



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
NOVEMBER 18, 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. October 21, 2024 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Public Hearing. #24-032: Text Amendment to the Zoning Code to Establish Electric Vehicle Charging Station Definitions and Regulations**

Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to establish electric vehicle (EV) charging station zoning regulations and provide associated terminology. The proposed amendments would allow Level 1 and Level 2 charging stations as permitted



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accessory uses subject to certain criteria within Section 405.460 of the zoning code. Direct Current Fast Charging (DCFC) stations, as accessory uses, would require a site plan with Planning and Zoning Commission approval subject to specific standards being met. Stand-alone Direct Current Fast Charging (DCFC) stations would be added as a new conditional use with regulations established within Section 405.470 for Planning and Zoning Commission and City Council approval. A new Section 405.860 would be created to require EV charging stations or EV-ready infrastructure for newly constructed and major modifications to commercial and multi-family uses with associated parking facilities. 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.

2. #24-030: An Application for a Minor Site Development Plan for Alterations to the Site Coverage Bonus For the Plaza Shops Development Addressed as 701 North New Ballas Road

Lindsay Straatmann, of Vessel Architecture and Design, has submitted an application for a Minor Site Development Plan for the Plaza Shops Development, in the “CB” Core Business zoning district, in order to remove the three existing fountains in the plaza areas and replace them with new concrete, benches and planters with landscaping. The existing fountains have deteriorated and become a potential safety hazard. The fountains are part of an approved site development plan and their replacement requires site development plan approval. Planning and Zoning Commission review and approval is required for Minor Site Development Plans. City Council review is not required.

3. #24-029: An Application for a Site Development Plan for Site Improvements to the Property Addressed as 11301 Olive Boulevard

Raymond Saleeby, Jr., of Saleeby and Associates, has submitted an application for a Site Development Plan for 11301 Olive Boulevard, in the “CB” Core Business zoning district, in order to install a new storage shed along Olive Boulevard, install a new monumental sculpture and add additional site lighting. The subject property is one building on a parcel that was developed as a condo plat that shares amenities with a second building on the same parcel addressed as 11255 Olive Boulevard. Planning and Zoning Commission review and approval is required for Site Development Plans and City Council review is not required.



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WORK AGENDA

1. **Potential Amendments to Section 405.460, Accessory Uses and Structures**
2. **East Olive Corridor Discussion**
Commissioner Potashnick requested discussion on the East Olive corridor. Memo from Commissioner Potashnick is attached.

PENDING APPLICATIONS

1.
 - **668 N. Mosley Road Fence and Columns Site Development Plan**
 - **New Car Dealer Signage Text Amendment**

DEPARTMENT REPORTS

ADJOURNMENT

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

Posted by: _____

Date/Time posted: _____



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



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CALL TO ORDER

A regular meeting of the Planning and Zoning Commission 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, October 21st, 2024, at 6:00PM.

ROLL CALL

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

Ms. Stephanie Karr, Assistant City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Christine Schuermann, Acting Recording Secretary

ACCEPTANCE OF THE AGENDA

Ms. LaBonte requested a motion to update the agenda to include the 2025 meeting schedule under work agenda and under new business moving public hearing #2 to become #4.

Ms. O'Brien made a motion for updating the agenda. Mr. Wang seconded. All in favor. Ms. LaBonte requested a motion for acceptance of the updated agenda.

Mr. Wang made a motion for the acceptance of the updated agenda. Ms. O'Brien seconded. All in favor.

APPROVAL OF MINUTES

1. September 16, 2024 Planning and Zoning Commission Draft Meeting Minutes



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Mr. Wang made a motion for the approval of the September 16, 2024 minutes.
Ms. O'Brien seconded. All in favor.

PUBLIC COMMENT

None

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**

Those who will be speaking were sworn in.

Mr. George Stock of Stock and Associates Consulting Engineers, Inc gave a presentation of the project expansion and the changes that have been made since the last meeting. Mr. Stock is speaking on behalf of the St. Louis Elks Lodge, located at 12481 Ladue Road. This is a continuation of the meeting last month where there was a lot of discussion about the project expansion and questions from the commission and residents. Primarily the residents who live on Ladue Grove immediate to the west of Elks Lodge.

Mr. Stock discussed the changes that were made following the on-site meeting with the residents. The main concern was the non-conformity that exists with the Elks and how to have an appropriate buffer along the west property line.

Mr. Stock stated the 6-foot fence along the west property line will be extended to both the north and the south. All the existing parking which is in close proximity of the property line would have a fence to screen lights.

Mr. Stock stated the other concern was with the outdoor patio. The residents' concern was activity in the evenings and the patio has been deleted from the site plan. The building addition and the patio that's part of the building addition is being added.

Mr. Stock gave an overview of the new landscaping plan that was submitted. One of the species, burning bush, is not permitted by the city so it was replaced with boxwoods.



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No questions or concerns were raised.

Ms. Bethany Moore, City Planner presented the Conditional Use Permit for Elks Lodge located at 12481 Ladue Rd.

Ms. Moore gave a summary of the changes that have been made since the previous meeting.

Ms. Moore gave an overview of the original request.

Ms. Moore stated this is an existing use in "A" single family zoning district. It is currently operating without a Conditional Use Permit so this would allow the Conditional Use Permit for the already existing property. The applicant is also adding an addition to the front and adding additional parking.

Ms. Moore gave a summary of the revisions they made to the application. The fence was extended the entire length of the parking lot that is adjacent to residential. Ms. Moore stated a landscaping plan was submitted that does provide more details and made a change regarding the invasive species that wasn't allowed.

Ms. Moore discussed the site plan and the uncovered outdoor patio that was removed. She gave an overview on the new addition at the front of building and parking spots near the front. The site coverage is still below the maximum with the proposed at 28.9%.

Ms. Moore gave additional details about the fence and landscaping plan. Staff will also need a plant schedule which wasn't provided.

Ms. Moore presented the conditions of approval which included landscaping plan and trash enclosure around dumpster. Another condition is the lighting for the volleyball courts which are not to extend 9:00pm seven days a week. Restrictions on parking spaces and not parking on unapproved surfaces, which is why additional parking spaces are being added. Limiting the outdoor speaker usage because there is still an outdoor patio in the front, not past 9:00pm.

Mr. Jaggi stated there is a correction on the time for the volleyball courts. The draft ordinance shows 11:00pm so that will need to be corrected.



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Ms. O'Brien asked if that was just the lights and activity. There won't be speakers or music or anything?

Mr. Jaggi stated that was correct but the applicant can speak on that in more detail.

Mr. Mike Schnettler, 12523 Trammell Court and a member of the Elks Lodge spoke regarding the volleyball courts lights and typically turn off at 11:00pm. They also have music playing during the game but only local speakers to the courts.

Mr. Buelter asked if that is 11:00pm seven days a week.

Mr. Schnettler stated that is most every night in the peak and summertime. They have a lot of youth leagues during the summer which cut off when school starts.

Ms. O'Brien asked if there were decibel limits on those outdoor speakers.

Mr. Jaggi stated they are subject to St. Louis County environmental noise standards. The city code references the county's noise standards. If we received complaint from a resident, we could involve the county health department and take decibel readings. They are subject to those standards.

Ms. LaBonte opened the discussion to public comments.

Mr. Ken Kleban, 136 Ladue Grove Lane homeowner adjacent to the property. Mr. Kleban stated the appreciation the residents have for the concessions the Elks have made. The residents are fully supportive of their plan, they taken care of all of the objections. Mr. Kleban stated there was a little change on the time of the volleyball courts and they were under the impression that they would be shut down at 9:00pm. The time was 11:00pm and would appreciate it if they compromised at 10:00pm but it is not something that would block the expansion. Thank you to the Elks for being good neighbors.

Ms. Karr offered the exhibits to the record.

Mr. Wang made a motion to recommend approval of application #24-023 Conditional Use Permit with associated site development plan approval for a new addition and



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parking lot expansion for the St. Louis Elks Lodge located at 12481 Ladue Rd. subject to the conditions contained in the draft ordinance for the meeting of October 16, 2024. Mr. Thomas seconded.

RESULT: Passed

MOVER: Planning and Zoning Commission Wang

SECONDER: Planning and Zoning Commission Buelter

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Rhonda O'Brien, Marjorie Richter, Stephan Tomlinson

NAYS: None

Mr. Jaggi stated this will be forwarded to the city council for the meeting next Monday at 7:00pm in this room. The council will take up this matter at that time.

NEW BUSINESS

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

Those who will be speaking were sworn in.

Dr. Tisha Singer, 9 Terrace Gardens and owner and presenter for the Women's Healthcare Clinic. Dr. Singer is a fellowship trained breast radiologist and would like to open a women's clinic on 227 North Lindbergh Blvd. Dr. Singer gave an overview of what services they will be providing.

No questions or concerns from the commission

Ms. Bethany Moore, City Planner gave a presentation for the conditional use permit request at 227 N. Lindbergh Blvd. Ms. Moore showed a picture of the building.

Ms. Moore stated this request is for a diagnostic imaging center which is conditional use and general commercial zoning district. No exterior changes associated with this project but making some interior changes. Four employees at the busiest shift and hours of operation are Monday-Friday 8:00-5:00pm

Ms. Moore presented the site plan and discussed the parking requirements. The



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applicant meets the requirement on parking spaces but also has a parking agreement with property next to their property.

Ms. Moore discussed the conditions of approval. The parking lot needs to be resealed and restriped since it has been a while for this property.

Ms. Moore stated there is an existing landscaping plan that was approved in 2012. It is an extensive plan, and applicant needs to maintain the property up to the plan, which has been discussed with the applicant. An existing irrigation system needs to be maintained. The applicant has all the trees they need but need to update some of the beds and maintain those.

Mr. Buelter asked regarding the exterior lighting

Ms. Moore stated there is existing lighting on site and it is downcast and shielded.

Ms. Labonte asked any signage that needs to be added

Ms. Moore stated if they need new signage that will be handled by a separate permit. They are allowed one monument sign and one attached sign.

No public comments or questions was made

Ms. Karr offered the exhibits to the record.

Mr. Wang made a motion to recommend approval of the conditional use permit for a women's health diagnostics imaging clinic located at 227 N. Lindbergh Blvd. subject to conditions discussed in the staff report and the draft ordinance for the meeting of October 21, 2024. Mr. Buelter seconded.

RESULT: passed

MOVER: Planning and Zoning Commission Wang

SECONDER: Planning and Zoning Commission Buelter

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Rhonda O'Brien, Marjorie Richter, Stephan Tomlinson

NAYS: None

Mr. Jaggi stated this will be forwarded with a positive recommendation for the city



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council meeting next Monday at 7:00pm.

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

Those who will be speaking were sworn in.

Ms. Pan Gao spoke regarding opening a bubble tea shop at 12812 Olive Blvd and requesting a conditional use permit.

Ms. Gao gave an overview of what will be served at the store which included tea-based drinks, bubble tea & traditional Asian desserts.

Ms. Gao stated no changes to the exterior of building will be made but will make some changes to the interior space. Will have indoor seating with around 8 seats.

Ms. O'Brien asked if the baking will be done at the premises?

Ms. Gao stated we will do all the baking on site.

Ms. LaBonte asked if there will be any outdoor seating?

Ms. Gao stated there won't be any outdoor seating. The landlord won't allow any outdoor seating.

Ms. Bethany Moore, City Planner gave a presentation of the request and stated no exterior changes to the building.

Ms. Moore stated no outside seating and 8 indoor seats. Three employees at busiest shifts and hours of operation 10:00am-9:00pm every day.

Ms. Moore presented the site plan and discussed the parking requirements for the site. The site has enough parking spaces for the floor space.

Ms. Moore gave the conditions of approval which would include the hours of operation and 8 indoor seats.



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No public comments

Ms. Karr offered the exhibits to the record.

Mr. Wang made a motion to recommend approval of the conditional use permit for Teasday located at 12812 Olive Blvd within Bellerive Plaza subject to the conditions discussed in the staff report and draft ordinance for the meeting of October 21, 2024. Mr. Buelter seconded.

RESULT: Passed

MOVER: Planning and Zoning Commission Wang

SECONDER: Planning and Zoning Commission Buelter

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Rhonda O'Brien, Marjorie Richter, Stephan Tomlinson

NAYS: None

Mr. Jaggi stated this will be forwarded to the city council at their meeting next Monday at 7:00pm.

3. 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.

Those who will be speaking were sworn in.

Ms. Madison Silvey, 120 South Central Avenue, Suite 1600, of Sandberg, Phoenix & Von Gontard, PC. Ms. Silvey stated she is here on behalf Dr. Syed and the Arch Clinical Trials located at 777 Craig Rd. for the text amendment

Ms. Silvey gave a background of the practice. The purpose of the request is to allow overnight clinical trials, specifically medical drug studies, with the focus on neuroscience. The patients will be ambulatory, approximately four to five at each time with each having their own room.

Ms. Bethany Moore, City Planner stated this request is for a text amendment to the zoning ordinance to amend table A to allow this use NAICS 621999, all other



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miscellaneous ambulatory health care services, as a conditional use within the PO zoning districts.

Ms. Moore stated currently this is not allowed in the PO and the applicant would like to amend the zoning code to allow for this use here so they can apply for the conditional use permit at a later date.

Ms. Moore stated the PO zone district is planned office and is designed for office space. Since the covid pandemic there has been a decrease in need for office space and one of areas that was hit hard is the PO zoning district. PO zoning district has a lot of vacancies and seen a lot of requests for businesses licenses and uses that are not allowed there because usually not allowed in a planned office district. Over the past year the city has made other amendments to the PO planned office zoning district to allow different uses to fill up those spaces. This is another example of that.

Ms. Moore stated this is for all other miscellaneous ambulatory health care services. So, it's not as intense of a use such as a hospital use but would still be compatible with the surrounding areas because the patients would be spending the night but not long stays.

Ms. Moore discussed the change that would be made to the zoning code to table A.

Ms. Moore presented a zoning map of the city to show where the PO uses are.

No public comment

Ms. Karr offered the exhibits to the record.

Mr. Wang made a motion 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 within the PO planned office zoning districts as described in attached draft ordinance as part of #24-028 at the meeting of October 21, 2024. Ms. Ritcher seconded.

RESULT: passed MOVER: Planning and Zoning Commission Wang
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SECONDER: Planning and Zoning Commission Richter AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Marjorie Richter, Stephan Tomlinson NAYS: None
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Mr. Jaggi stated this will be forwarded to the city council meeting on Monday at 7:00pm.

4. 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

Those who will be speaking were sworn in.

Mr. Jason Jaggi, Director of Community Development gave a presentation of the text amendment pertaining to parking of commercial vehicles in residential districts.

Mr. Jaggi discussed the existing zoning ordinances which regulate parking as an accessory use.

Mr. Jaggi stated the requirements in the section of the zoning ordinance. It allows for private parking of major recreational equipment or commercial vehicles in residential districts. However, they cannot exceed 7 ft in height or 20 ft in length and must be stored or parked in a garage, carport or in rear yard as screened from view at normal eye level from any adjacent property or the street. Must meet all of these requirements.

Mr. Jaggi discussed the definition of recreational equipment in the zoning ordinance. That equipment includes travel trailers, pickup campers or coaches, and motorized campers, tents, trailers, boats, boat trailers and the like. Anything related to transporting recreational equipment whether it can be occupied or not.

