIES

35. CEILING TO REMAIN EXPOSED WITHIN CORRIDORS AND CHECK-IN / CHECK-OUT AREA ONLY. PAINT ALL EXISTING EXPOSED DECK, STRUCTURE, DUCTWORK, CONDUIT, PIPING, ETC. ALL EXPOSED SUPPLY AND RETURN AIR GRILLES SHALL BE PAINTED TO MATCH DUCTWORK.

36. PROVIDE AND INSTALL NEW CEILING TILE AND GRID IN ALL OTHER FIRST FLOOR AREAS (ARMSTRONG - ULTIMA 2 x 2 OR EQUAL).

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- PARTIAL HEIGHT PARTITION
- NEW DOOR
- NEW PAIR OF DOORS INDICATES ACTIVE LEAF
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- EXISTING PARTITION TO BE REMOVED

Authorization Block

The signature below acknowledges review and approval of this preliminary suite layout. Any changes to this plan requires additional architectural services.

signature date

GRAY DESIGN GROUP

Gray Design Group, Inc. © 2024
Mo - Architectural Corporation No. 000553

9 Sunnen Drive, Suite 110

Saint Louis, Missouri 63143

Telephone 314.646.0400

www.graydesigngroup.com

Contact: Jenny Johnson

Produced By: Jenny Johnson

Reviewed By: Jenny Johnson

No.	Description	Date
	Client Review	08.14.24
	Client Review	08.20.24

Preliminary Space Plan For:

TELE-GRAM

227 North Lindbergh Boulevard
Saint Louis, Missouri 63141

SPACE PLAN

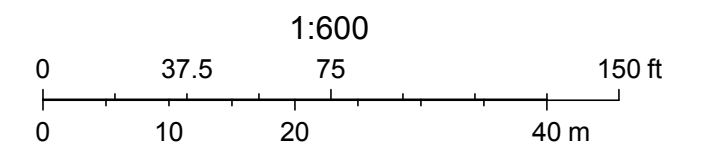
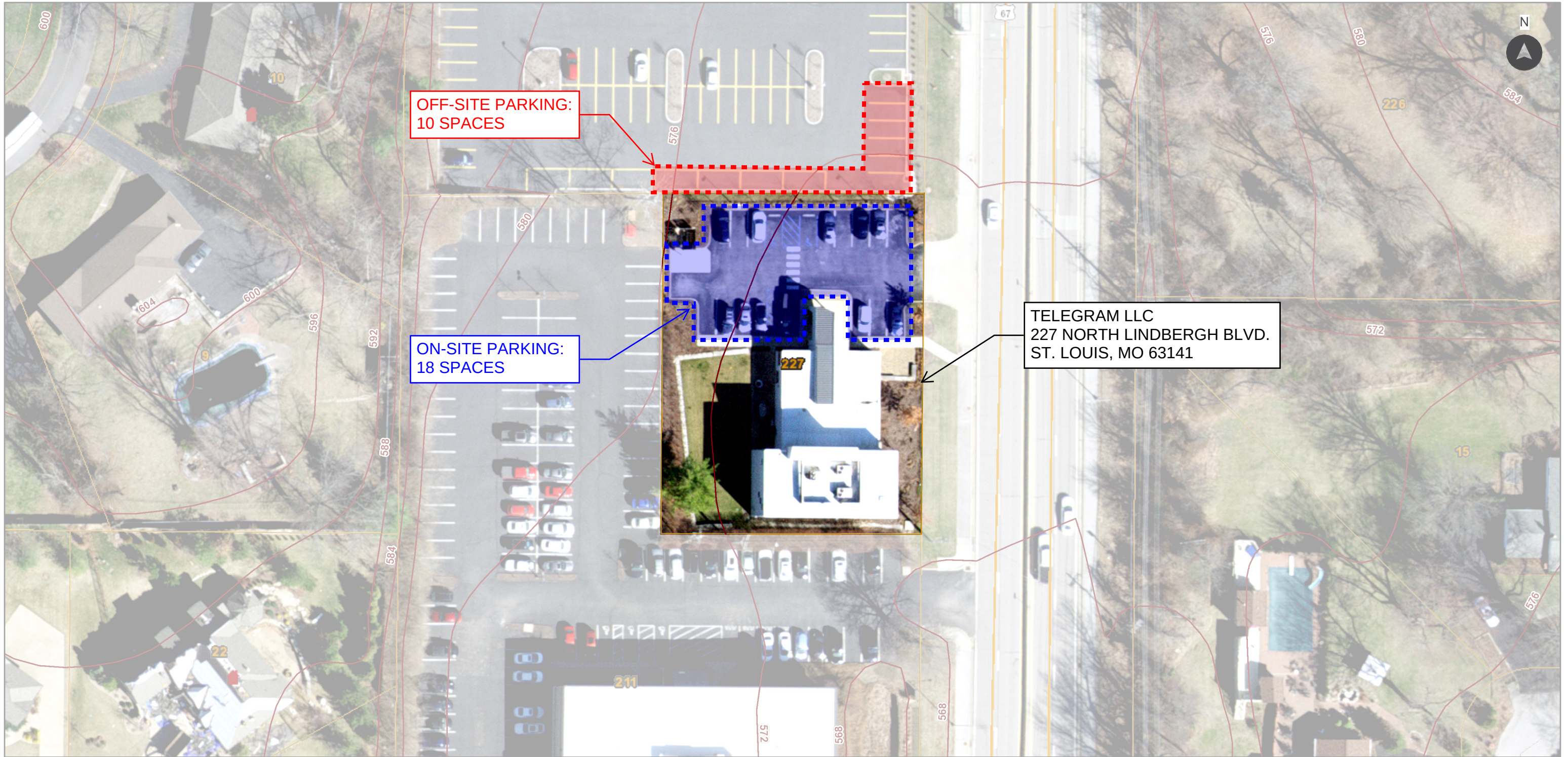
Tobias Weddighaus
Architect
No. A-2507011296

gray

NOT FOR
CONSTRUCTION

Job: 27124154.00

P2



TELE-GRAM LLC

227 North Lindbergh Boulevard, St. Louis, MO 63141

Parking Plan

124154.00

09.16.2024

TELE-GRAM

gray



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-026: TEXT AMENDMENT TO AMEND SECTION 405.460.B OF THE
ZONING CODE AND SECTION 355.150 OF THE CITY'S CODE OF
ORDINANCES PERTAINING TO ACCESSORY PARKING OF COMMERCIAL
VEHICLES

FOR THE MEETING OF: Monday, October 21, 2024

LOCATION: All zoning districts, as further described in the amendments

REQUEST: Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to consolidate into one section and remove duplicative and conflicting requirements for accessory parking of commercial vehicles as found in Sections 405.460.B and 355.150 of the City's code of ordinances. The regulations require commercial vehicles or major recreational equipment that are parked or stored overnight to be located in a garage, carport, or rear yard that is screened from view.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance are reviewed and approved at the City Council based upon the recommendation of the Planning and Zoning Commission.

APPLICANT: Jason Jaggi
Director of Community
Development
300 North New Ballas Road
St. Louis, MO, 63141

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the goals of the Comprehensive Plan?

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.460 Accessory Uses and Structures

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community
Development

DATE: 10-16-2024

ATTACHMENTS: Draft Ordinance

BACKGROUND

The city's code of ordinances regulates the parking of vehicles in commercial and residential districts. Section 405.460 of the zoning code regulates parking as an accessory use. The zoning code allows for the private parking of major recreational equipment or commercial vehicles in any residential district not exceeding 7-feet in height or 20-feet in length. The parking of these vehicles/equipment as limited above must be within an enclosed garage or carport that screens the equipment from view from any street or adjacent property. The code also allows parking of these vehicles/equipment in the rear yard (not within a garage or carport) as long as they cannot be viewed from the street or adjacent property.

Section 355.150 also regulates the parking of vehicles as part of the traffic code. This code section prohibits the parking of any vehicle with a gross vehicle weight of 12,000 pounds or more or any truck, van or trailer used for commercial purposes or in excess of 20-feet in length or 7-feet in height to park overnight within any residential area unless it is parked within a garage or a temporary permit is issued by the Police Department.