Mr. Jaggi discussed the existing ordinances in the traffic code outside the zoning ordinance. It also has some regulations related to parking of commercial vehicles. The requirements are the same as in the zoning ordinance except for a requirement that the vehicle cannot weigh more than 12,000 pounds gross vehicle weight. Another requirement is storage only in a garage. Doesn't allow other options for storage of the vehicles. Also has a provision that if these standards are not met someone can apply for a temporary permit through the police department.



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Mr. Jaggi stated the city has 2 separate ordinances which can be a very confusing situation. Mr. Jaggi stated that there should be one standard and apply that everywhere and that is what was done and consolidated these requirements into one section. Still using the traffic code ordinance and the zoning code section would now cross reference that.

Mr. Jaggi discussed the amendments to the ordinance and what now will be included and enforced. Mr. Jaggi went over the requirements that need to be met in regard to size of vehicles, location of the vehicles and temporary permit if requirements aren't met.

Mr. Jaggi stated the intent of the amendments and having one place for the allowances of what you can park on a residential lot in the city.

Mr. Thomas asked how many times the police had to address this issue

Mr. Jaggi stated not very often maybe once or twice. Mr. Jaggi brought up that Ms. LaBonte is dealing with an issue in her neighborhood regarding vehicles

Ms. LaBonte discussed a situation regarding an RV bus and if that was allowed on residential lots.

Mr. Jaggi stated that was possibly allowed because the traffic code ordinance states it doesn't matter the size just as long as the vehicle fits in a garage. The amendments will make the requirements more restrictive.

Mr. Thomas asked if there is an existing permit for building a garage, would that be grandfathered in?

Mr. Jaggi stated they would be grandfathered in if the permit had been already submitted.

Mr. Brian Tanner, 12145 Hibler Drive asked what will be done regarding 355.150.E.



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Ms. LaBonte read aloud the ordinance which stated boats, recreational vehicles or recreational equipment may be stored temporarily for up to 3 days.

Mr. Jaggi stated that ordinance will not be changed or updated.

Ms. Kerr offered the exhibits to the record.

Mr. Wang made a motion to recommend approval of the 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 prepared for the October 21, 2024 meeting. Mr. Thomas seconded.

RESULT: passed

MOVER: AJ Wang

SECONDER: Thomas Buelter

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Rhonda O'Brien, Marjorie Richter, Stephan Tomlinson

NAYS: None

Mr. Jaggi stated this will be on the city council agenda for next Monday and will be reviewed then.

WORK AGENDA

Mr. Jaggi discussed the 2025 meeting schedule and stated the first meeting in January is usually cancelled because of the holiday.

Ms. Julie stated July 7th might be an issue and suggested moving that date to July 8th.

Ms. O'Brien made a motion to approve the 2025 meeting schedule with canceling the January 6th meeting and moving July 7th to July 8th. Mr. Wang seconded. All in favor.

Mr. Jaggi stated this would be updated and posted on the website.



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PENDING APPLICATIONS

No pending applications for the next meeting.

DEPARTMENT REPORTS

1. East Bayer Campus Comprehensive Plan Update

Mr. Jaggi gave an update regarding East Bayer Campus. Staff will be working with PGAV, planning consultants that the city has a master services agreement with, and working on the scope for the comprehensive plan update. That scope and the resulting fee will be shared with the commission when the time is appropriate. Bayer did put the site on the market effective Friday October 4th.

Mr. Jaggi stated the November 4th meeting will be cancelled. At the November 18th meeting will look to come up with some language to talk about the design and materials of accessory buildings perhaps of a limited size. Staff will make a presentation and have a discussion with the Commission.

Ms. LaBonte stated pool houses seemed to be an issue and currently the only restriction is the building needs to be smaller than the house.

Ms. LaBonte asked what accessory buildings permits has the city received over the past few years.

Mr. Jaggi suggested pulling permits for accessory buildings over the last few years and analyze them as best as they can, including the sizes of the accessory buildings.

Mr. Jaggi stated the public hearing will be scheduled on November 18th for EV charging stations amendments.

Mr. Jaggi reported that Mr. Potashnick would like to have a discussion on the East Olive corridor on the November 18th meeting.

Ms. LaBonte asked about the possibility of having a joint session with economic development and Mark Perkins.

Mr. Jaggi stated that could be a possibility and economic development could look into it.



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Mr. Wang asked if the meeting can be a closed meeting regarding the discussion East Olive corridor.

Ms. Karr stated this would not qualify unless you have questions for the City Attorney.

Mr. Jaggi discussed some of the issues in the East Olive corridor.

Ms. Richter asked if anything else been done on the northeast portion that we talked about light industrial and possibility annexing.

Mr. Jaggi stated he presented to the boundary commission last month on our map plan and took questions. City of Olivette also did the same presentation and had the same area part of their annexation area. That process concludes next April.

Mr. Jaggi asked if the commission was all right canceling the November 4th and moving all the items for the November 18th meeting. No objection.

Mr. Jaggi stated one possible application and maybe two applications for that meeting.

ADJOURNMENT

Meeting adjourned at 7:12pm by the Chair without objection.

Submitted by:

Recording Secretary

Chair



**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-032: TEXT AMENDMENT TO THE ZONING CODE TO ESTABLISH
ELECTRIC VEHICLE CHARGING STATION DEFINITIONS AND
REGULATIONS**

FOR THE MEETING OF: Monday, November 18, 2024, 6:00 P.M.

LOCATION: All Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to establish electric vehicle (EV) charging station zoning regulations and provide associated terminology. The proposed amendments would allow Level 1 and Level 2 charging stations as permitted accessory uses subject to certain criteria within Section 405.460 of the zoning code. Direct Current Fast Charging (DCFC) stations, as accessory uses, would require a site plan with Planning and Zoning Commission approval subject to specific standards being met. Stand-alone Direct Current Fast Charging (DCFC) stations would be added as a new conditional use with regulations established within Section 405.470 for Planning and Zoning Commission and City Council approval. A new Section 405.860 would be created to require EV charging stations or EV-ready infrastructure for newly constructed and major modifications to commercial and multi-family uses with associated parking facilities.

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

REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: November 14, 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 405.460: Accessory Uses and Structures
- Section 405.470: Conditional Uses
- Section 405.860: Reserved

BACKGROUND AND REQUEST

Electric Vehicles (EV) are growing in popularity throughout the United States as communities and municipalities try to shift away from fossil fuels and the charging infrastructure needed to power these vehicles are beginning to show it up in many communities throughout the nation. There are currently 3 common types of chargers on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging allows most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips. The state of Missouri has joined a nationwide effort to increase electric vehicle infrastructure in order to support these types of vehicles.

In October of 2022 Staff discussed the emerging need for Electric Vehicle (EV) charging infrastructure regulations at a work session with the Planning and Zoning Commission after an application for a minor site plan to install EV charging equipment within a landscaping island was submitted for the Plaza Shops development and denied by the Planning and Zoning Commission. The biggest concerns were the large equipment that came with Direct Current Fast Charging (DCFC) or Level 3 charging stations and the locations of EV charging stations within developments. The Planning and Zoning Commission were generally in favor of EV charging stations as an allowed use in Creve Coeur but felt that some regulations were needed. Staff has since conducted more research into EV charging ordinances in other states and municipalities in order to produce regulations for Creve Coeur. The draft regulations were discussed at a work session with the Planning and Zoning Commission on April 1, 2024, with the Energy and Environment Committee on August 21st and with City Council at the September 9th meeting. After these meetings, Staff made the changes to the draft regulations that corresponded to the feedback received. Staff is now presenting these regulations as a draft ordinance for a text amendment relating to EV charging.

ZONING REVIEW

The Zoning Code does not currently address EV charging. The proposed text amendment was written to accommodate the increasing need for EV chargers throughout the city. The framework for the draft ordinance includes five distinct sections: definition of terms associated with EV charging, requirements for EV charging as an accessory use for Level 1 and Level 2 charging, requirements for EV charging as Site Development Plan approval by the Planning and Zoning Commission for DCFC charging, requirements for standalone EV charging stations as a conditional use, and when EV chargers are required as part of new commercial, institutional or multi-family developments in the City.

SUMMARY OF PROPOSED AMENDMENTS

The first component of the proposed amendments involves the location and visibility of the EV charging spaces and their associated equipment. There are currently no sections in the Zoning Code that relate to EV charging and the following amendments will not be replacing any existing sections but will instead be added to existing sections or an existing section that is currently reserved.

The second component consists of regulations that would require EV charging infrastructure to be provided in association with new or extensively redeveloped properties.

EV Charging Uses and Standards

Amendments to Section 405.120 Definitions

The following definitions will be added to Section 405.120 *Definitions of Terms* in order to provide clarity on the terms used throughout the draft ordinance relating to EV.

Electric Vehicle (EV): a vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. An EV includes both a vehicle that can only be powered by an electric motor that draws electricity from a battery (all-electric vehicle) and a vehicle that can be powered by an electric motor that draws electricity from a battery and by an internal combustion engine (plug-in hybrid electric vehicle).

Electric Vehicle Chargers: Level 1 equipment provides charging through a common residential 120-volt AC (alternating current) outlet. Level 2 equipment provides charging at a higher AC charging rate through 240-volt or 208-volt electrical service, and is common for home, workplace, and public charging. Direct current fast charging (DCFC), also referred to as Level 3, equipment offers rapid charging and includes larger equipment.

Direct Current Fast Charging (DCFC) Station: Large scale standalone use for fast charging similar to a gas station.

Electric Vehicle Supply Equipment (EVSE): The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

EV Ready: All required infrastructure is installed, including wiring and circuit breakers. Everything needed to power an EV charger without the charger itself installed.

EVSE Installed: All required infrastructure required to charge an electric vehicle is installed, including the charger.

Amendment to Section 405.460 Accessory Uses and Structures

The requirements for EV charging as an accessory use would be an amendment to Section 405.460 *Accessory Uses and Structures* and include standards for when Level 1 and Level 2 chargers would be able to receive administrative approval. The permissible zoning districts are “CB”, “GC”, “PO”, “RO”, “MX”, “AR”, “PC”, “HE”, “PH”, “LI”, Planned Zoning Districts, and when an allowed institutional use within residential zoning districts. DCFC chargers would be able to receive site development plan approval from the Planning and Zoning Commission within the “CB”, “GC”, “MX”, “PC”, “PH”, “HE”, “PO”, “RO”, and “LI” Zoning Districts and Planned Zoning Districts. DCFC chargers require Planning and Zoning Commission approval because these chargers come with large equipment and their visibility and location is a site concern.

The proposed amendment provides the following standards for Level 1 and 2 Chargers as an accessory use that can be approved by Staff:22. Electric Vehicle Chargers

- a. Level 1 and 2 Electric Vehicle Charging Spaces—administrative approval may be granted when located in the “CB”, “GC”, “PO”, “RO”, “MX”, “AR”, “PC”, “HE”, “PH”, “LI” Zoning Districts, Planned Zoning Districts, and when an

allowed institutional use within residential zoning districts, subject to the following standards:

- 1) Any EV charging space must be located in a parking structure or in a parking lot that serves a principal use.
- 2) All EV spaces and equipment shall be located so as not to interfere or impede any vehicle, bike, or pedestrian circulation and shall not block any fire lanes or access into the site.
- 3) In multi-family residential developments, EV charging spaces shall be located in parking structures, when available. When no parking garage is available on site, EV charging spaces may be located in the parking lot.
- 4) In developments that meet or exceed current off street parking requirements and that provide on-site or shared parking spaces for the existing uses, parking spaces used for electric vehicle charging will not be deducted from the overall available parking spaces.
- 5) EVSE shall not be located within the first ten (10) feet of the front yard setback from the right-of-way.
- 6) EV spaces shall include signage designating the spaces for EV charging use.
- 7) Canopies are not allowed in association with EV charging spaces when permitted as an accessory use.
- 8) All EV charging spaces shall include vehicle impact protections in order to protect the equipment and vehicles using the equipment.

If the above standards cannot be met, the applicant may seek Planning and Zoning Commission approval as a minor site development plan per Section 405.1080.

The following standards are proposed for DCFC chargers, which require Minor Site Development Plan approval by the Planning and Zoning Commission:

- b. Direct Current Fast Charging (DCFC) Electric Vehicle Charging Spaces—
Planning and Zoning Commission approval may be granted when located in the “CB”, “GC”, “MX”, “PC” “PH” “HE” “PO” “RO”, and “LI” Zoning Districts and Planned Zoning Districts, following the Minor Site Development Plan procedures in Section 405.1080. The Planning and Zoning Commission shall review the application taking into consideration the following standards:
 - 1) EVSE shall be located in an area within the site that limits the visual impact of the equipment.
 - 2) EVSE shall not be located in any required buffer yard.
 - 3) EVSE shall not be located within the first ten (10) feet of the front yard setback from the right-of-way or within any required interior landscaped area within the parking lot.
 - 4) All DCFC ground mounted equipment locations shall include a landscaping plan and shall be landscaped and screened as deemed appropriate by the Planning and Zoning Commission.
 - 5) All DCFC ground mounted equipment shall be included in the site coverage calculation.
 - 6) All lighting shall meet existing lighting standards outlined in Section 405.680.
 - 7) All EV charging spaces shall include vehicle impact protections in order to protect the equipment and vehicles using the equipment.

- 8) EV spaces shall include signage designating the spaces for EV charging use.

Amendment to Section 405.470 Conditional Uses

Section 405.470 *Conditional Uses* and Table A will be amended to include standalone Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations (CC447190) as a conditional use when they meet the outlined site requirements which were modelled after the existing requirements for gas stations.

The following standards are proposed for DCFC charging stations that are not accessory to a primary use on the property (standalone use). As a conditional use, a public hearing and recommendation by the Planning and Zoning Commission would be required with final approval by the City Council: 38. Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations (CC447190) (conditional use in the “CB”, “GC”, “MX”, “PC” and “LI” Districts)

- a. *Setbacks.* All EVSE shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect charging vehicles.
- b. *Buffer.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
- c. *Fences.* The site shall be fenced with a six (6) foot solid fence or wall of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
- d. *Equipment.* All large DCFC ground mounted equipment associated with the charging station shall be screened with landscaping per the associated landscaping plan in order to reduce the visual impact.

Amendment to Section 405.210 Regulation of Uses, Table A

Table A is the City’s list of allowable land uses arranged in a tabular format by zoning district. The City utilizes the North American Industrial Classification System (NAICS) to serve as the basis for allowable land uses. The amendment would add standalone DCFC stations as a conditional use in the “CB”, “GC”, “MX”, “PC” and “LI” Districts as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC447190	Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations, as defined under Section 405.120 and when not accessory to a primary use.										C	C	C	C	C

Requirements to Support EV Infrastructure Associated with New Developments or Substantial Redevelopments

New Section 405.860 Electric Vehicle Charging Requirements

The last section of the draft ordinance includes a new Section 405.860 *Electric Vehicle Charging Requirements* which outlines the requirements for providing EV charging stations for new parking facilities or substantial redevelopments, except religious institutions and non-profit organizations per state law. The proposed amendment would require these spaces to be provided based on a calculation of 3% of total parking spaces provided or a minimum of 1 parking space for any non-residential use, including commercial, office, or light industrial uses and 5% of total parking spaces provided or a minimum of 1 parking space for any multi-family use. Single family residential uses would not be subject to these requirements. It is important to also note that these requirements, as proposed, would allow EV Installed or EV ready charging stations at the discretion of the applicant.