The two ordinances regulate the same subject matter but have different requirements, creating confusion as to which section to enforce.

REQUESTED AMENDMENTS

The requested amendments can be found in the attached redlined document. The amendments to the zoning code, Section 405.460, will reference the requirements in Section 355.150. Section 355.150 would continue to require major recreational equipment and commercial vehicles other than licensed passenger vehicles, to be screened from view from the street or adjacent properties located in a garage, carport or rear yard. The size of these commercial vehicles would be limited to a vehicle weighing 12,000 pounds with a maximum length of 20-feet or 7-feet in height, regardless of where they are parked. Temporary parking of oversized vehicles would only be permitted with approval of a temporary permit by the Police Department. The suggested amendments also include minor clarification edits.

COMPREHENSIVE PLAN

The Comprehensive Plan, *Creve Coeur 2030*, lists Residential Development and Preservation as one of seven objectives (p. 46). With respect to the Residential Neighborhood recommendations, the plan's recommendations have been developed to protect the physical characteristics of residential neighborhoods which represent over two-thirds of the land area of Creve Coeur.

These proposed amendments involve removing duplicative regulations from the city code and consolidating them into one section. With that being the case, these regulations directly relate to the goals of the comprehensive plan to protect the physical character of residential neighborhoods.

DISCUSSION AND STAFF ANALYSIS

The proposed amendments keep the existing requirements in place for parking and storage of commercial vehicles and major recreational equipment to maintain the character of neighborhoods. These regulations restrict the size and their placement on the property.

CONCLUSION AND ACTION

If the Commission members believe the proposed amendments are appropriate, and that they sufficiently regulate the needs for parking of non-passenger commercial vehicles and are in keeping with the guidance of the Comprehensive Plan, a vote to recommend approval to the City Council of the draft text amendments would be appropriate.

MOTION

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

“I move to recommend approval to the City Council of the draft text amendment ordinance for revisions to Section 405.460.B and corresponding amendments to Section 355.150 regarding parking of commercial vehicles as an accessory use as prepared for the October 21, 2024 meeting” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

AN ORDINANCE AMENDING SECTIONS 405.460B and 355.150 OF THE CITY ZONING CODE REGARDING PARKING AS AN ACCESSORY USE.

WHEREAS, an application was submitted by the Director of Community Development for text amendments to Section 405.460B of the City's Zoning Ordinance to make zoning regulations concerning parking as accessory use consistent with City traffic regulations; and

WHEREAS, corresponding changes to Section 355.150 are required in conjunction with such amendments; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes to the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on October 28, 2024, 2024; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject Zoning Code amendments at its meeting on October 28, 2024, and

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

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

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances as provided herein would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

Section 1. Subsections 1, 2 and 3 of Section 405.460B are hereby amended to read as follows:

1. In residential districts, private parking of licensed passenger vehicles, including private garages or carports.
2. In nonresidential districts, off-street parking for licensed passenger vehicles, including garages, and loading spaces as required by Article VII and any additional off-street parking or loading spaces which are devoted exclusively to the principal use or activity subject to other limitations and regulations of this Chapter.

3. In all districts, private parking or storage of major recreational equipment or commercial vehicles in accordance with Section 355.150 of the Code,

Section 2. Section 355.150 is amended to read as follows:

A. Private parking or storage of major recreational equipment or commercial vehicles other than licensed passenger vehicles in any residential zoning district shall take place only in a garage, carport or rear yard in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property further, provided, that any such parking or storage shall not encroach upon the required off-street parking for passenger vehicles. Boats, not exceeding seven (7) feet in height or twenty-five (25) feet in length, may be stored on a private driveway, located behind the front building line, within a recorded residential subdivision with a residential lake not less than twenty (20) acres in size. No vehicle with a gross vehicle weight of twelve thousand (12,000) pounds or more or any truck, van or trailer used for commercial purposes or in excess of twenty (20) feet in length or seven (7) feet in height shall park overnight within any residential area within the City, unless the owner thereof has secured a temporary permit (not to exceed thirty (30) days) which shall be issued by the Chief of Police after he/she determines whether such parking will:

1.

Substantially interfere with the protection of property on which the vehicle is parking with relation to fire and police protection;

2.

Substantially interfere with the appearance and utilization of adjacent properties.

B.

If the findings of the Chief of Police should be negative as to all of the criteria referred to in Subsections **(A)(1)** and **(2)** above, then the application for such temporary permit shall be granted; if the findings of the Chief of Police are affirmative as to any criterion in Subsection **(A)**, then the temporary permit shall be denied.

C.

No vehicle, truck, van, commercial vehicle or trailer or any recreational vehicle or recreational equipment shall park overnight within the City limits in a commercially or industrially zoned area unless the vehicle is engaged in business at that location. No business or individual shall allow or permit a truck, commercial vehicle or trailer described in this Section not so engaged in business at that location or shall allow a recreational vehicle to park on property owned or controlled by such person.

D.

The provisions of this Section shall not apply to any motor vehicle dealer duly licensed as such to do business in this City.

E.

BILL NO. _____

ORDINANCE NO. _____

Notwithstanding any otherwise applicable parking restriction, boats, recreational vehicles and recreational equipment may be temporarily parked on a paved surface of a residential property, provided that such temporary parking does not occur during any portion of more than three (3) days in any two (2) consecutive calendar weeks. Such temporary parking shall not constitute a regulated accessory use (either permitted or prohibited) under the zoning ordinance.

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.460B OF THE CITY ZONING CODE REGARDING PARKING AS AN ACCESSORY USE.

WHEREAS, an application was submitted by the Director of Community Development for text amendments to Section 405.460B of the City's Zoning Ordinance to make zoning regulations concerning parking as accessory use consistent with City traffic regulations; and

WHEREAS, corresponding changes to Section 355.150 are required in conjunction with such amendments; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes to the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on _____, 2024; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject Zoning Code amendments at its meeting on _____, 2024, and

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

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

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances as provided herein would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

Section 1. Subsections 1, 2 and 3 of Section 405.460B are hereby amended to read as follows:

1. In residential districts, private parking of licensed passenger vehicles, including pPrivate garages or carports.

2. In nonresidential districts, Ooff-street parking for licensed passenger~~permitted motor~~ vehicles, including garages, and loading spaces as required by Article VII and any additional off-street parking or loading spaces which are devoted exclusively to the principal use or activity subject to other limitations and regulations of this Chapter.

3. ~~In all districts, p~~Private parking or storage of major recreational equipment or commercial vehicles ~~in accordance with Section 355.150 of the Code, not exceeding seven (7) feet in height or twenty (20) feet in length, in any residential zoning district, provided such parking or storage takes place in a garage or carport in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property; or provided such parking or storage takes place in a rear yard in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property; further, provided, that any such parking or storage does not encroach upon the required off-street parking for standard passenger vehicles. Boats, not exceeding seven (7) feet in height or twenty-five (25) feet in length, may be stored on a private driveway, located behind the front building line, within a recorded residential subdivision with a residential lake not less than twenty (20) acres in size.~~

Section 2. Section 355.150 is amended to read as follows:

A. Private parking or storage of major recreational equipment or commercial vehicles other than licensed passenger vehicles not exceeding seven (7) feet in height or twenty (20) feet in length, in any residential zoning district, provided such parking or storage shall takes place only in a garage, or carport or rear yard in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property; or provided such parking or storage takes place in a rear yard in a manner that screens the vehicle or equipment from view at normal eye level from any street or adjacent private property; further, provided, that any such parking or storage shalldoes not encroach upon the required off-street parking for standard passenger vehicles. Boats, not exceeding seven (7) feet in height or twenty-five (25) feet in length, may be stored on a private driveway, located behind the front building line, within a recorded residential subdivision with a residential lake not less than twenty (20) acres in size.

No vehicle with a gross vehicle weight of twelve thousand (12,000) pounds or more or any truck, van or trailer used for commercial purposes or in excess of twenty (20) feet in length or seven (7) feet in height shall park overnight within any residential area within the City, unless ~~the vehicle is parked within an enclosed garage or~~ the owner thereof has secured a temporary permit (not to exceed thirty (30) days) which shall be issued by the Chief of Police after he/she determines whether such parking will:

1.

Substantially interfere with the protection of property on which the vehicle is parking with relation to fire and police protection;

2.

Substantially interfere with the appearance and utilization of adjacent properties.

BILL NO. _____

ORDINANCE NO. _____

B.

If the findings of the Chief of Police should be negative as to all of the criteria referred to in Subsections (A)(1) and (2) above, then the application for such temporary permit shall be granted; if the findings of the Chief of Police are affirmative as to any criterion in Subsection (A), then the temporary permit shall be denied.

C.

No vehicle, truck, van, commercial vehicle or trailer ~~as described above~~ or any recreational vehicle or recreational equipment shall park overnight within the City limits in a commercially or industrially zoned area unless the vehicle is engaged in business at that location. No business or individual shall allow or permit a truck, commercial vehicle or trailer described in this Section not so engaged in business at that location or shall allow a recreational vehicle to park on property owned or controlled by such person.

D.

The provisions of this Section shall not apply ~~to any boats, recreational vehicles or recreational equipment parked in any residential subdivision in compliance with Section 405.460(B)(3) of this Code, nor~~ to any motor vehicle dealer duly licensed as such to do business in this City.

E.

Notwithstanding any otherwise applicable parking restriction, boats, recreational vehicles and recreational equipment may be temporarily parked on a paved surface of a residential property, provided that such temporary parking does not occur during any portion of more than three (3) days in any two (2) consecutive calendar weeks. Such temporary parking shall not constitute a regulated accessory use (either permitted or prohibited) under the zoning ordinance.

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:

BILL NO. _____

ORDINANCE NO. _____

KELLIE HENKE
CITY CLERK



city
of

CREVE COEUR

File # _____

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

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Jason Jaggi, Director of Community Development	
<i>Name</i>	<i>Name</i>
City of Creve Coeur	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
300 North New Ballas Rd	
<i>Address</i>	<i>Address</i>
Creve Coeur MO 63141	
<i>Address</i>	<i>Address</i>
Telephone # 314-872-2504	Telephone # _____
Fax # _____	Fax # _____
Email: jjaggi@crevecoeurmo.gov	Email: _____

Applicant's Status (Indicate one):

☒
☐
☐

City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)

Private Party (Financial, contractual, or proprietary interest)

Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, October 21, 2024.

Jason W. Jaggi

Digitally signed by Jason W. Jaggi
Date: 2024.09.19 15:06:31 -05'00'

Applicant's Signature

Applicant's Representative's Signature

October 21

Date

Date

Description of Request (attach additional sheets as needed):_____

Amend zoning regulations regarding parking of commercial vehicles in residential zoning districts consistent with City traffic regulations.

Affected Section(s) of the Zoning or Subdivision Code:_____

405.460.B.

Proposed Ordinance Language (attach additional sheets as needed):_____

See attached

Office Use Only

____ **Proposed Ordinance Language**

Received By:

____ **Fees Paid**

____ **Written Justification**

Date:_____



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • www.crevecoeurmo.gov

APPLICATION TO PLANNING AND ZONING COMMISSION #24-027: A CONDITIONAL USE PERMIT FOR A BUBBLE TEA SHOP, TEASDAY, LOCATED AT 12812 OLIVE BOULEVARD

FOR THE MEETING OF: **Monday, October 21, 2024, 6:00 PM.**

LOCATION: 12812 Olive Boulevard (see attached map). Zoned GC General Commercial District.

REQUEST: Pan Gao has submitted an application for a new conditional use permit to allow for a bubble tea location, Teasday, at 12812 Olive Boulevard within Bellerive Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM 7 days a week. The previous use at this location was an Edward Jones and it did not require a conditional use permit.

ADDITIONAL INFORMATION:

The property is in the "GC" General Commercial zoning district. This use is classified as a Snack and Non-Alcoholic Beverage Bar (NAICS 722515) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission

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?

Creve Coeur 2030 Plan References

- MU-Mixed Use District

Zoning Code References

- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Use Permit
- Section 405.820: Required Off-Street Parking Spaces

APPLICANT: Pan Gao
Teasday STL
14565 Appalachian Trail
Chesterfield, MO 63017

PROPERTY OWNER: MCW RD Bellerive Plaza LLC
25 N. Brentwood Boulevard
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, AICP, City Planner
DATE: 10/21/2024
ATTACHMENTS: Applicant's Materials received September 19, 2024
Draft Ordinance

BACKGROUND:

Bellerive Plaza shopping center, located south of Olive Boulevard and west of Mason Road, was approved and constructed in 1980 in compliance with St. Louis County zoning regulations. The property was annexed by the City of Creve Coeur in 1996, and subsequently zoned “GC” General Commercial. The center consists of three buildings, housing approximately 22 tenant spaces, including the anchor of a Schnucks Supermarket, and totals 115,232 square feet. Bellerive Plaza currently has 19 tenants and three retail vacancies. The overall development is legally pre-existing, with non-conforming site coverage. The existing uses at the time of incorporation are allowed to continue as if approved per Section 405.210 (A)(2) which states:

2. Conditional uses. No conditional use, as designated within this Chapter, shall hereafter be established unless such use has been approved pursuant to the provisions of Section **405.470**. Any existing use which was a permitted use prior to the adoption of this Chapter, and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use.

The previous tenant, Edward Jones, had been operating in the 960 square foot space for at least two decades and its use most likely predated the annexation of the shopping center into Creve Coeur. The new tenant, Teasday, is seeking a conditional use permit for the use.

PROJECT DESCRIPTION

The Applicant is seeking approval for a Conditional Use Permit to operate a Snack and Non-Alcoholic Beverage Bar (NAICS 722515), Teasday, in the former Edward Jones location within Bellerive Plaza shopping center. Teasday is a bubble tea shop offering unique drink offerings and desserts. The applicant does not plan to make any exterior changes to the location. The applicant is proposing 8 indoor seats. The tenant space's gross floor area is 960 square feet. The restaurant will operate from 10:00 AM to 9:00 PM every day of the week. There will be 3 employees during the busiest hours of operation.