The proposed amendments are as follows:

- A. Any new parking facility or substantial redevelopment (except religious institutions and non-profit organizations) shall provide electric vehicle charging stations (EVSE Installed) or provide electric vehicle ready (EV Ready) charging stations as follows:
 1. A parking facility for any non-residential use, including commercial, office, or light industrial uses must have three (3) percent or a minimum of one (1) of the required parking spaces, whichever is greater, installed with charging stations or ready to be converted to a station for charging of elected vehicles.
 2. A parking facility provided for any multi-family use must have a minimum of five (5) percent or a minimum of one (1) of the required parking spaces, whichever is greater, installed with charging stations or ready to be converted to a station for charging of elected vehicles.
 3. In the case of a mixed-use residential and commercial building, the required number of electric vehicle charging parking spaces shall be computed separately for each use.
 4. For the purposes of this section, the required number of electric vehicle charging parking spaces shall be determined by rounding to the nearest whole number.
 5. The number of required EV charging spaces shall be based on the minimum number of parking spaces required by this Chapter, however, if additional parking spaces are provided in excess of the minimum requirement, EV charging spaces shall be required based on the actual spaces provided on site.
 6. Required electric vehicle charging parking spaces are inclusive of the total required number of parking spaces.

Staff created the following table in order to provide examples of what these requirements would look like when applied to recent developments throughout the city.

REQUIRED EV SPACES DEVELOPMENT EXAMPLES

Use	Address	Parking Configuration	Required/Provided Total Parking	Formula	Required/Provided EV Parking
Little Sunshine Daycare	515 N Lindbergh	Surface	21/24	3% of Parking Spaces/1 space min.	1/1
M1 Bank	11557 Olive	Surface	25/50	3% of Parking	1/2

				Spaces/1 space min.	
BJC West County Hospital Building	12634 Olive	Surface	410	3% of Parking Spaces/1 space min.	12
First Bank HQ	11901 Olive	Surface/Structure d	281/286	3% of Parking Spaces/1 space min.	8/9
Edge@BRD G	1001 N Warson	Surface	330	3% of Parking Spaces/1 space min.	10
Edge@WES T	12645 Olive Blvd.	Surface/Structure d	256	3% of Parking Spaces/1 space min.	8
Vanguard Heights Creve Coeur	10362 Old Olive	Structured/Limite d Surface	299	5% of Parking Spaces/1 space min.	15
The VUE	1001 Old Olive Way	Surface/Individu al Residential Garages and Carports	Residential: 311 Retail: 19 Total: 330	5% of Residential Parking Spaces/1 space min. Commertia l: 3% of Parking Spaces	1 Commercial 16 Residential
Mercy Performance Medicine Building	701 South New Ballas Road	Surface/Structure d	1028	3% of Parking Spaces/1 space min	31

DISCUSSION ITEMS

The amount of required EV charging spaces for new developments or substantial redevelopments as shown in the table above, has been a topic of discussion in terms of if more spaces should be required for larger developments. The draft ordinance outlines the required EV charging spaces based on a percentage, either 3% or 5%, depending on the type of development. The current percentage outlined does not incorporated a tiered approach based on the size of the development and those with larger parking facilities. Staff has received feedback that there may be some interest in increasing the percentage required for larger projects but no size requirements for when the percentage should be increased have been discussed at this time. Staff requests the Commission's review on this particular aspect of the proposal, Staff also suggests that the Commission discuss standards to enforce the requirements for providing EV charging stations for substantial redevelopments of existing buildings. Examples of significant redevelopment projects that could be subject to these requirements include the M1 Bank project, the former Houlihan's restaurant (Mexican Barrel House), and the Drury Hotel renovation.

CONCLUSION AND ACTION

The proposed amendments have been submitted to address the demand for EV charging spaces throughout the city. As these proposed regulations would apply to all zoning districts except single-family residential uses in single-family residential zoning districts, the regulations would provide requirements that must be met in order to install any EV charging equipment within a site. Depending on the type of EV charging installed, Level 1, Level 2, DCFC fast charging, or a larger scale charging station similar to a gas station, standards must be met in order for the use to be approved either at staff level or through Planning and Zoning Commission and City Council approval. For new developments or substantial redevelopments, EV charging spaces will be required on a 3% or 5% basis depending on time of use.

Due to the discussion items raised in this report, staff recommends that the Commission discuss these proposed amendments, receive comments from the public, and provide direction to staff for further review.

MOTION

If the Planning and Zoning Commission believes additional consideration of these amendments are appropriate, the following would be a suitable motion for this application:

“I move to continue the text amendment to amend the Zoning Code to regulate Electric Vehicle Charging Stations as described in the attached draft ordinance as part of Application 24-032 to the next Planning and Zoning Commission meeting currently scheduled for December 2, 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.

AN ORDINANCE REGULATING ELECTRIC VEHICLE CHARGING AND AMENDING SECTION 405.120 DEFINITIONS, SECTION 405.210 TABLE A, SECTION 405.460 ACCESSORY USES AND STRUCTURES, SECTION 405.470 CONDITIONAL USES, AND REPLACING SECTION 405.860 RESERVED OF THE ZONING ORDINANCE

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend various sections of the zoning code including Section 405.120 Definitions, Section 405.210 Table A, Section 405.460 Accessory Uses and Structures, Section 405.470 Conditional Uses and Replacing Section 405.860 Reserved with a new section titled Electric Vehicle Charging Requirements in order to regulate Electric Vehicle Charging; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such regulations in the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of 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 Monday, November 18, 2024 and beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ___ recommended approval of the subject amendments as set forth herein at its meeting on Monday, November 18, 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 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: Section 405.120 of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Electric Vehicle (EV)

A vehicle that can be powered by an electric motor that draws electricity from a battery and is capable of being charged from an external source. An EV includes both a vehicle that can only be powered by an electric motor that draws electricity from a battery (all-electric vehicle) and a vehicle that can be powered by an electric motor that draws electricity from a battery and by an internal combustion engine (plug-in hybrid electric vehicle).

Electric Vehicle Chargers

Level 1 equipment provides charging through a common residential 120-volt AC (alternating current) outlet. Level 2 equipment provides charging at a higher AC charging rate through 240-volt or 208-volt electrical service, and is common for home, workplace, and public charging. Direct current fast charging (DCFC), also referred to as Level 3, equipment offers rapid charging and includes larger equipment.

Direct Current Fast Charging (DCFC) Station

Large scale standalone use for fast charging similar to a gas station.

Electric Vehicle Supply Equipment (EVSE)

The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

EV Ready

All required infrastructure is installed, including wiring and circuit breakers. Everything needed to power an EV charger without the charger itself installed.

EVSE Installed

All required infrastructure required to charge an electric vehicle is installed, including the charger.

SECTION 2: Section 405.210 Table A of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC447190	Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations, as defined under Section 405.120 and when not accessory to a primary use.										C	C	C	C	C

SECTION 3: Section 405.460.B.of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

22. Electric Vehicle Chargers

- a. Level 1 and 2 Electric Vehicle Charging Spaces—administrative approval may be granted when located in the “CB”, “GC”, “PO”, “RO”, “MX”, “AR”, “PC”, “HE”, “PH”, “LI” Zoning Districts, Planned Zoning Districts, and when an allowed institutional use within residential zoning districts, subject to the following standards:
 - 1) Any EV charging space must be located in a parking structure or in a parking lot that serves a principal use.
 - 2) All EV spaces and equipment shall be located so as not to interfere or impede any vehicle, bike, or pedestrian circulation and shall not block any fire lanes or access into the site.
 - 3) In multi-family residential developments, EV charging spaces shall be located in parking structures, when available. When no parking garage is available on site, EV charging spaces may be located in the parking lot.
 - 4) In developments that meet or exceed current off street parking requirements and that provide on-site or shared parking spaces for the existing uses, parking spaces used for electric vehicle charging will not be deducted from the overall available parking spaces.
 - 5) EVSE shall not be located within the first ten (10) feet of the front yard setback from the right-of-way.
 - 6) EV spaces shall include signage designating the spaces for EV charging use.
 - 7) Canopies are not allowed in association with EV charging spaces when permitted as an accessory use.
 - 8) All EV charging spaces shall include vehicle impact protections in order to protect the equipment and vehicles using the equipment.

If the above standards cannot be met, the applicant may seek Planning and Zoning Commission approval as a site development plan per Section 405.1080.

- b. Direct Current Fast Charging (DCFC) Electric Vehicle Charging Spaces—Planning and Zoning Commission approval may be granted when located in the “CB”, “GC”, “MX”, “PC” “PH” “HE” “PO” “RO”, and “LI” Zoning Districts and Planned Zoning Districts, following the Site Development Plan procedures in Section 405.1080. The Planning and Zoning Commission shall review the application taking into consideration the following standards:
 - 1) EVSE shall be located in an area within the site that limits the visual impact of the equipment.
 - 2) EVSE shall not be located in any required buffer yard.
 - 3) EVSE shall not be located within the first ten (10) feet of the front yard setback from the right-of-way or within any required interior landscaped area within the parking lot.
 - 4) All DCFC ground mounted equipment locations shall include a landscaping plan and shall be landscaped and screened as deemed appropriate by the Planning and Zoning Commission.
 - 5) All DCFC ground mounted equipment shall be included in the site coverage calculation.
 - 6) All lighting shall meet existing lighting standards outlined in Section 405.680.
 - 7) All EV charging spaces shall include vehicle impact protections in order to protect the equipment and vehicles using the equipment.
 - 8) EV spaces shall include signage designating the spaces for EV charging use.

SECTION 4: Section 405.470.A. of the Zoning Ordinance, of the City of Creve Coeur’s Code of Ordinances shall be amended as follows:

38. Direct Current Fast Charging (DCFC) Electric Vehicle Charging Stations (CC447190) (conditional use in the “CB”, “GC”, “MX”, “PC” and “LI” Districts)

- a. *Setbacks.* All EVSE shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect charging vehicles.
- b. *Buffer.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

- c. *Fences.* The site shall be fenced with a six (6) foot solid fence or wall of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
- d. *Equipment.* All large DCFC ground mounted equipment associated with the charging station shall be screened with landscaping per the associated landscaping plan in order to reduce the visual impact.

SECTION 5: Section 405.860 of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be added as follows:

Section 405.860 Electric Vehicle Charging Requirements

- A. Any new parking facility or substantial redevelopment (except religious institutions and non-profit organizations) shall provide Level 2 electric vehicle charging stations (EVSE Installed) or provide Level 2 electric vehicle ready (EV Ready) charging stations as follows:
 - 1. A parking facility for any non-residential use, including commercial, office, or light industrial uses must have three (3) percent or a minimum of one (1) of the required parking spaces, whichever is greater, installed with charging stations or ready to be converted to a station for charging of electric vehicles.
 - 2. A parking facility provided for any multi-family use must have a minimum of five (5) percent or a minimum of one (1) of the required parking spaces, whichever is greater, installed with charging stations or ready to be converted to a station for charging of electric vehicles.
 - 3. In the case of a mixed-use residential and commercial building, the required number of electric vehicle charging parking spaces shall be computed separately for each use.
 - 4. For the purposes of this section, the required number of electric vehicle charging parking spaces shall be determined by rounding to the nearest whole number.
 - 5. The number of required EV charging spaces shall be based on the minimum number of parking spaces required by this Chapter, however, if additional parking spaces are provided in excess of the minimum requirement, EV charging spaces shall be required based on the actual spaces provided on site.
 - 6. Required electric vehicle charging parking spaces are inclusive of the total required number of parking spaces.

SECTION 6: 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



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: September 29, 2022

Subject: Electric Vehicle Charging Stations Work Session

Prepared by: Bethany L. Moore, City Planner

Meeting Date: October 3, 2022

Attachments: Fairfax, Virginia EV Charging Memo, Ameren Missouri EV Charging Guide for Business, Electrek-Charging Standard and How They Differ, Summary of Best Practices in Electric Vehicle Ordinances pg. 9-12 and 19-21 and Planning for Electric Vehicle Charging Facilities

Electric vehicle charging stations are becoming more common and all over the country municipalities are determining how to regulate this new use. The number of publicly available fast electric vehicle chargers worldwide jumped from 1,740 in 2012 to 563,910 in 2021. Creve Coeur has several single stall charging stations throughout the city and recently had the first application for a larger, multi-stall installation of chargers via EV Go at the Plaza Shops. The application included installation of Level 2 and Level 3 chargers and came before the Commission as a minor site plan in order to review the use's impacts on the site and surrounding area. The application was ultimately denied after lengthy discussion with the applicant. This application was undoubtedly the first of many that Creve Coeur will see as the popularity of electric vehicles grow and the charging infrastructure across the country expands. With these considerations in mind, it is imperative that the City establish the appropriate regulations to prepare for future requests.

St. Louis County and St. Louis City both have fairly new regulations for electric vehicle charging. The goal of those ordinances is focused on providing the infrastructure necessary to support the installation of electric vehicle charging stations. Very little information is available from surrounding municipalities as to the regulation of the use. Staff's goal for the discussion of EV charging regulations is to create requirements for this use that allow the public to take advantage of these technologies that are quickly becoming necessary while also protecting the aesthetic qualities of existing sites and mitigating the potential impacts on surrounding uses.

Background on EV Charging

According to Global EV Outlook 2022's Data Explorer, "Sales of electric vehicles (EVs) doubled in 2021 from the previous year to a new record of 6.6 million. In 2012, just 120 000 electric cars were sold worldwide. In 2021, more than that many are sold each week. Nearly 10% of global car sales were electric in 2021, four times the market share in 2019. This brought the total number of electric cars on the world's roads to about 16.5 million, triple the amount in 2018. Global sales of electric cars have kept rising strongly in 2022, with 2 million sold in the first quarter, up 75% from the same period in 2021." The rising demand for electric vehicles also leads to a rising demand for publicly available charging stations. Charging stations are popping up on commercial sites for public use either free to patrons of the primary use where the chargers are located or more commonly, at a cost via companies such as EV Go.

Many businesses and offices see the chargers as an incentive; either for employees or business patrons. EV charging stations can be free standing pedestals or wall mounted. Both require additional equipment and power connections with the size of such utilities dependent on the type of charging station.

There are currently 3 common types of charges on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging does allow most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips.

Framework for New Regulations

Staff seeks to regulate EV charging stations as an Accessory Use. Per Section 405.460, an Accessory Use is only permitted in connection with a principal use, both uses must be permitted in the district and is subject to the established Use Limitation and Location requirements for all accessory uses and structures. As a permitted accessory use, EV charging stations would be able to be approved at a staff level without the need for Planning and Zoning Commission approval of each project if the requirements for such a use were met. This would also avoid having lots used only for EV Charging without a principal building and give the Commission the ability to regulate which zoning districts allow EV charging stations. Any EV charging station project that does not meet the requirements would come before the Commission as a Minor Site Plan.

The following are areas for discussion that staff is seeking the Commission's feedback on in order to create a set of draft regulations for further discussion at a later work session:

- **Zoning districts in which the use is allowed.** Staff suggests allowing charging stations in all commercial and light industrial districts. Single chargers for personal, residential use would be allowed.
- **Site location.** Staff suggests creating placement requirements for the chargers and their equipment to mitigate any site traffic issues and negative impacts on the streetscape or surrounding uses. Example: No charging stations shall be placed in the first row of parking stalls adjacent to a street.
- **Screening.** Screening should be a requirement for all EV charging stations and is a key component in the integration of the chargers into the site. The charging stations themselves should include landscaping elements around and between them in some way in order to help them to blend in to the site. The equipment associated with charging stations, especially Level 3 charging stations, is of the utmost concern as they tend to be large and bulky. Screening these elements in some way, either with fencing or landscaping or some combination of both is ideal.
- **Quantity and Parking.** Each EV charging station requires a parking space in order to be used. Each parking space could be occupied for several hours as the vehicle charges. This takes available parking spaces away from the principal use. Limiting the number of charging stations allowed per site or tying the number of charging stations to the size of the lot, number of available parking spaces or some other factor can help to regulate the amount of available parking spaces used for this use on any given site. Since EV charging is something that staff and the country as a whole is trying to encourage, counting the required parking spaces as a fraction instead of a 1:1 basis is also suggested as an incentive.

- **Signage.** EV Charging stations can include a large amount of signage on the charging stations, on the parking spaces and with free standing signage. This is an area worth considering in order to prevent visual clutter.
- **Site Coverage.** EV charging stations would count towards site coverage if they are placed within existing non-paved areas. To encourage their use, EV charging stations and related equipment could either be eliminated completely from the site overage requirement or be counted as a fraction of the total area.

In addition to these zoning considerations, staff would also like the Commission to provide input on the desirability to require electric car charging facilities as part of new commercial and/or residential construction. After P&Z review at this work session, staff will incorporate any comments or suggestions into draft guidelines for discussion at a subsequent work session. After discussion on the draft guidelines with P&Z, staff will take the guidelines to a discussion with City Council before scheduling a public hearing for formal review by the public and the Commission.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: April 28, 2024

Subject: **Electric Vehicle Charging Stations Work Session**

Prepared by: Bethany L. Moore, AICP, City Planner

Meeting Date: April 1, 2024

Attachments: Fairfax, Virginia EV Charging Memo, Preparing for the Electric Vehicle Surge in *Zoning Practice* October 2022, Vol 39, No. 10, EV Zoning Regulations Draft Outline

Background on EV Charging

There are currently 3 common types of chargers on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging allows most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips. The state of Missouri has been given \$98.9 million from the National Electric Vehicle Infrastructure (NEVI) Formula Program which will cover 80% of eligible project costs for the state to deploy electric vehicle charging infrastructure along public roads to establish an interconnected network across the state to join a nationwide effort to increase electric vehicle infrastructure.

EV Charging Ordinance Background

In October of 2022 Staff held a work session with the Planning and Zoning Commission to discuss regulations for Electric Vehicle (EV) charging infrastructure. At that time, Staff discussed examples of the types of regulations that Creve Coeur could put in place and what issues the Commission would like to see the Ordinance focus on. The takeaways from that work session were that the biggest concerns were the large equipment that came with Direct Current Fast Charging (DCFC) or Level 3 charging stations, the locations of EV charging stations, and that the Planning and Zoning Commission were generally in favor of EV charging stations as an allowed use in Creve Coeur. Staff has since done more research into EV charging ordinances in other states and municipalities in order to produce draft regulations for Creve Coeur that will be discussed at the work session on April 1st. The draft that will be discussed includes definitions of terms associated with EV charging, requirements for EV charging as an accessory use,

requirements for EV charging as a conditional use, and when EV chargers are required as part of new projects in the City.

Framework for New Regulations

Staff has developed draft regulations for review. Staff seeks to regulate EV chargers as an Accessory Use and larger Standalone use DCFC stations would require a Conditional Use Permit similar to gas stations.

Per Section 405.460, an Accessory Use is only permitted in connection with a principal use, both uses must be permitted in the district and would be subject to the established standards for the accessory use as established in the ordinance. As a permitted accessory use, Level 1 and 2 EV charging stations would be able to be approved at a staff level without the need for Planning and Zoning Commission approval of each project if the requirements for such a use were met. DCFC stations (Level 3) would require approval by the Planning and Zoning Commission as a minor site plan. Standalone DCFC stations, as a Conditional Use, would still come before the Planning and Zoning Commission for recommendation to the City Council as all other CUPs must.

A few areas that Staff is looking for feedback from the Commission include:

- Standards for Level 1 and Level 2 EV charging spaces including allowed locations on site, quantity of spaces allowed/parking count totals and associated site coverage.
- Standards for DCFC/Level 3 including all of the above and screening equipment.
- Conditional Use requirements for standalone DCFC charging stations.
- Provide input on the desirability to require electric car charging facilities as part of new commercial and/or residential construction.

After discussion at the work session, Staff will also hold a work session with the Energy and Environment Committee on April 17th and City Council at a date to be determined after the meeting with E&E. Staff will then bring a Text Amendment before the Planning and Zoning Commission for a vote.



MEMO TO THE MAYOR AND CITY COUNCIL

Date: September 5, 2024

Subject: **Electric Vehicle Charging Stations Work Session**

Prepared by: Bethany L. Moore, AICP, City Planner

Meeting Date: September 9, 2024

Attachments: Electric Vehicle Zoning Regulations Draft Outline

Background on EV Charging

There are currently 3 common types of chargers on the market today: Level 1, Level 2, and DC Fast chargers, sometimes called Level 3. Level 1 produces the lowest amount of charging power and is equivalent to a standard 120-V AC wall outlet. The range per hour provided by Level 1 chargers amounts to roughly 5 miles of range per 1 hour of charging. Although not the most desirable chargers for distance drivers, this type of charging allows most EVs to be charged almost anywhere. Level 2 is equivalent to 240-V electric connection and offers a larger range per hour than Level 1 at roughly 30 miles of range per 1 hour of charge. Level 2 chargers can charge most EVs fully in 8 hours. Level 2 is the most common level of charger typically provided by individual businesses or offices due to cost of installation and range per hour output. DC Fast chargers, as the name suggests, are the fastest of the three levels and provide a full charge in less than an hour. Due to the higher power capabilities of DC Fast chargers, they require a higher power supply and typically the largest utility equipment. DC Fast chargers are ideal for long distance travel and are the most ideal charging type needed to build a national framework of chargers to enable long-distance EV trips. The state of Missouri has been given \$98.9 million from the National Electric Vehicle Infrastructure (NEVI) Formula Program which will cover 80% of eligible project costs for the state to deploy electric vehicle charging infrastructure along public roads to establish an interconnected network across the state to join a nationwide effort to increase electric vehicle infrastructure.

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terms associated with EV charging, requirements for EV charging as an accessory use, requirements for EV charging as a conditional use, and when EV chargers are required as part of new projects in the City.

Framework for New Regulations

Staff has developed draft regulations for review. Staff seeks to regulate EV chargers as an Accessory Use and larger standalone use DCFC stations would require a Conditional Use Permit similar to gas stations.

Per Section 405.460, an Accessory Use is only permitted in connection with a principal use, both uses must be permitted in the district and would be subject to the established standards for the accessory use as established in the ordinance. As a permitted accessory use, Level 1 and 2 EV charging stations would be able to be approved at a staff level without the need for Planning and Zoning Commission approval of each project if the requirements for such a use were met. DCFC stations (Level 3) would require approval by the Planning and Zoning Commission as a minor site plan. Standalone DCFC stations, as a Conditional Use, would still come before the Planning and Zoning Commission for recommendation to the City Council as all other CUPs must.

A few areas that Staff is looking for feedback from Council on include:

- Standards for Level 1 and Level 2 EV charging spaces including allowed locations on site, quantity of spaces allowed/parking count totals and associated site coverage.
- Standards for DCFC/Level 3 including all of the above and screening equipment.
- Conditional Use requirements for standalone DCFC charging stations.
- Provide input on the desirability to require electric car charging facilities as part of new commercial and/or residential construction.

After discussion with City Council, Staff will re-evaluate the draft outline, taking into consideration all comments received, and produce a text amendment application for the draft ordinance for Planning and Zoning Commission review and City Council approval.

Development Examples

Use	Address	Parking Configuration	Required/Provided Total Parking	Formula	Required/Provided EV Parking
Little Sunshine Daycare	515 N Lindbergh	Surface	21/24	3% of Parking Spaces/1 space min.	1/1
M1 Bank	11557 Olive	Surface	25/50	3% of Parking Spaces/1 space min.	1/2
BJC West County Hospital Building	12634 Olive	Surface	410	3% of Parking Spaces/1 space min.	12
First Bank HQ	11901 Olive	Surface/Structured	281/286	3% of Parking Spaces/1 space min.	8/9
Edge@BRDG	1001 N Warson	Surface	330	3% of Parking Spaces/1 space min.	10
Edge@WEST	12645 Olive Blvd.	Surface/Structured	256	3% of Parking Spaces/1 space min.	8
Vanguard Heights Creve Coeur	10362 Old Olive	Structured/Limited Surface	299	5% of Parking Spaces/1 space min.	15
The VUE	1001 Old Olive Way	Surface/Individual Residential Garages and Carports	Residential: 311 Retail: 19 Total: 330	5% of Residential Parking Spaces/1 space min. Commercial: 3% of Parking Spaces	1 Commercial 16 Residential
Mercy Performance Medicine Building	701 South New Ballas Road	Surface/Structured	1028	3% of Parking Spaces/1 space min	31

BACKGROUND AND PROJECT DESCRIPTION

The Applicant is seeking minor site development plan approval to remove the three existing fountains in the plaza areas of the Plaza Shops development. The fountains have deteriorated and could cause a potential safety hazard. Rather than repairing the fountains, the applicant would like to replace the fountains with new concrete, benches and large, landscaped planters. The existing pedestrian plazas will not be altered in size and no additional site coverage is proposed. The Plaza Shops development was approved for a site development plan in 1998 including the fountains as part of what appears to be a site coverage bonus for the development. The property addressed as 11850 Studt Avenue was considered to be part of the overall development at that time and it was factored into the total site coverage of 70% instead of 63% in consideration of special outstanding landscape and site planning features. It has since been separated from this site and is under separate ownership. The existing site coverage for Plaza Shops site is most likely over the approved site coverage maximum and this proposal will not be increasing that percentage.

The applicant is proposing to remove the existing broken fountains from each of the three plazas and replace them with 4 6-foot-long black metal benches, new concrete to match the existing stamped concrete, in ground landscaping at the corners to create a secluded area for the seating and large planter basins with additional plantings. The in-ground landscaping will include boxwood shrub varieties, lilac shrubs, and hydrangea shrubs. The planters will be large concrete tapered landscape planters with curved rims approximately 29 inches tall and 72 inches in diameter. Proposed for the landscaped areas is a fully automatic, in ground irrigation system as detailed on sheet L-3 of the landscaping plan.

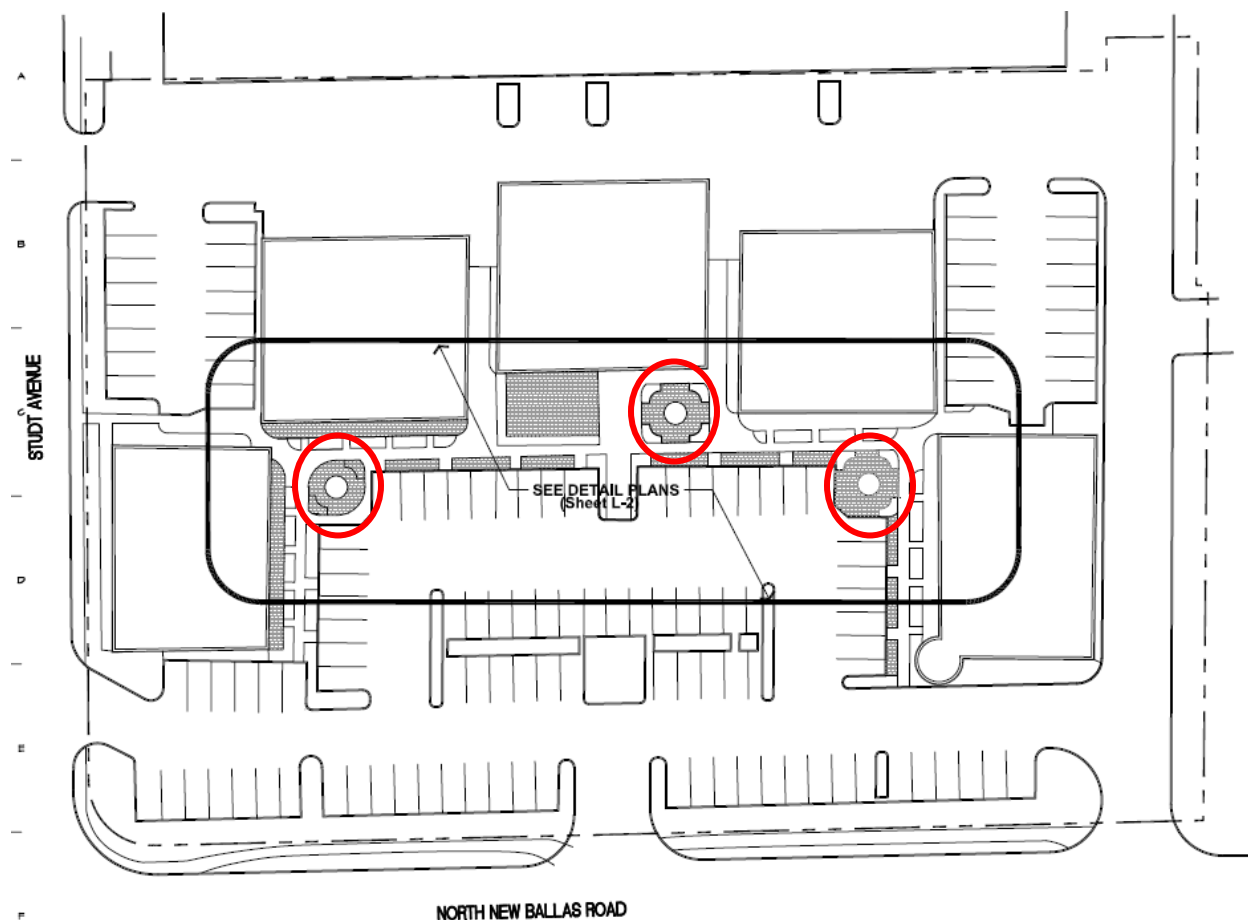


Figure 1: Existing fountain locations in red.