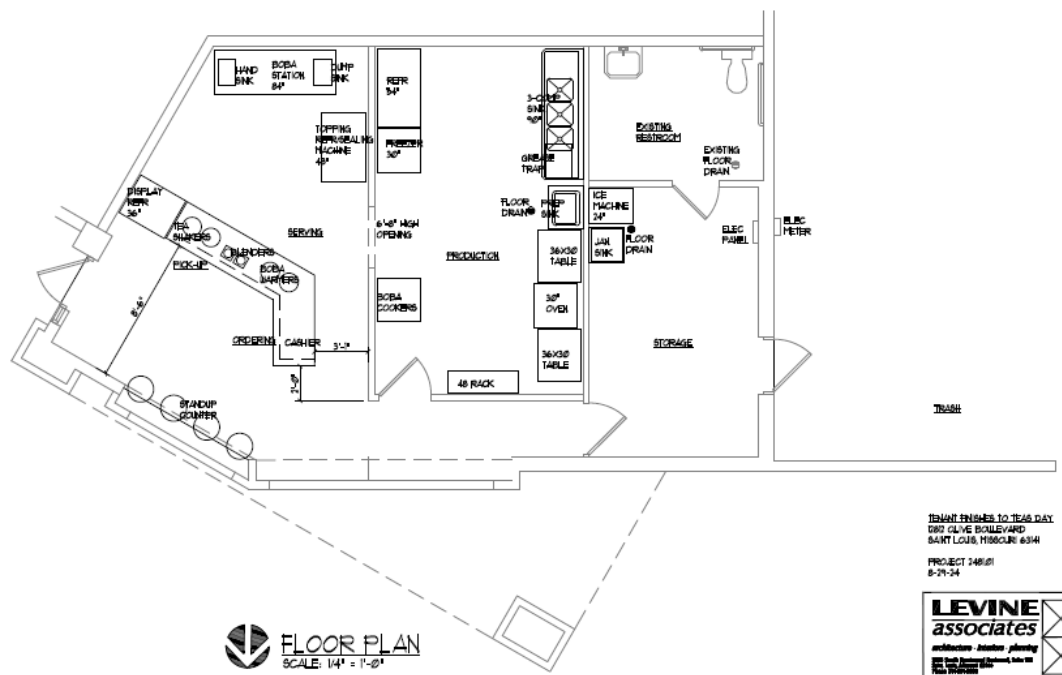


Figure 1: Teasday's Interior Floor Plan

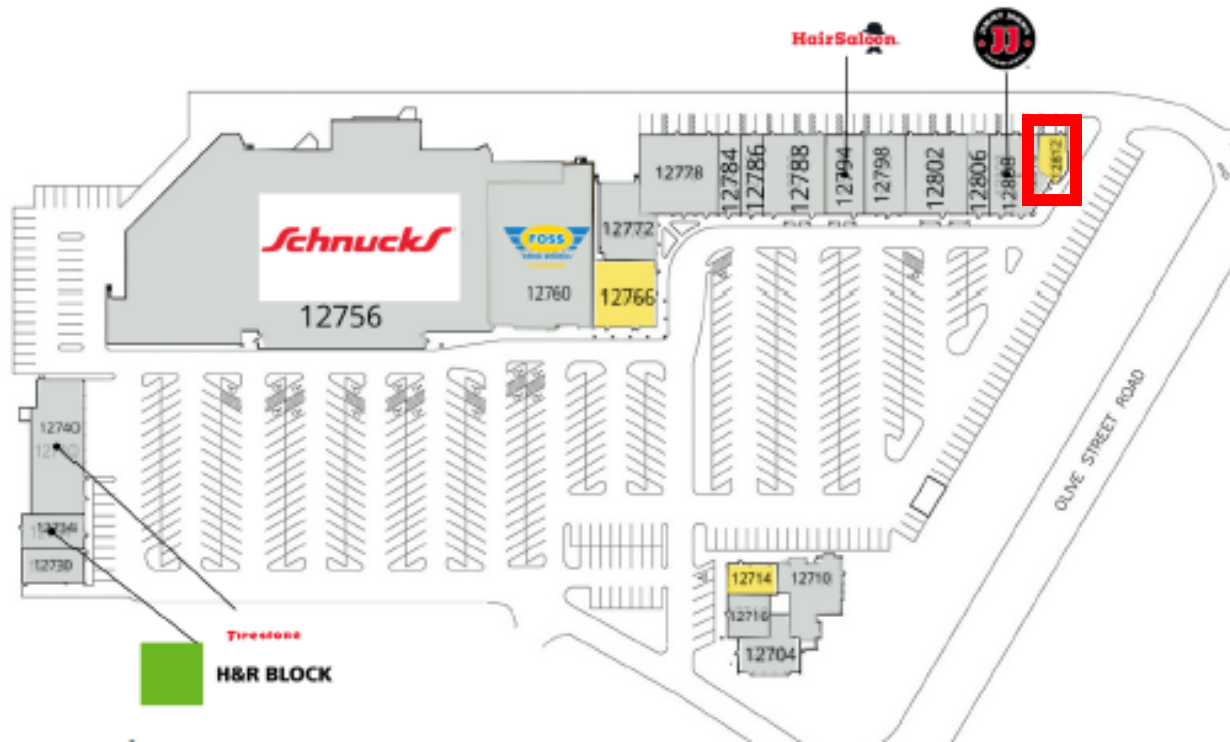


Figure 2: Teasday's Location within Bellerive Plaza outlined in red.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	Unincorporated St. Louis County	Olive Boulevard
South	Office	PO-Planned Office	N/A
East	Bank	GC-General Commercial	Bellerive Plaza
West	Residential	AR-Attached Single-Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the West Olive Corridor Mixed-use District (MU) Place type that has a vision to create a visually distinctive and regionally recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is replacing a previous permitted by right use with a restaurant use in the space within a retail building in Bellerive Plaza. The use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

ZONING REVIEW

NAICS 722515 Snack and Non-Alcoholic Beverage Bars are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Bellerive Plaza complex is 11.13 acres with approximately 115,252 square feet of retail space. The proposal is for 960 square feet thus representing roughly 0.83% of the complex's square footage.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(b) Required Off-Street Parking Spaces which states that the following:

Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided, such small restaurant facilities shall not be freestanding or provide drive-through, or drive-up ordering facilities.

Multi-tenant retail shopping centers designed for restaurant, retail uses, and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1).

The proposed use is a snack and non-alcoholic beverage bar, serving both dine-in and carryout customers with a proposed seat count of 8 indoor seats. The majority of the other existing restaurant spaces do not have Conditional Use Permits as the tenant space was occupied as a restaurant use before Bellerive Plaza was incorporated into the City of Creve Coeur in 1995 and per Section 405.210 (A)(2) were able to continue operating as if they had one. Due to these pre-existing conditions, seating counts for the restaurants to determine required parking for each use is not documented. Staff relied on estimates provided by each restaurant for the parking table. All of the required parking for each use minus the 15% reduction for shopping centers means that 466 parking spaces are required for this site. When the 466 parking spots required are subtracted from the 527 parking spots on site, there are 61 parking spaces left over in surplus. The parking lot is in good condition and the on-site parking meets the Zoning Code requirements.



Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
12704 – Taziki’s Mediterranean Cafe	Restaurant (85 indoor seats)	2,615	<i>1/3 seats in CUP, + 1/250 sq. ft..</i>	40
12710 – Timothy’s Restaurant	Restaurant (72 indoor seats)	3,049	<i>1/3 seats in C.U.P. + 1/250 sq. ft..</i>	37
12714 – Vacant	General Retail	1,215	<i>4/1000 sq. ft.</i>	5
12716 – Blust’s Jewelry	Jewelry Store	1,290	<i>4/1000 sq. ft.</i>	5
12730 – EarthWise Pet Supply	Pet and Pet Supplies Stores	1,500	<i>4/1000 sq. ft.</i>	6
12734 – H&R Block	Tax Preparation Services	1,500	<i>4/1000 sq. ft.</i>	6
12740 – Firestone Tire	General Automotive Repair	4,230	<i>1/300 sq. ft + 1/service bay</i>	21
12756 – Schnucks	Super Markets and Other Grocery (Except Convenience) Stores	56,747	<i>4/1000 sq. ft</i>	228
12760-Foss Swim School	Swim School	11,238	<i>1/200 sq. ft.</i>	56
12766 – Vacant	General Retail	3,154	<i>4/1000 sq. ft</i>	16
12772 – Yarncom	General Retail	2,950	<i>4/1000 sq. ft</i>	12
12778 – Fantastic Finds	Used Merchandise Store	4,877	<i>4/1000 sq. ft.</i>	20
12784 – China King*	Restaurant < 16 seats	1,400	<i>4/1000 sq. ft.</i>	6

12786 – Nail Spa	Services – Nail Salon	1,470	4/1000 sq. ft.	6
12788 – Elite Physical Therapy	Offices of Physical, Occupational and Speech Therapists and Audiologists	3,780	4/1000 sq. ft.	16
12794 – Hair Saloon for Men	Barber Shop	2,450	4/1000 sq. ft.	10
12798 – That Painting Spot	General Retail	2,491	4/1000 sq. ft.	10
12802 – Miss Kelly’s Gym	Fitness and Recreational Sports Centers	3,816	1/150 sq. ft.	26
12806 – Gateway Coffee	Restaurant < 16 seats	1,400	4/1000 sq. ft.	6
12808 – Jimmy John’s*	Restaurant < 16 seats	1,730	4/1000 sq. ft.	7
12810 – Silky’s*	Restaurant < 16 seats	1,435	4/1000 sq. ft.	6
12812 – Teasday	Bubble Tea Shop	960	4/1000 sq. ft.	4
Sub-total:				549
Minus 15% Reduction				83
Total # of Parking Spaces Required:				466
Total Available On-site:				527
Excess Parking:				61

*Denotes restaurant locations where seating count was provided by the restaurant to staff as no Conditional Use Permit for the locations are existing.