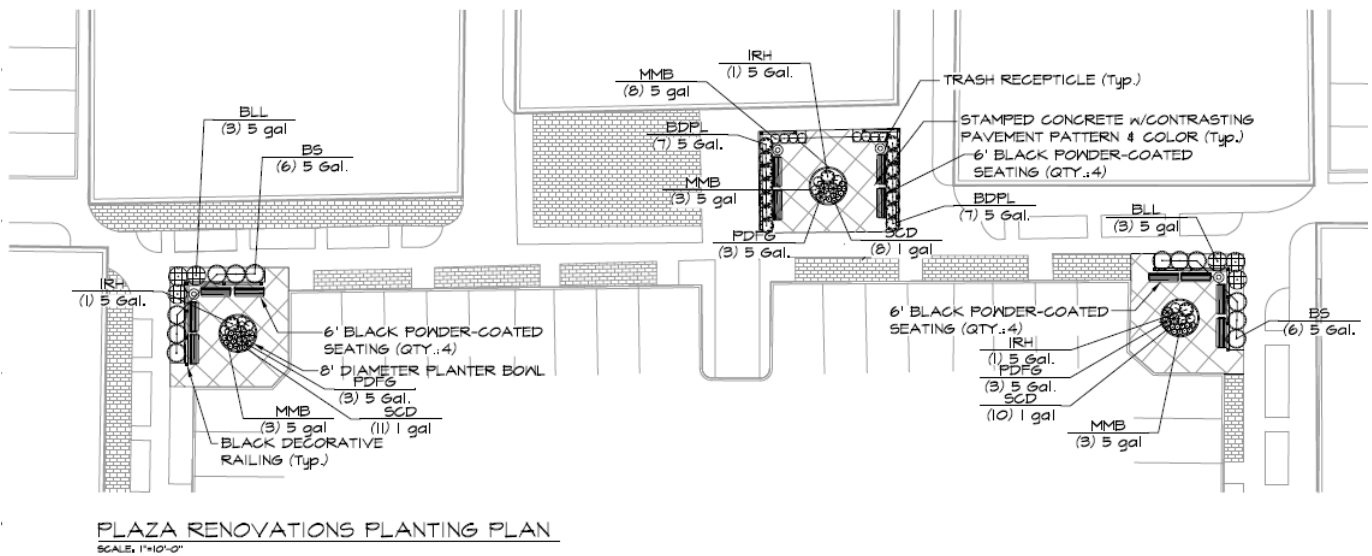


Figure 2: Plaza renovations.



Figure 3: Plaza rendering.

Dune Series LANDSCAPE PLANTERS

Tapered landscape planter with curved rim.



Figure 4: Planter examples.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Automotive Sales	CB-Core Business	N/A
South	Commercial	CB-Core Business	Studd Road
East	Creve Coeur Plaza Commercial	CB-Core Business	N. New Ballas Rd
West	Automotive Sales	CB-Core Business	Decker Lane

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

Plaza Shops is located in the Mixed-Use District which 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. These land uses are supported through primarily vehicular access with improved walkability; pedestrian connections within developments, to neighboring commercial properties, and to adjacent neighborhoods; and beautifully landscaped streets. The Mixed-Use District accommodates numerous existing land uses, including the “day to day” retail and service business utilized by Creve Coeur’s residents and workers, while allowing for increased density and new land uses (p.58). The Mixed-Use District supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment (p.82).

Under the goals of the Comprehensive Plan for the Mixed-Use District Place Type, the proposed redevelopment of the outdoor public space plazas fits in well with the vision for this area. The existing fountains are in disrepair and pose a safety hazard while the new concrete flatwork, new benches and new landscaped planters will provide an enhanced pedestrian amenity for the center.

DESIGN GUIDELINES REVIEW

The Design Guidelines recommend outdoor gathering areas be provided for shopping center developments (pg 12.) The use of plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are encouraged (pg 5.) Given that this

use has already provided these areas and is proposing to upgrade these amenities with new benches and planters, this proposal meets the recommendations of the Design Guidelines for this type of development.

ZONING REVIEW

Because this request is limited to the review and approval of a new site development plan for upgrades to the existing Plaza Shops public plaza areas with no changes to site coverage or any other portion of the buildings or site, the relevant zoning requirements involve consideration of the merits of the site development plan proposal for the quality of the upgrades that are replacing the fountains.

SUMMARY AND RECOMMENDED CONDITIONS FOR APPROVAL

The request for a Minor Site Development Plan for the replacement of the fountains with new concrete, new benches and new landscaped planters within the Plaza Shops public plaza areas appears to meet all of the requirements of the Zoning Ordinance and goals and objectives of the Comprehensive Plan and Design Guidelines as proposed. If the Planning and Zoning Commission believes that the proposed plan ensures high standards of site design equivalent or better than the existing fountains, landscaping and seat walls, Staff recommends the approval be subject to the conditions below, pending any additional amendments as discussed at the meeting:

1. All landscaping shall be maintained per the approved Landscape Plan dated October 15, 2024 and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
2. The applicant is required to submit a Site Improvement Application that is in substantial conformance with the plans submitted November 11, 2024, as bound together and submitted in conjunction with Application #24-030, except as amended by the Planning and Zoning Commission.

MOTION

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

“I move to recommend approval of a Minor Site Development Plan for the removal of three fountains to be replaced with new concrete, benches and landscaped planters located within the Plaza Shops public plaza areas located at 701 North New Ballas Road, subject to the conditions discussed in the Staff Report for the meeting of November 18, 2024” (conditions may be added, eliminated, or modified by preceding motion).

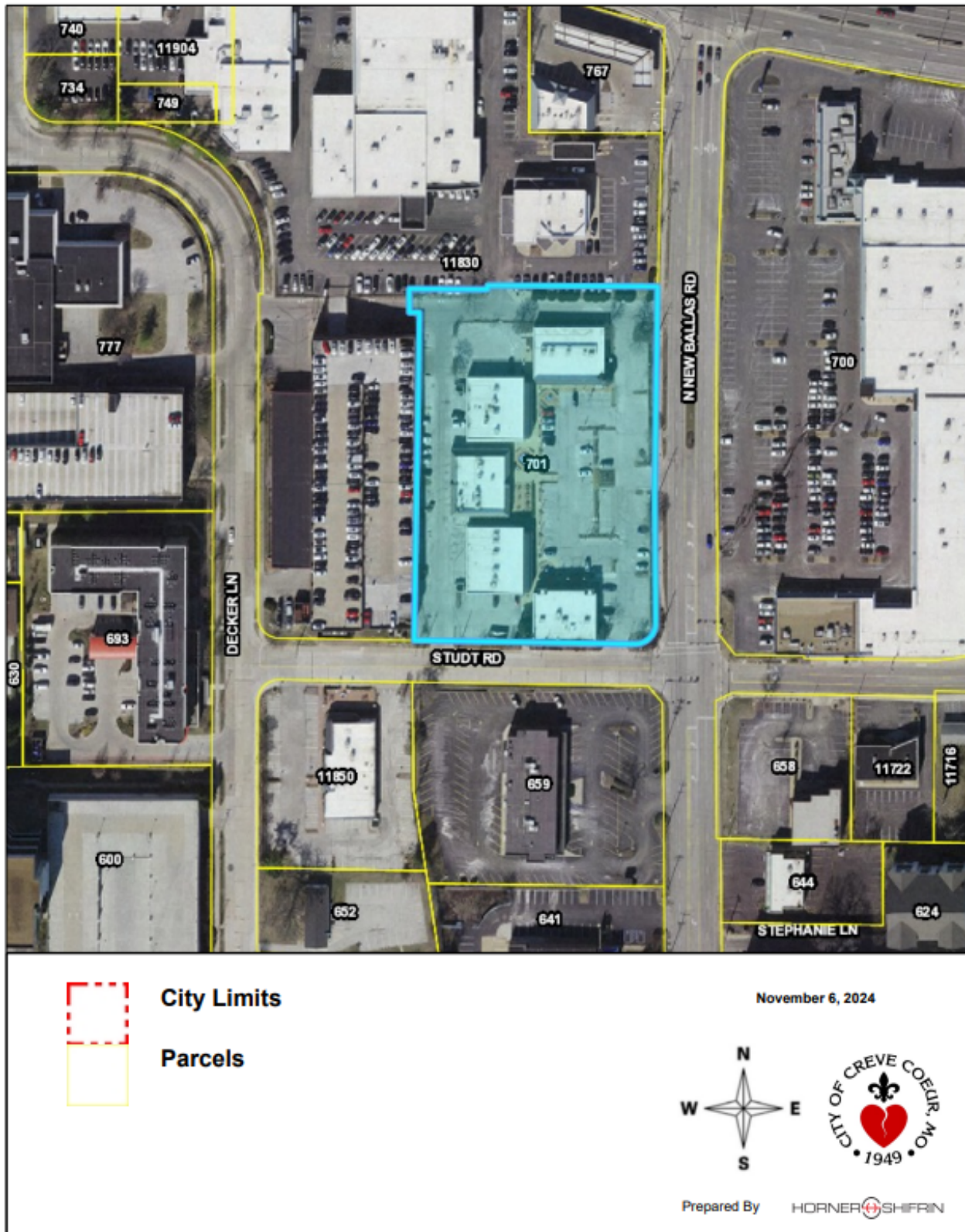
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

Photo Date: 11/14/24



Description: Existing fountain in disrepair.



Description: Fountain close up.



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

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

Title of Project: Plaza Shops - Feature Refresh

Location of Project: 721 N New Ballas Rd, St Louis, MOM Locator #

Subject for Agenda:

Applicant:

Architect ☒ Engineer ☐ Contractor ☐ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
Lindsay Straatmann	
Name	Name
Vessel Architecture and Design	
Company (If Applicable)	Company (If Applicable)
600 Emerson Rd, St. Louis, MO 63141	
Address	Address
Address	Address
Telephone # 616.322.1990	Telephone #
Fax #	Fax #
Email: lms@vesselarchitecture.com	Email:
 Applicant's Signature	 Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):

Name Company (If Applicable)

Address

Phone Fax Email

Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: _____

Removal of existing fountains. Replace with new concrete, benches and plantings

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included. The existing fountains have deteriorated to the point of being unsafe and pose a potential trip hazard. We propose their removal to address these safety concerns and create a revised seating area. This new space will incorporate enhanced greenery and plantings, improving the overall aesthetic and functionality of the area for public use.

Submittal Checklist

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

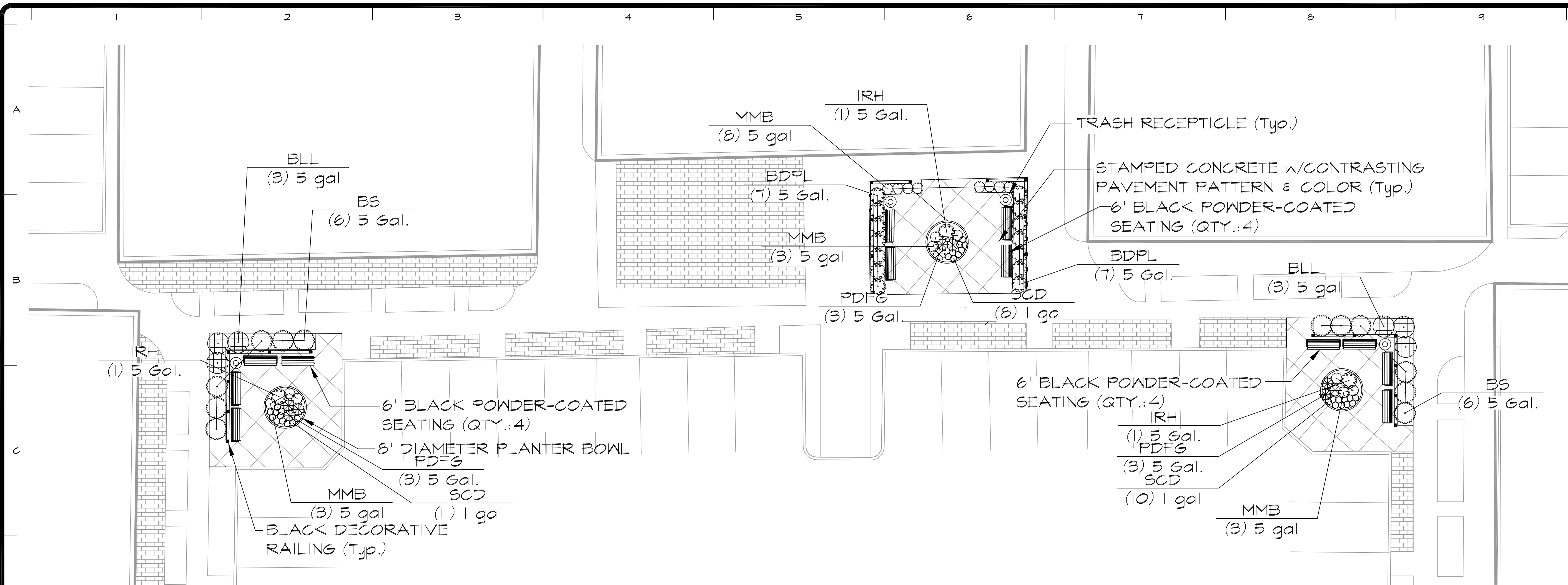
Preferred Public Hearing Date: Monday, ^{November 18}_____, 20²⁴_____.

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

Office Use Only

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

Revised: 7/22



PLAZA RENOVATIONS PLANTING PLAN

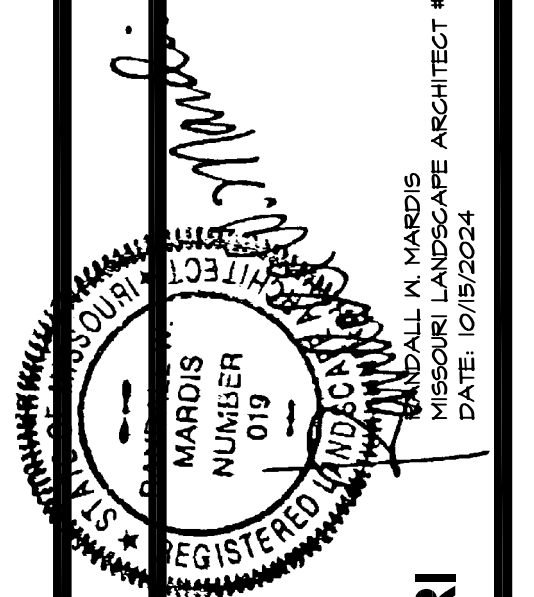
SCALE: 1"=10'-0"

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE
SHRUBS			
BDPL	14	BLOOMERANG DWARF PURPLE LILAC / SYRINGA X 'SMNJRPJ' TM	5 GAL.
BLL	6	BLOOMERANG LILAC / SYRINGA X 'PENDA'	5 GAL
IRH	3	INVINCIBELLE RUBY HYDRANGEA / HYDRANGEA ARBORESCENS 'NCHA3' TM	5 GAL.
MMB	17	MORRIS MIDGET BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'MORRIS MIDGET'	5 GAL
BS	12	SPRINTER LITTLELEAF BOXWOOD / BUXUS MICROPHYLLA 'BULHOUSE'	5 GAL.
GRASSES			
PDFG	9	PIGLET DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'PIGLET'	5 GAL.
ANNUALS/PERENNIALS			
SCD	29	STRAWBERRY CANDY DAYLILY / HEMEROCALLIS X 'STRAWBERRY CANDY' TM	1 GAL

[illegible]

Landscap
TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscap Architectural Corporation #2008008782



HARDSCAPE / PLANTING PLAN FOR THE PROPOSED

Plaza Shops

701-747 N. NEW BALLAS RD.

CREVE COEUR, MISSOURI

DRAWN R. MARDIS
CHECKED RWM/EL
DATE 10/15/2024
SCALE 1"=10'-0"
JOB No. 2024-143
SHEET L-2
OF THREE SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE in Missouri).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
- A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
- B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- 12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- 13.) Transplanted material will not be guaranteed by the landscape contractor.
- 14.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 15.) Landscape contractor shall kill & remove all existing weeds within the project site.
- 16.) All tags, nursery stakes, labels, etc., shall be removed by the landscape contractor at completion of all landscape installation.
- 17.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.

PRUNING:

- 1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- 2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

SIGHT TRIANGLES:

- 1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 25' and connecting the points so established to form the sight triangle area.