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located beside the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is not inconsistent with the goals and objectives of the Comprehensive Plan. If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it 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 conditions of approval are proposed by staff:

1. The Conditional Use Permit shall be for the operation of an approximately 960 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, at 12812 Olive Boulevard, within Bellerive Plaza.
2. Maximum seating permitted is limited to 8 indoor seats. The Zoning Administrator may authorize additional indoor seating based upon a complete review of the parking for Bellerive Plaza to ensure zoning code compliance.
3. Hours of operation shall be 10:00 AM to 9:00 PM Sunday-Saturday. Additional business hours may be permitted with the Zoning Administrator’s approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall not be parked in front of the buildings and shall be parked as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning

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

7. 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.
8. 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.
9. 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

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

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

“I move to recommend approval of a Conditional Use Permit for Teasday located at 12812 Olive Boulevard, within Bellerive Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of October 21, 2024” (conditions may be added, eliminated, or modified by preceding motion).

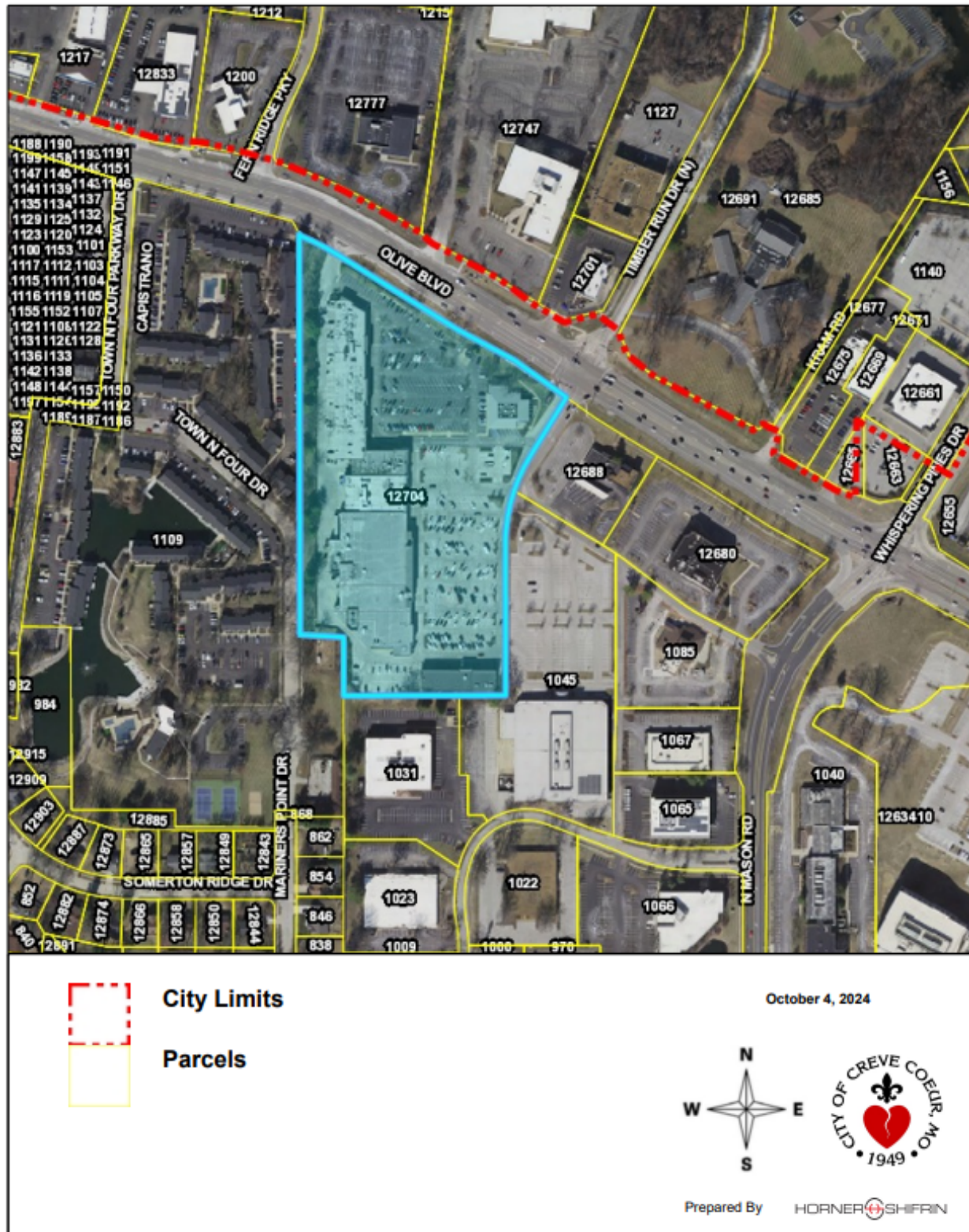
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS



Description:
Existing
storefront
from google
street view.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 960 SQUARE-FOOT SNACK AND NON-ALCOHOLIC BEVERAGE
BAR, FOR TEASDAY, LOCATED AT 12812 OLIVE BOULEVARD, WITHIN THE
BELLERIVE PLAZA COMPLEX**

WHEREAS, under Section 405.360(C), all eating and drinking places in the “GC” General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Pan Gao, of Teasday, submitted an application for a new conditional use permit for a 960 square foot restaurant, Taziki’s, with 8 indoor seats, at 12812 Olive Boulevard, within the Bellerive Plaza complex; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 21, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

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

BILL NO. _____

ORDINANCE NO. _____

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 to Section 3 hereof for the operation of a restaurant located at 12812 Olive Boulevard, in the "GC" General Commercial zoning district, within the Bellerive Plaza complex, whose legal description is as follows:

LOT 1 OF "BELLERIVE EXECUTIVE PARK PLAT TWO" IN U.S. SURVEY 1923 TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN. CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 164 PAGE 62 OF THE ST LOUIS COUNTY RECORDS.

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 an approximately 960 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, at 12812 Olive Boulevard, within Bellerive Plaza.
2. Maximum seating permitted is limited to 8 indoor seats. The Zoning Administrator may authorize additional indoor seating based upon a complete review of the parking for Bellerive Plaza to ensure zoning code compliance.
3. Hours of operation shall be 10:00 AM to 9:00 PM Sunday-Saturday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall not be parked in front of the buildings and shall be parked as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. 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.
8. 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.
9. 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

BILL NO. _____

ORDINANCE NO. _____

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.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Rationale for Approval of Bubble Tea Shop TEASDAY

The purpose of this document is to provide a comprehensive rationale for the approval of a new bubble tea shop in Creve Coeur. This shop aims not only to meet the growing demand for unique and customizable drinks but also to enhance the local economy, create job opportunities, and foster community engagement. By establishing this bubble tea shop, we can contribute to a vibrant and diverse culinary landscape that reflects the interests and tastes of our residents.

1. Economic and Community Benefits

The establishment of the bubble tea shop will contribute positively to the local economy. It will create job opportunities for residents, including positions such as baristas, cashiers, and managerial roles. Additionally, the shop will generate revenue through both direct sales and potential local partnerships with suppliers. Increased foot traffic and patronage to the area can benefit neighboring

2. Alignment with Local Business Needs

Market research indicates a growing demand for diverse dining and beverage options in the community. The bubble tea shop will meet this demand, filling a niche that is currently underserved. This addition aligns with the city's goals of supporting local businesses and enhancing the variety of services available to residents.

Cake and desserts are often associated with special occasions and moments of happiness, from birthdays to anniversaries and everyday indulgences. By providing a diverse range of high-quality, handcrafted cakes and desserts, the shop will contribute to the community's well-being, offering delightful experiences that bring smiles and create memorable moments.

3. Steps to Mitigate Impact on Surroundings

To ensure that the bubble tea shop integrates smoothly into the community, we are implementing several measures to minimize any potential negative impacts:

- **Noise Control:** The shop will adhere to local noise ordinances and will be equipped with soundproofing materials to minimize noise disturbances. The design includes acoustic panels and strategically placed barriers to ensure that noise remains within acceptable levels.
- **Traffic Management:** We have developed a traffic management plan to address potential congestion. This includes ample customer parking with designated spaces and clear signage to direct traffic flow. Additionally, we will coordinate with local authorities to ensure that parking and traffic patterns are managed effectively.
- **Waste Management:** The shop will implement a comprehensive waste management program, including recycling and composting initiatives. Regular waste pickups and on-site waste management will prevent littering and maintain cleanliness in the surrounding area.