IRRIGATION GUIDELINE SPECS:

GENERAL:

- 1.) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- 2.) Exact tap, backflow and contrller location to be coordinated with owner or owner's representative.
- 3.) All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the contrller to the end of the mainline.
- 4.) All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- 5.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 6.) It shall be the irrigation contractor's responsibility to:
- A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
- B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- 7.) All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.

TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- 3.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- 4.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 5.) All sod shall be placed a maximum of 24 hours after harvesting.
- 6.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 7.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

IRRIGATION:

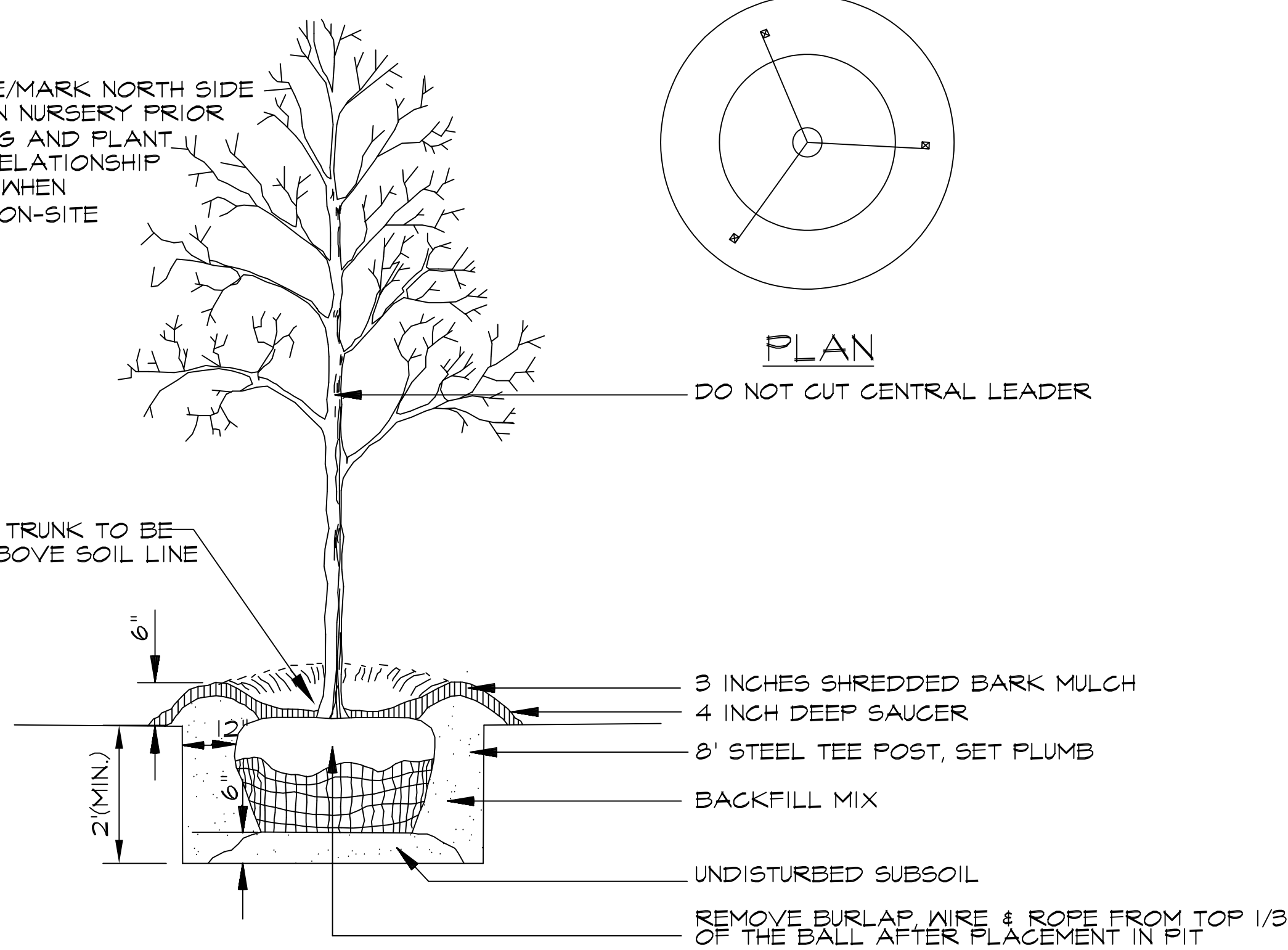
- 1.) All planting beds and lawn areas are to be irrigated with a fully automatic, in-ground irrigation system (By Others).

MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

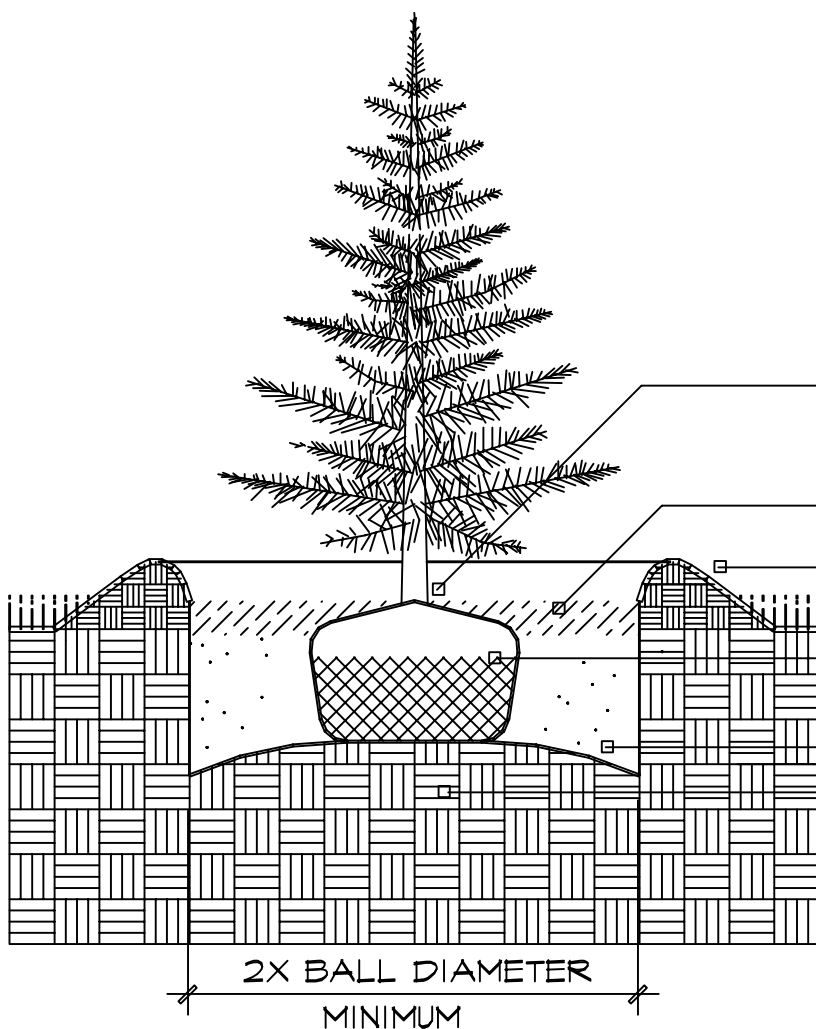
DETERMINE/MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANT IN SAME RELATIONSHIP TO NORTH WHEN PLANTING ON-SITE

FLARE OF TRUNK TO BE VISIBLE ABOVE SOIL LINE



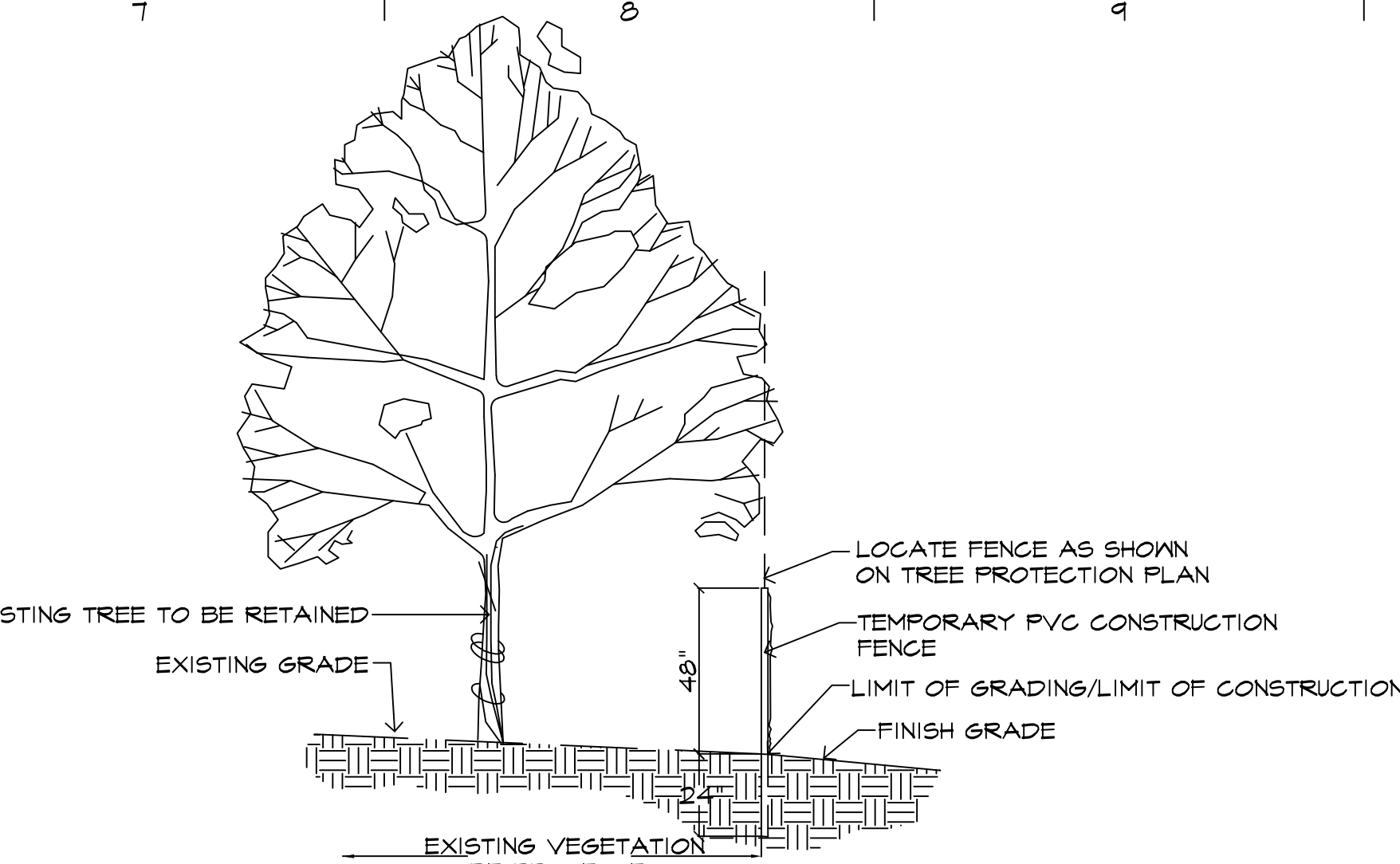
DECIDUOUS TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.



TREE PROTECTION DETAIL

N.T.S.

- CROWN OF ROOT BALL SHALL BEAR SAME RELATION (OR SLIGHTLY ABOVE) TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
- 3" MINIMUM BARK MULCH
- CREATE SOIL SAUCER W/ TOPSOIL-6" MINIMUM
- FOLD DOWN BURLAP @ TOP OF ROOT BALL & REMOVE TOP 1/3 OF BURLAP. REMOVE ANY NON-BIODEGRADABLE MATERIAL
- PREPARED SOIL BACKFILL
- PREPARED ADMIXTURE BACKFILL OR NATIVE SOIL

PLANT SPACING AS PER PLAN

2" MULCH INSTALLED BEFORE PLANTING

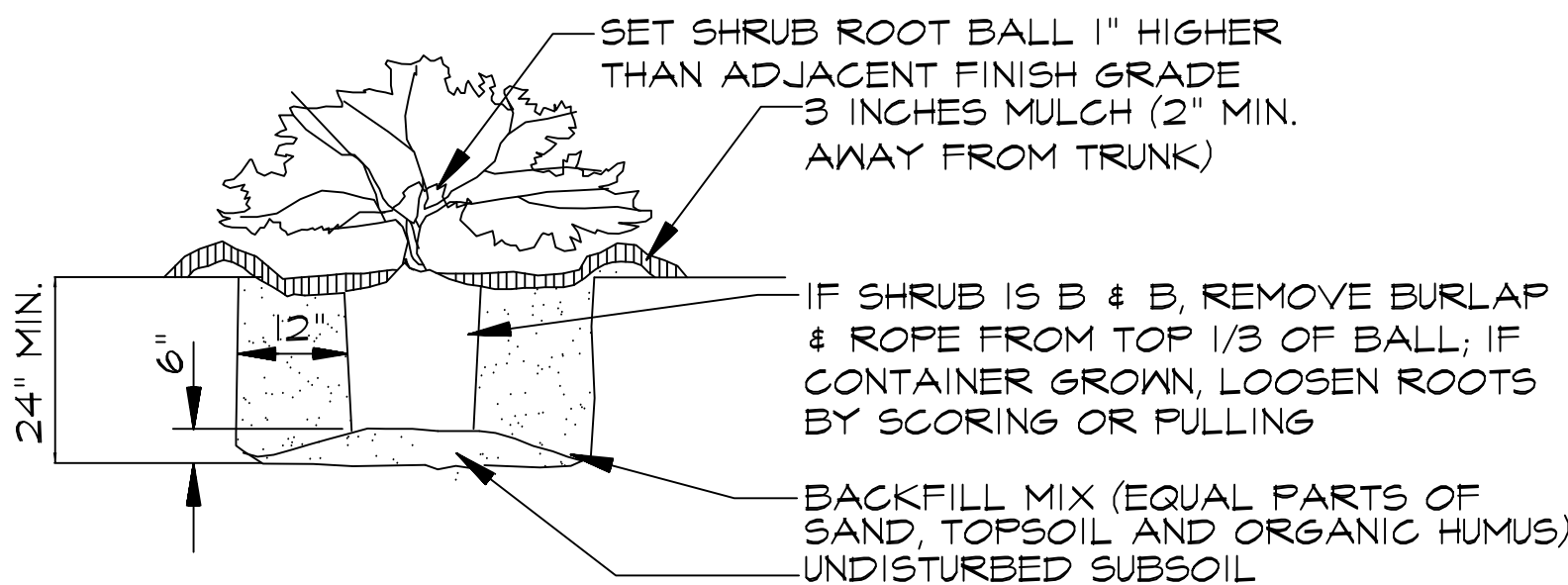
REMOVE SPENT FLOWERS PRIOR TO PLANTING
PREPARE BED AS PER PLANTING DETAILS

PREPARE BED AS PER PLANTING DETAILS

PERENNIAL / ANNUAL PLANTING

N.T.S.

PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED. REMOVE ALL TAGS, TWINE OR OTHER NON-BIO-DEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.



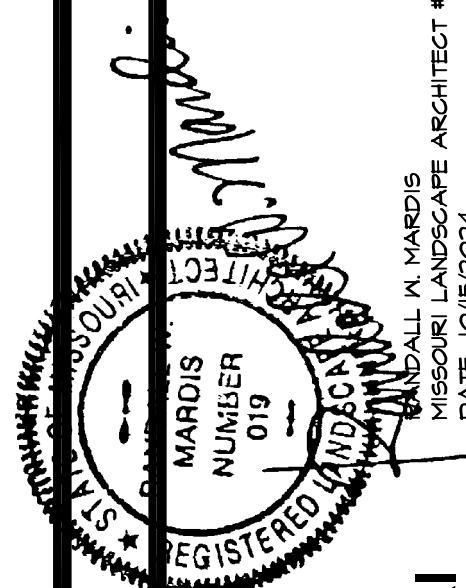
PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING

N.T.S.

REVISIONS	BY

Landscape Technologies
ARCHITECTS
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 426-1250
NO Landscape Architectural Corporation #00000192



HARDSCAPE / PLANTING PLAN FOR THE PROPOSED

Plaza Shops
701-747 N. NEW BALLAS RD.

CREVE COEUR, MISSOURI

DRAWN R. MARDIS
CHECKED RMMEL
DATE 10/15/2024
SCALE N.A.
JOB No. 2024-143
SHEET

L-3

OF THREE SHEETS



a landscapeforms® company

Dune Series LANDSCAPE PLANTERS

Tapered landscape planter with curved rim.



TO SPECIFY

Select the DS product number along with the options below.

Drainage

- Standard diameter hole: approximately 2-3/8"
- Custom size to function with irrigation & drainage (note size of plumbing fixture to be used)

Concrete Color

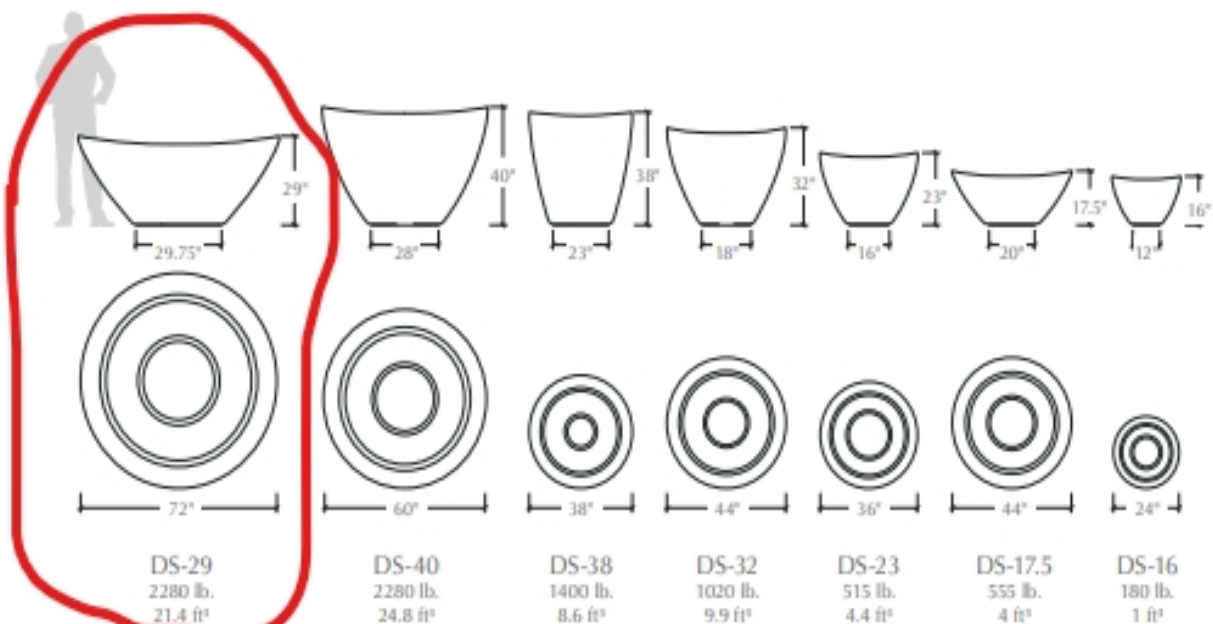
- Natural gray concrete
- 9 standard color options available
- Additional color mixing available

Finishing

- Bituminous sealer (suggested for interior applications)
- Sandblast finish

Notes

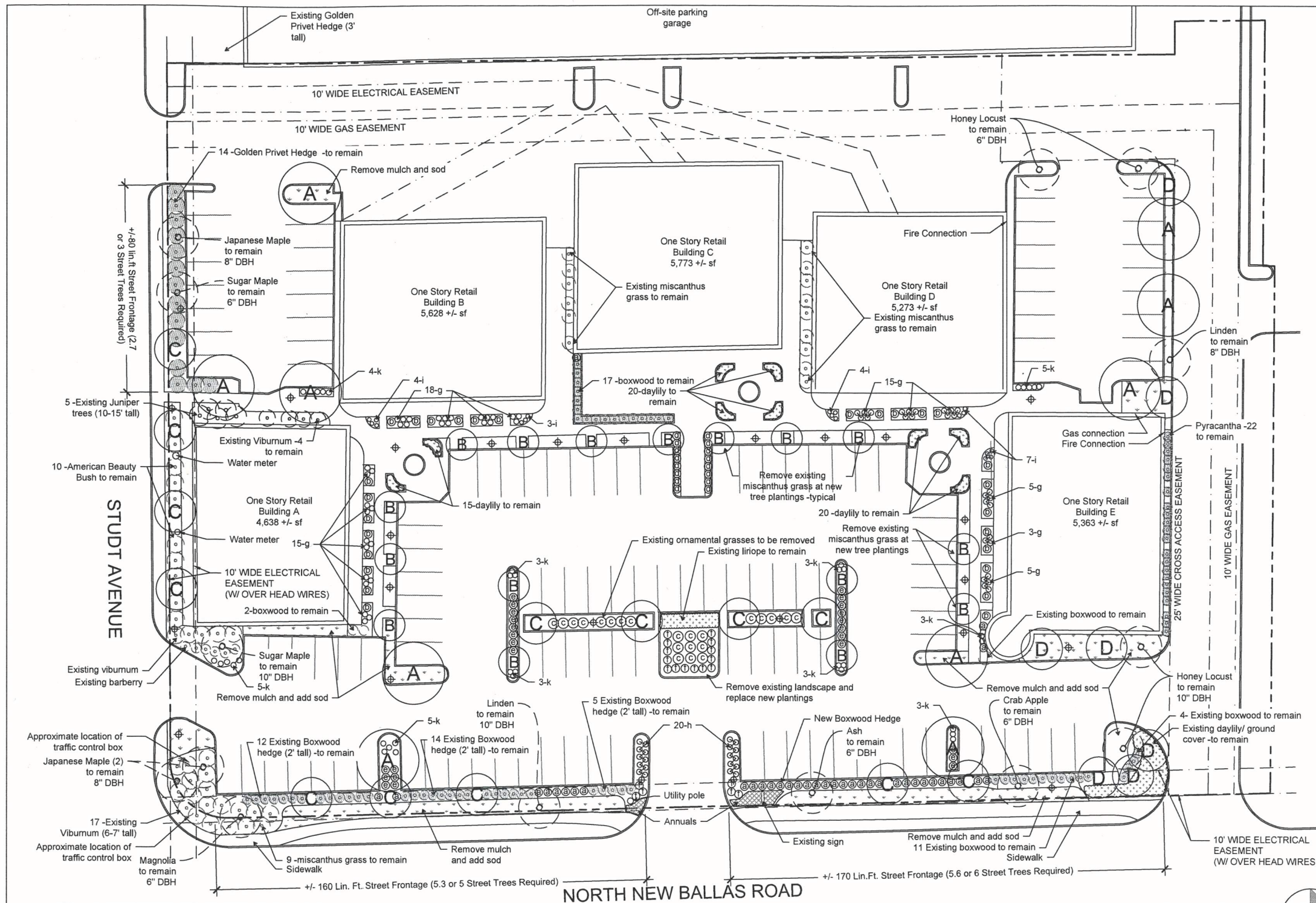
- See website to download CSI specifications
- Prices vary based on color, sandblasting, sealer and extra drain holes



All weights are approximate. Volume is calculated 1" down from the top surface of the planter.

In 2004, Larry Kornegay designed the Dune Series exclusively for Kornegay Design® LLC, a Landscape Forms® company

v. 2023.06.21



NOTES:
 Property name and address: Plaza Shops located at 701 - 747 North New Ballas Road, Creve Coeur, MO 63141.

Site and building information depicted from the following sources:
 1. Conceptual Landscape Plan by Architect/ Landscape Architect Kathy Williams & Associates, LLC for Hutkin Plaza Shops LLC, Dieleman Rock Island Investors, LLC and Studt Investors, LLC. Plan dated 6/18/1998 and last revision date 9/10/1998
 2. Google Earth Imagery
 3. St. Louis County GIS Service Center downloaded GIS map on April 27, 2021

Information depicted is not a real survey and shall not be used to depict real property information including but not limited to property boundary, building setbacks, easements, building location, walks, parking lot stalls, and all other elements on or below grade. Information field verified includes landscape plantings only are subject to change due to conditions beyond the control of Dermody & Associates, LLC.

Existing Landscape was observed on April 22, 2021 and on May 22, 2021 by Dermody & Associates, LLC.

NO SURVEY WAS CONDUCTED OR PROVIDED. INFORMATION DEPICTED FOR LANDSCAPE IMPROVEMENTS ONLY FOR CITY OF CREVE COEUR REVIEW AND APPROVAL. ALL UTILITY LOCATIONS ARE UNKNOWN.

LANDSCAPE PLAN NARRATIVE:
 Previous approved landscape plan identifies 64 trees and is dated Fall 1998. Currently 18 trees are found on site; 13 deciduous and 5 evergreen trees. In addition to existing trees, large groupings of shrubs, ornamental grasses and perennials are found throughout the site. Proposed landscape identifies 46 new trees and 37 evergreen shrubs: proposed new tree total is 64 trees or equal to previous plan. Evergreen shrubs are located between parking lot and North New Ballas Road to provide a screen as required by code. Other parking areas along public ROW are screened with existing landscape plantings. (See matrix below.)

Proposed plan removes plantings so that new plantings can be installed.

Planning and Zoning Landscape Tree Matrix

Description	Qty
Landscape Concept Plan dated 6/18/1998	64
Existing trees on site (4/21/2021)	18
Shade trees	13
Evergreen Trees	5
Trees to be installed	46
Proposed trees	
Canadian Red Choke Cherry	10
Upright Hornbeam	16
Redbud	13
Flowering Crab Apple	7
Total Proposed Trees	46

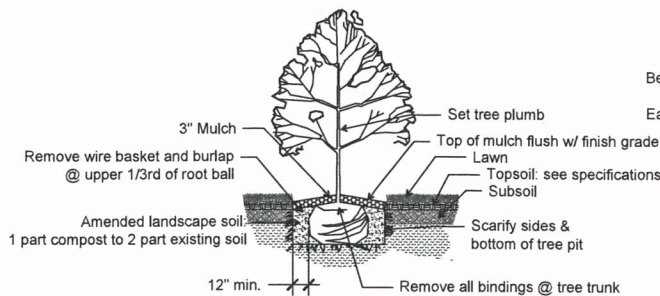
LEGEND:

Symbol	Description
(Circle with dot)	Existing tree to remain
(Circle with cross)	Existing evergreen hedge to remain
(Circle with dots)	Existing ornamental grasses/perennials to remain
(Circle with lines)	Existing shrubs to remain
(Circle with A)	New Tree - see Landscape Planting Schedule
(Circle with dots)	New shrubs
(Circle with lines)	New lawn areas
(Circle with dots)	New annual bed

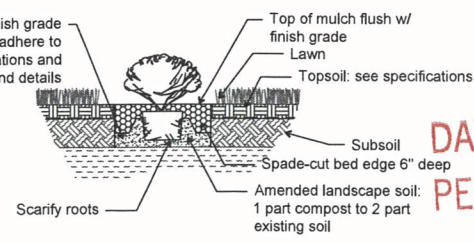
1 LANDSCAPE DEVELOPMENT PLAN

Landscape Planting Schedule

Key	Qty	Common Name	Botanical Name	Size
A	10	Canadian Red Choke Cherry	<i>Prunus virginiana 'Canada Red'</i>	3" Cal.
B	16	Upright Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.
C	13	Redbud	<i>Cercis canadensis</i>	3" Cal.
D	7	Flowering Crab Apple	<i>Malus x hybrids</i>	3" Cal.
a	37	Boxwood	<i>Buxus sp.</i> to match existing	2' tall
b	27	Pyramidal Boxwood	<i>Buxus sp.</i>	2' tall
c	22	Hydrangea	<i>Hydrangea paniculata 'Little Lamb'</i>	18-24"
d	22	Spiraea	<i>Spiraea 'Magic Carpet'</i>	12-18"
e	25	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 Gal.
f	20	Rose	<i>Rosa 'Red Drift'</i>	3 Gal.
g	61	Daylily	<i>Hemerocallis -red</i>	1 Gal.
h	20	Daylily	<i>Hemerocallis -yellow</i>	1 Gal.
i	18	Variegated Liriope	<i>Hemerocallis -yellow</i>	1 Gal.
k	37	Catnip	<i>Nepeta racemosa 'Walker's Low'</i>	1 Gal.
110		sf annuals		
3400		sf areas to remove mulch and replace with sod		



SHADE TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

APPROVED

DATE: 6/1/2021

PER: [Signature]

CITY OF CREVE COEUR PLANNING DEPT.

June 8, 2021 -for City of Creve Coeur review and comment

DERMODY & ASSOCIATES

Uisce beatha

LANDSCAPE ARCHITECTS
 Ph # 314.205.8871
 Missouri Certificate of Authority # 2009020208

Consultants:

Consultants:

Project:
 Plaza Shops
 701 - 747 North New Ballas Road
 Creve Coeur, MO 63141

Drawing Prepared for:
 CBRE | Property Management
 190 Carondelet Plaza, Suite 1400
 St. Louis, MO 63105

Revisions:

No.	Description	Date

This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.

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Issue Date: 4/xx/2021

Drawn by: EMD

Checked By:

Sheet Title: Landscape Development Plan

Project Number: 729.001

Sheet Number: LDP-1

Preliminary, not for construction, recording purposes or implementation



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-029: AN APPLICATION FOR A MINOR SITE PLAN FOR SITE
IMPROVEMENTS TO THE PROPERTY ADDRESSED AS 11301 OLIVE
BOULEVARD

FOR THE MEETING OF: Monday, November 18, 2024

PROPERTY LOCATION: 11301 Olive Boulevard. The property is zoned CB-Core Business District.

REQUEST: Raymond Saleeby, Jr., of Saleeby and Associates, has submitted an application for a Minor Site Plan for 11301 Olive Boulevard, in the “CB” Core Business zoning district, in order to install a new storage shed along Olive Boulevard, install a new monument sculpture and add additional site lighting. The subject property is one building on a parcel that was developed as a condominium plat that shares amenities with a second building on the same parcel addressed as 11255 Olive Boulevard. Planning and Zoning Commission review and approval is required for Site Development Plans and City Council review is not required.

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

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030

Comprehensive Plan References

- Neighborhood Commercial District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

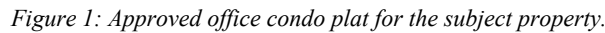
APPLICANT: Raymond F. Saleeby, Jr.
Saleeby and Associates
11301 Olive Boulevard, Flr 2
Creve Coeur, MO 63141

APPLICANT’S REPRESENTATIVE: Debbie Graven
Saleeby and Associates
11301 Olive Boulevard, Flr 2
Creve Coeur, MO 63141



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 11/14/2024
ATTACHMENTS: Applicant’s Materials received.