4. Building and Landscape Design Changes

To harmonize the bubble tea shop with its surroundings and enhance the aesthetic appeal of the area, we are proposing the following changes to the building and landscape designs:

- **Architectural Integration:** The shop's exterior design will feature materials and colors that complement the existing architectural style of the neighborhood. We will use local building materials and traditional design elements to blend seamlessly with the surrounding structures.
- **Landscaping Enhancements:** We plan to improve the landscaping by adding green spaces, planters, and decorative elements. This will include native plants and trees to create a visually appealing environment that supports local biodiversity and enhances the streetscape.
- **Lighting:** The lighting design will be carefully planned to ensure adequate illumination while avoiding light pollution. Energy-efficient, low-intensity lighting will be used to enhance safety and highlight the shop's features without disturbing surrounding residences.

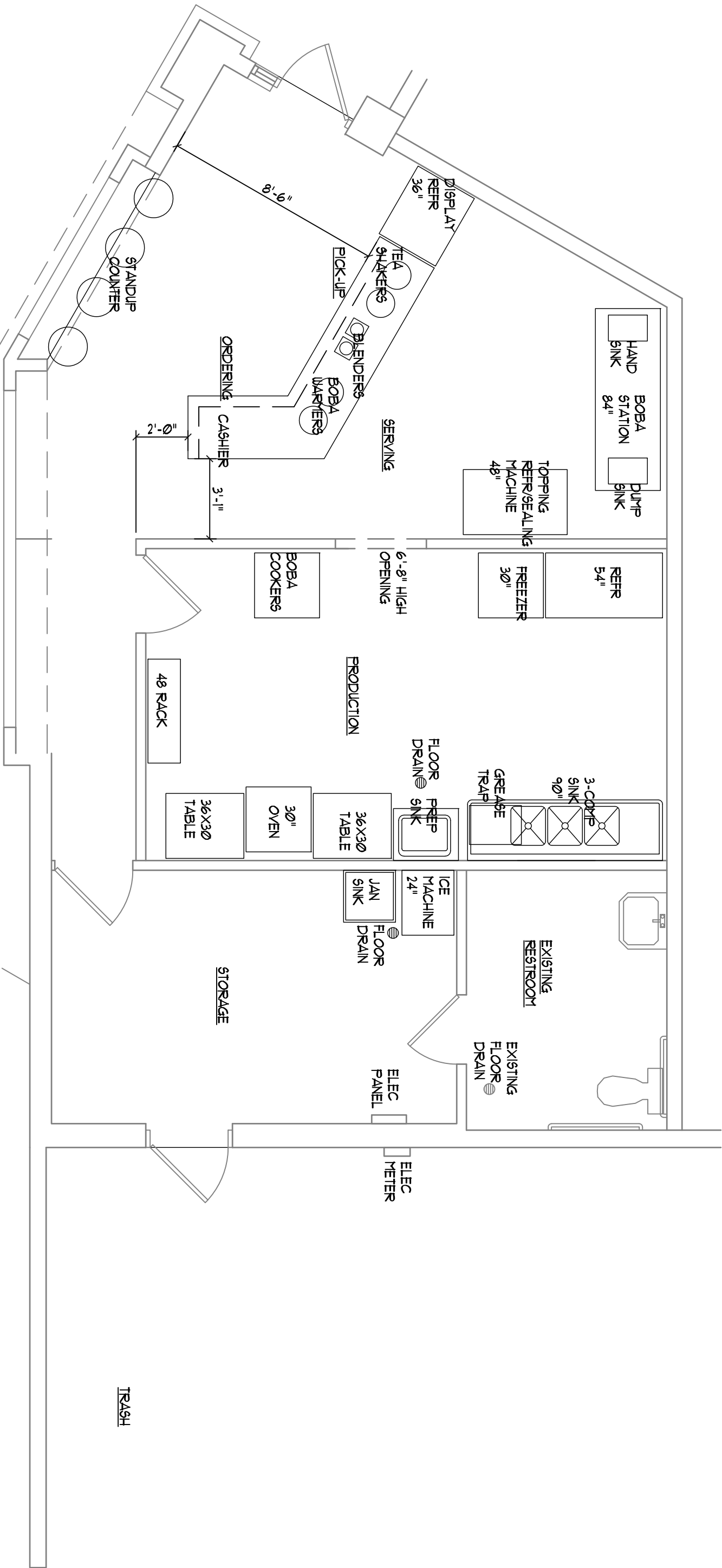
5. Community Engagement and Culture

Bubble tea shops often serve as social hubs, providing a space for community interaction and cultural exchange. By offering a trendy and inviting atmosphere, the shop will cater to a diverse range of customers and contribute to the local cultural fabric. It also provides a platform for community events, workshops, and promotions, further enhancing its role in the community.

6. Regulatory Compliance

The bubble tea shop will comply with all local zoning laws, building codes, and business regulations. Necessary permits and licenses will be obtained, and ongoing compliance with municipal regulations will be maintained to ensure the shop operates smoothly within legal parameters.

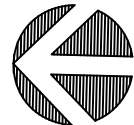
In summary, the approval of the bubble tea shop is vital for the community connections and partnerships with local businesses. It will create job opportunities for local residents and stimulate foot traffic, positively impacting the surrounding area.



TRASH

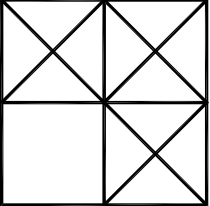
TENANT FINISHES TO TEAS DAY
12812 OLIVE BOULEVARD
SAINT LOUIS, MISSOURI 63141

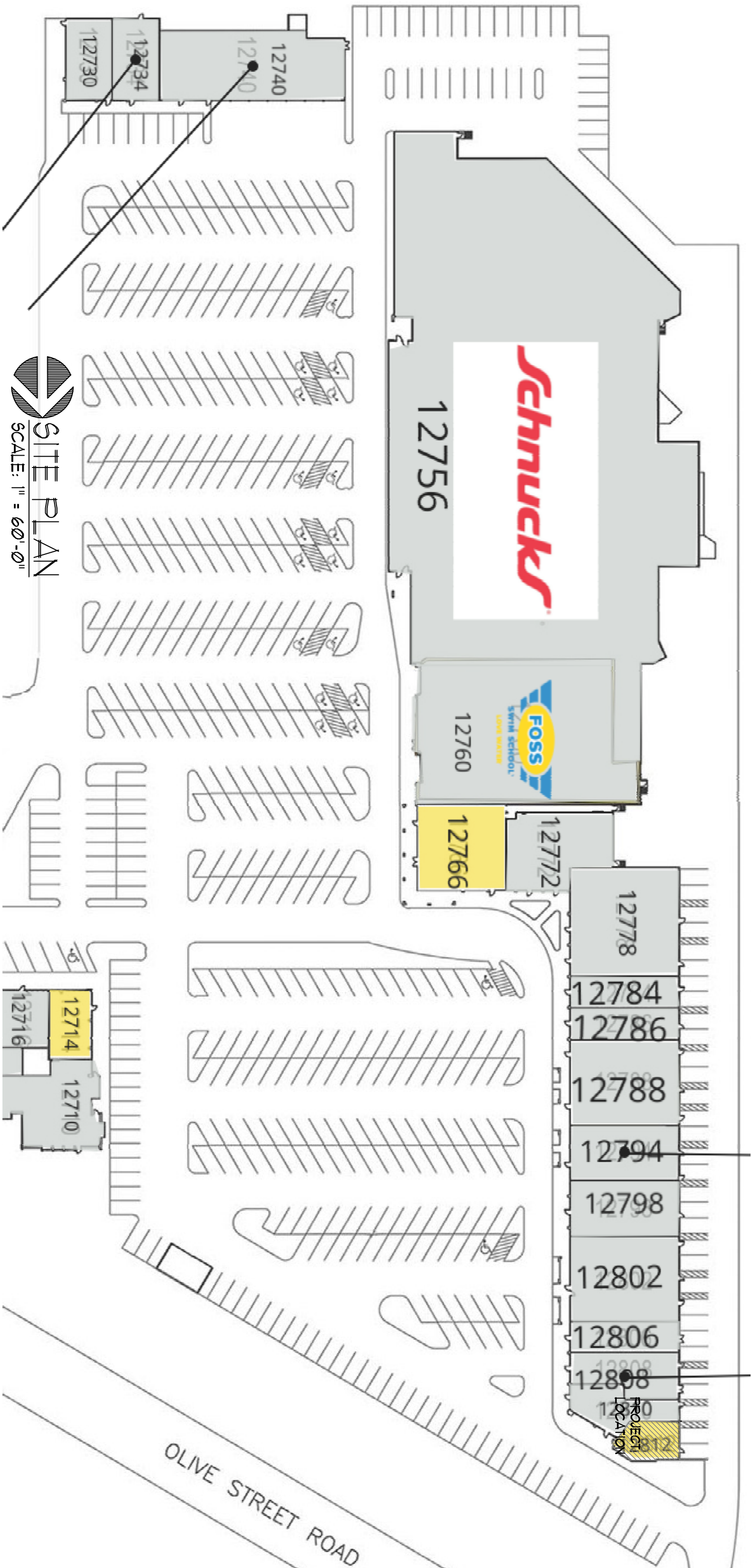
PROJECT 248101
8-29-24



FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEVINE
associates
architecture · interiors · planning
2025 South Brentwood Boulevard, Suite 701
St. Louis, Missouri 63144
Phone 314-9915800





SITE PLAN
SCALE: 1" = 60'-0"

PROJECT DATA
ZONING DISTRICT: GC GENERAL COMMERCIAL
BUILDING CODE: 2018 IBC/IEBC
CONSTRUCTION TYPE: II-B
TENANT AREA: 885 SF
OCCUPANCY GROUP: "B" BUSINESS
NUMBER OF OCCUPANTS:
SERVING AREA: 150 SF/15 SF/PERSON 10
COMMERCIAL KITCHEN: 400 SF/200 SF/PERSON 2
TOTAL: 12

TENANT FINISHES TO TEAS DAY
12812 OLIVE BOULEVARD
SAINT LOUIS, MISSOURI 63141
PROJECT 248101
8-29-24

LEVINE
associates
architecture · interiors · planning

2025 South Brentwood Boulevard, Suite 701
Saint Louis, Missouri 63144
Phone 314-9915600



**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-028: TEXT AMENDMENT TO THE ZONING ORDINANCE TO AMEND
SECTION 405.210, TABLE “A”, TO ALLOW NAICS 621999 ALL OTHER
MISCELLANEOUS AMBULATORY HEALTH CARE SERVICES AS A
CONDITIONAL USE WITHIN THE “PO”-PLANNED OFFICE ZONING
DISTRICTS**

FOR THE MEETING OF: Monday, October 21, 2024, 6:00 P.M.

LOCATION: PO-Planned Office District

REQUEST: David F. Neiers, of Sandberg, Phoenix, & von Gontard PC, on behalf of Syed Junaid MD, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table “A” to allow 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use in the “PO”-Planned Office Zoning District. This use is allowed as a Conditional Use in the “GC” and “CB” districts, and a Permitted Use in the “PH zoning district. The applicant plans to seek approval of a Conditional Use permit for their clinical trials business to be located at 777 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT’S David F, Neiers

REPRESENTATIVE: Sandberg Phoenix & von Gontard, PC
777 Craig Road
St. Louis, MO, 63141

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

DATE: October 17, 2024

ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.320 “PO” Planned Office District
- Section 405.470 Conditional Uses

BACKGROUND AND REQUEST

NAICS code 621999, All Other Miscellaneous Ambulatory Health Care Services, comprises establishments primarily engaged in providing ambulatory health care services except offices of physicians, dentists, and other health practitioners; outpatient care centers; medical and diagnostic laboratories; home health care providers; ambulances; and blood and organ banks. This use is allowed as a Conditional use in the “GC” General Commercial and “CB” Core Business zoning districts and a permitted use in the “PH” Planned Hospital zoning district.

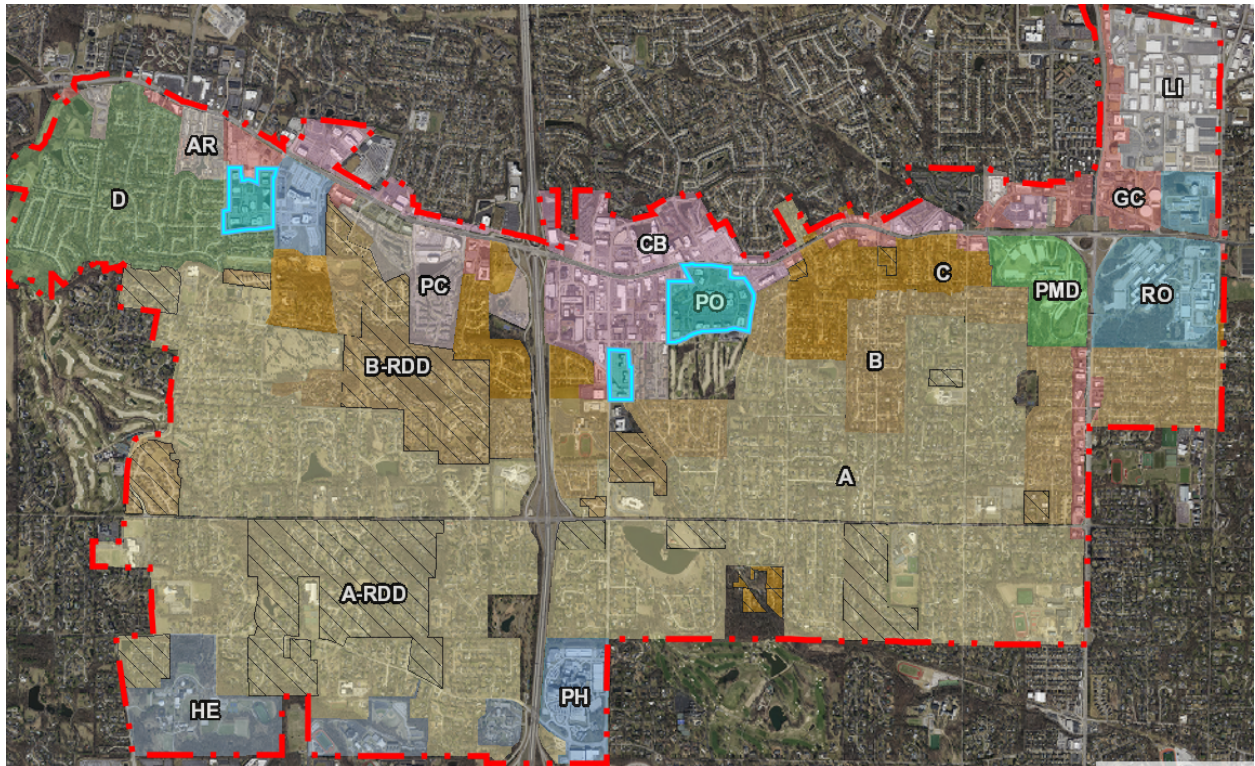


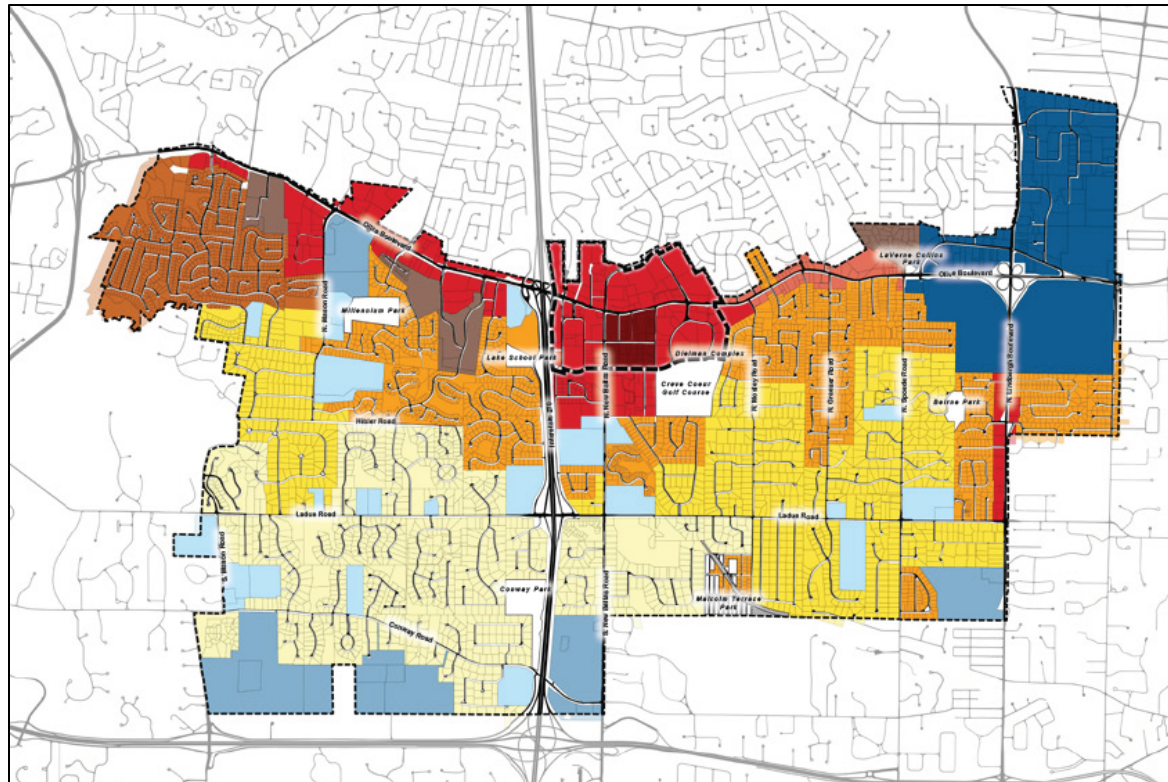
Figure 1: Zoning Map showing PO-Planned Office District properties highlighted in light yellow.

The Applicant’s representative, David F. Neiers, is representing Arch Clinical Trials St. Louis, who plans to operate an overnight drug study at 777 Craig Road in the “PO”-Planned Office zoning district. The patients will be ambulatory, capable of waling on their own, and the overnight stays will generally not last much past 24 hours. Due to a post pandemic shift in work environments, staff have noticed an increase in vacancies in the “PO”-Planned Office districts and more inquiries for business licenses in this district for uses that are not currently allowed there as landlords try to fill their empty space.

COMPREHENSIVE PLAN REVIEW

Properties zoned “PO” Planned Office District fall within the Mixed-Use Place Type District as identified in the *Creve Coeur 2030 Comprehensive Plan* and discussed on pages 82-87. Community Place Types represent the geographic framework for the plan to guide the appropriate physical development within specific areas of the City (p.54).

The Mixed-Use District supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. It is a regionally-recognized commercial corridor that provides access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The current proposal is considered a service business use and, as such, is supported by the Comprehensive Plan recommendations within the Mixed-Use Place Type.



4.1. COMMUNITY PLACE TYPE DISTRICTS

- I - Countryside Estate (CR)
- II - Estate Neighborhood 2 (ER-2)
- III - Estate Neighborhood 1 (ER-1)
- IV - Suburban Neighborhood 2 (SR-2)
- V - Suburban Multi-Family Neighborhood 1 (SR-1)
- VI - Civic (CV)
- VII - Campus (CP)
- VIII - Neighborhood Commercial District (NC)
- IX - Mixed-Use District (MU)
- IX.A - Central Business District (CBD)
- X - Community Center District (CC)
- XI - Mixed-Use Innovation Campus District (MUIC)

Figure 2: Community Place Type Districts map, Creve Coeur 2030 comprehensive plan.

ZONING REVIEW

This use is allowed as a Conditional use in the “GC” General Commercial and “CB” Core Business zoning districts and a permitted use in the “PH” Planned Hospital zoning district. The PO district is intended to provide, by site development plan approval, for the construction of planned developments comprised of office uses and appropriate accessory retail uses and services. The use does not appear to be incongruous with the stated intent of these districts as the use would be allowed as a Conditional Use subject to Planning and Zoning Commission and City Council review. The market changes and needs for less office spaces provides significant vacancies in the “PO” Planned Office district which is designed to accommodate them and increasing the allowed uses in this district will help to fill the void growing since the pandemic.

If approved, Table A (permitted and conditional uses) would be revised as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
621999	All Other Miscellaneous Ambulatory Health Care Services							P	<u>C</u>			C	C		

CONCLUSION AND ACTION

The proposed use, All Other Miscellaneous Ambulatory Health Care Services, would not negatively impact the surrounding uses in the “PO” zoning district if it were to be added as a Conditional Use subject to Planning and Zoning Commission review and City Council approval. Further, the conditional use permit process allows for the review of individual uses proposed within the district to determine that these uses will be compatible with adjacent uses.

MOTION

If the Planning and Zoning Commission believes the proposed change to Table A to allow NAICS 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional use in the “PO”-Planned Office District is appropriate, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendment to amend Table A to allow NAICS 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use in the “PO” Planned Office Zoning District as described in the attached draft ordinance as part of Application 24-028 at the meeting of October 21, 2024.”

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.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 405.210, TABLE A: PERMITTED AND
CONDITIONAL USES OF THE ZONING CODE OF THE CITY OF CREVE COEUR, MISSOURI
TO ALLOW NAICS 621999 AS A CONDITIONAL USE IN THE “PO”-PLANNED OFFICE
ZONING DISTRICTS**

WHEREAS, an application by David F. Neiers, of Sandberg, Phoenix, & von Gontard PC, has submitted for a text amendment to the zoning code to amend Section 405.210, Table A, to include (NAICS 621999) All Other Miscellaneous Ambulatory Health Care Services, as a Conditional Use in the “PO” Planned Office Zoning District, and

WHEREAS, such uses are not currently allowed within the “PO” Planned Office District; and

WHEREAS, NAICS 621999 appears to be a use that is consistent with the “PO” zoning district and should be allowed as Conditional; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 21, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, 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 text amendments, subject to the conditions contained herein, at its meeting on October 21, 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 being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

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

Section 1: The following individual line items in Section 405.210 Table A Permitted and Conditional Uses shall be amended as follows, while all other parts of Table A shall remain unchanged:

BILL NO. _____

ORDINANCE NO. _____

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
621999	All Other Miscellaneous Ambulatory Health Care Services							P	<u>C</u>			C	C		

Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2024.

TIM CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city
of

CREVE COEUR

File # _____

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

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Junaid, Syed, M.D.	David F. Neiers
<i>Name</i>	<i>Name</i>
Arch Clinical Trial	Sandberg Phoenix & von Gontard, PC
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
777 Craig Road	120 S. Central Ave., Suite 1600
<i>Address</i>	<i>Address</i>
St. Louis, MO 63141	Clayton, MO 63105
<i>Address</i>	<i>Address</i>
Telephone # 314-282-3521	Telephone # 314-425-4950
<i>Telephone #</i>	<i>Telephone #</i>
Fax # _____	Fax # _____
<i>Fax #</i>	<i>Fax #</i>
Email: drsyed@archclinicaltrials.com	Email: dneiers@sandbergphoenix.com
<i>Email</i>	<i>Email</i>

Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
- ☒ Private Party (Financial, contractual, or proprietary interest)
- ☐ Other Governmental Interest (Jurisdiction: _____)

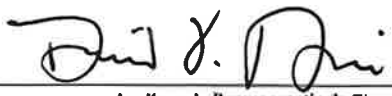
The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, October 21, 2024.



Applicant's Signature

06 SEP 2024

Date



Applicant's Representative's Signature

9/6/2024

Date

Description of Request (attach additional sheets as needed): Applicant desires to amend to current conditional use for applicant's PO-Planned Office District Zoning to allow for overnight drug studies, falling under NAICS Code 621999 (Clinical Trials). The patients will be ambulatory and the number of hours a patient may remain at the clinic may exceed 24 hour.

Specifically, applicant desires to amend Table to allow NAICS 621999 as a Conditional Use in the PO Zoning District.

Affected Section(s) of the Zoning or Subdivision Code: NAIC Code 621999

Proposed Ordinance Language (attach additional sheets as needed): Applicant desires to amend Table A to allow NAICS Code 621999 as a Conditional Use in the PO Zoning District.

Office Use Only	
_____ Proposed Ordinance Language	Received By: _____
_____ Fees Paid	_____
_____ Written Justification	Date: _____