The applicant has applied for approval of a minor site plan in order to make several alterations to the property. The minor site plan includes the installation of a new sculpture that has received a recommendation from the Arts Committee at the October 30, 2024 meeting, the installation of a new 12'x16' shed along Olive Boulevard with new landscaping to serve as screening, and new site and building lighting. The applicant has also recently installed bollards in the shared parking lot that will be discussed in this staff report. The subject property, 11301 Olive Boulevard, is located on an approximately 61,275 square foot lot that was developed as an office condominium plat and approved by the city in 1995. The ordinance and condominium plat are attached to this report for reference purposes. The applicant's business is located in the three-story building denoted as "Unit A #11301" on the western portion of the plat. There is an additional two-story building on the eastern portion of the lot denoted as "Unit B #11255." The plat, titled "Olive Offices Condominium" includes areas noted as "Common Element" for the parking lot in between the two buildings and the asphalt drive across the lot and "Limited Common Element" which are the areas that are maintained by each individual building owner.



The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residential	Unincorporated St. Louis County	N/A
South	Commercial	CB-Core Business and GC-General Commercial	Olive Boulevard
East	Commercial	CB-Core Business	Bal Harbour Drive
West	Commercial	CB-Core Business	Park West Drive

P&Z Meeting

Raymond Saleeby
Saleeby & Associates

11301 Olive Blvd.

November 18, 2024



Add Sculpture

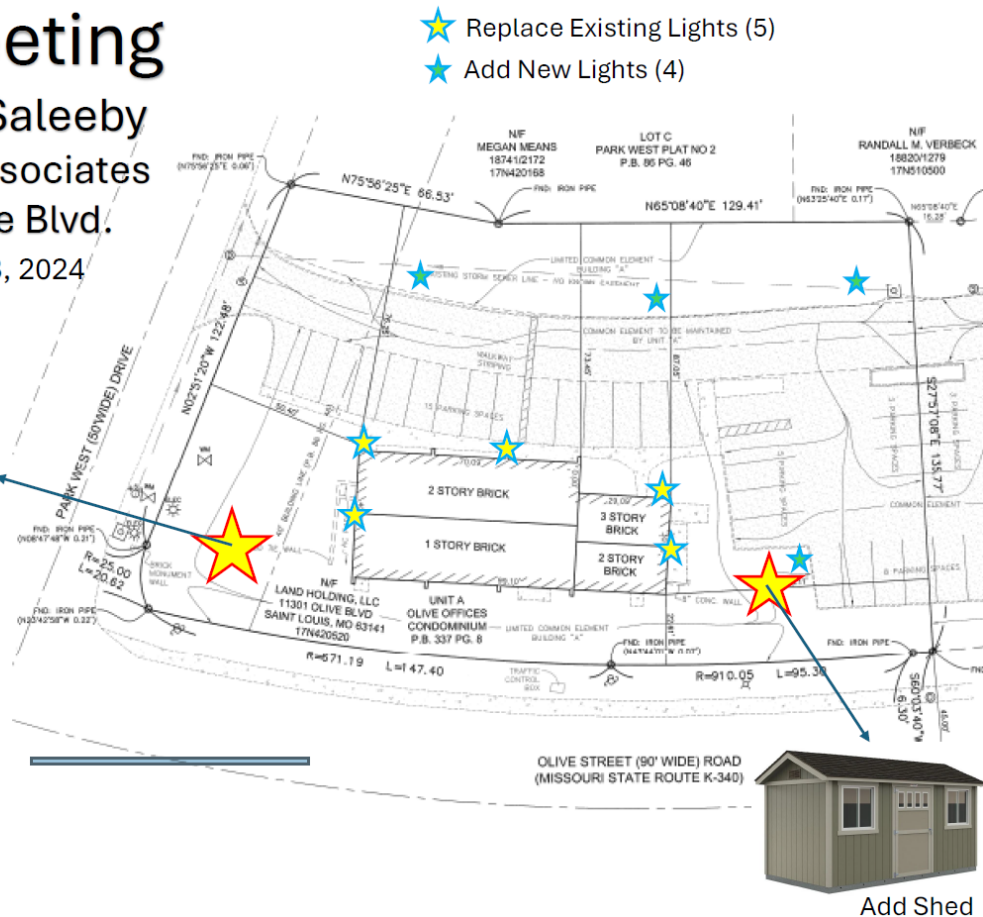


Figure 2: Minor Site Plan.

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Neighborhood Commercial District (NC). The Neighborhood Commercial District along the East Olive Corridor supports medium to low density neighborhood service businesses and low-density multi-family residential developments with shallow lot depths adjacent to established subdivisions. This district provides a transition between more intense commercial districts to the east and west (p.58). For the public art portion, the Comprehensive Plan supports the installation of public art sculptures throughout the City and recognizes the zoning process as means to facilitate additional public art (pp. 124-125). The other components of the proposal involve site plan elements that are not specifically addressed in the plan. However, an overarching component of the plan is aesthetics, particularly streetscapes along the primary roadways such as Olive Boulevard. The storage shed could have a negative visual impact on the Olive streetscape. Determining the need and appropriateness for such an accessory building to be placed on the property is an important consideration along with the ability to screen it from view.

Design Guidelines

The Design Guidelines strongly encourage plazas, courtyards, landscaping, public art and similar amenities that are accessible and visible from the street (p.5). Accessory buildings or facilities such as ATM's, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and details to the primary building(s) on the site (p.14). Setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and from the building. Landscape plans should provide for screening of unfavorable views and accentuate significant views (p.15). Illumination shall be appropriate to site activities and site location with the minimum amount of illumination necessary for safety. Exterior lighting of the building and site

is to be designed so that light is not directed off the site and the light source is fully shielded from direct off-site viewing (p.17).

The applicant's proposal to install the sculpture to be visible from Olive Boulevard is compliant with the recommendations of the Design Guidelines for public art. It should be noted that the applicant is proposing this public art piece for visual enhancement to the public; on-site access by the public to view the piece has not been provided. The applicant's proposal to install the pre-fabricated shed in neutral colors is not compliant with the recommendations for materials and architectural details of the accessory structure to directory relate to the main building which is made of brick. Smaller accessory structures such as these sheds are rarely made of brick and the neutral colors chosen for the shed help it to blend in with the surrounding site. The visual concerns could be reduced if appropriately landscaped from view of Olive Boulevard. The site and building lighting proposed are appropriately downcast and shielded and the photometric plan provided shows that the amount of light cast off will not exceed the minimum requirements per the Zoning Code.

ZONING CODE REVIEW

Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. The applicant's proposal includes the installation of a new shed, new building and site lighting and new sculpture. The application does not include the bollards that were installed in the parking lot but given that the nature of a minor site plan takes into consideration site improvements, staff is raising the bollard installation for Planning and Zoning Commission discussion.

Shed

The applicant is seeking to install 13 and a half feet tall, 12 feet by 16 feet, prefabricated Tuff Shed made of wood painted a coffee color with white trim and an asphalt shingle roof. The shed would be located within an existing landscaping area to the side of the building but adjacent to Olive Boulevard. This would be the second shed located in this vicinity as there is a smaller shed currently which will not be removed. Accessory structures are not allowed to be within front or side yard setbacks but may be up to 5 feet from the rear property line. The location of the shed does not encroach into the front yard setback and does not extend closer to Olive Blvd. than the existing building. Due to the topography of Olive Boulevard, which sits higher than the building plane, the shed will extend 7 feet above the roadway surface and the applicant is proposing to screen it with northern spire arborvitaes, evergreen trees, expected to grow to 20 feet in height and spread 5 feet wide and which have already been planted. The additional site coverage for the installation of the shed brings the total site coverage for the applicant's portion of the lot to 62.86% which is just under the allowed 63% site coverage maximum. A condition of approval has been added that a final site plan be submitted showing the calculation breakdown to confirm that the site coverage does not exceed 63%. The Planning and Zoning Commission should discuss with the applicant the need to have an additional shed on this small office property and if the landscaping is appropriate screening to shield the shed from the view of Olive Boulevard.



Figure 3: Proposed Tuff Shed.

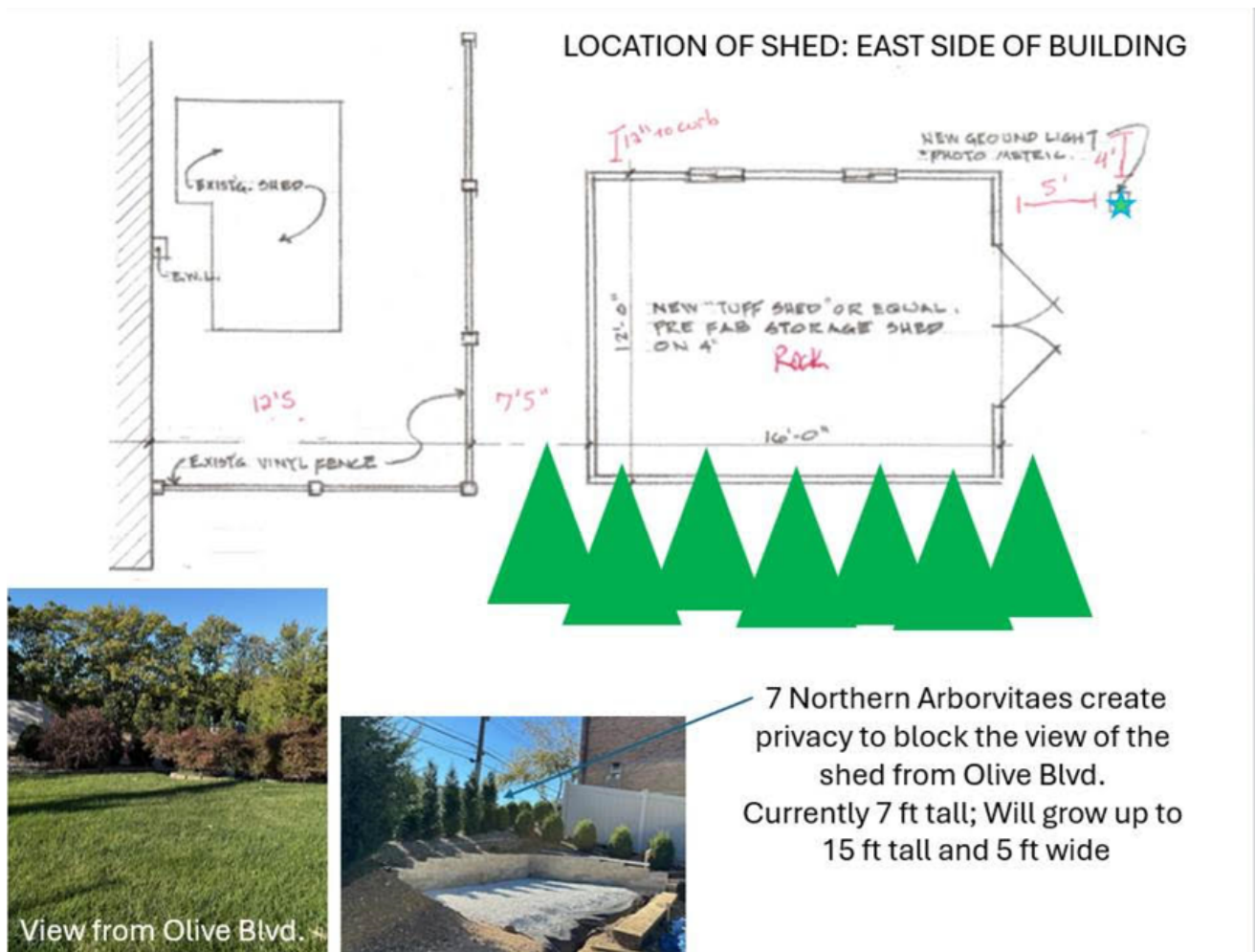


Figure 4: Proposed Tuff Shed site plan and landscaping.

Sculpture

The applicant is seeking to install a 10-foot by 7-foot chrome-plated bronze sculpture entitled “Cruciform, 1971” by Charles Perry. The applicant has received a recommendation for the sculpture from the Arts Committee at their October 30, 2024 meeting. The letter recommending approval of the art piece from the Arts Committee staff liaison is attached. The sculpture will be located at the corner of the property 28 feet from Park West Drive and 34 feet from Olive Boulevard. It will be visible from both Olive Boulevard and Park West Drive. The sculpture will sit on a 4-foot deep concrete pad and include solar lighting and landscaping. The landscaping around the sculpture will be boxwoods surrounded by liriopse. There is a bull shaped grill currently in the same area that the sculpture is proposed to be installed, and it was not required to be removed by the Arts Committee in their recommendation. The Arts Committee discussed the proposed landscaping at the base of the piece and determined that the landscaping should be at the discretion of the owner. Staff is of the opinion that landscaping at the base accentuates the piece and provides a complementary component to the overall proposal. Given the proximity of the bull to the sculpture, staff recommends that the Commission discuss its relocation or removal.



Figure 5: Proposed sculpture.

Sculpture will be located in the existing circle area marked by a star with a new 4" concrete pad surrounded by boxwoods and liriopie.

Street
Corner
View



Side
View



Landscaping Around Sculpture

11 Buxus, 'Little Missy' Boxwood 3 gal
(grows 2.5 ft tall)

22-25 Liriopie, Variegated (purple bloom) 1 gal
(in front of boxwood)

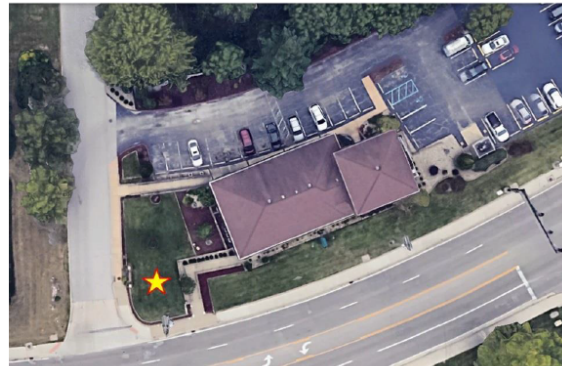


Figure 6: Proposed sculpture location

Lighting

The proposed lighting consists of building and site lighting. Five existing attached building lights will be replaced, and four new site lights will be installed in the parking lot area, three of which will be very close to the single-family residences adjacent to the site. The attached building lights are fully down cast and shielded with a full cutoff of zero feet. The site lighting is typical LED pole lighting on 15-foot-tall poles which is compliant with the height requirements for lighting fixture heights in non-residential zoning districts per Section 405.680 *Lighting*. The photometric plan provided shows all lighting levels to be less than 1 foot candle at the property lines.

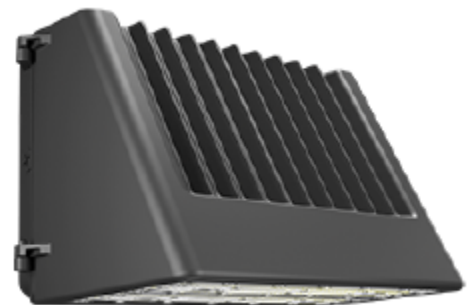


Figure 7: Proposed parking lot and building lights.

AERIAL PHOTO SHOWING LOCATION OF LIGHTS

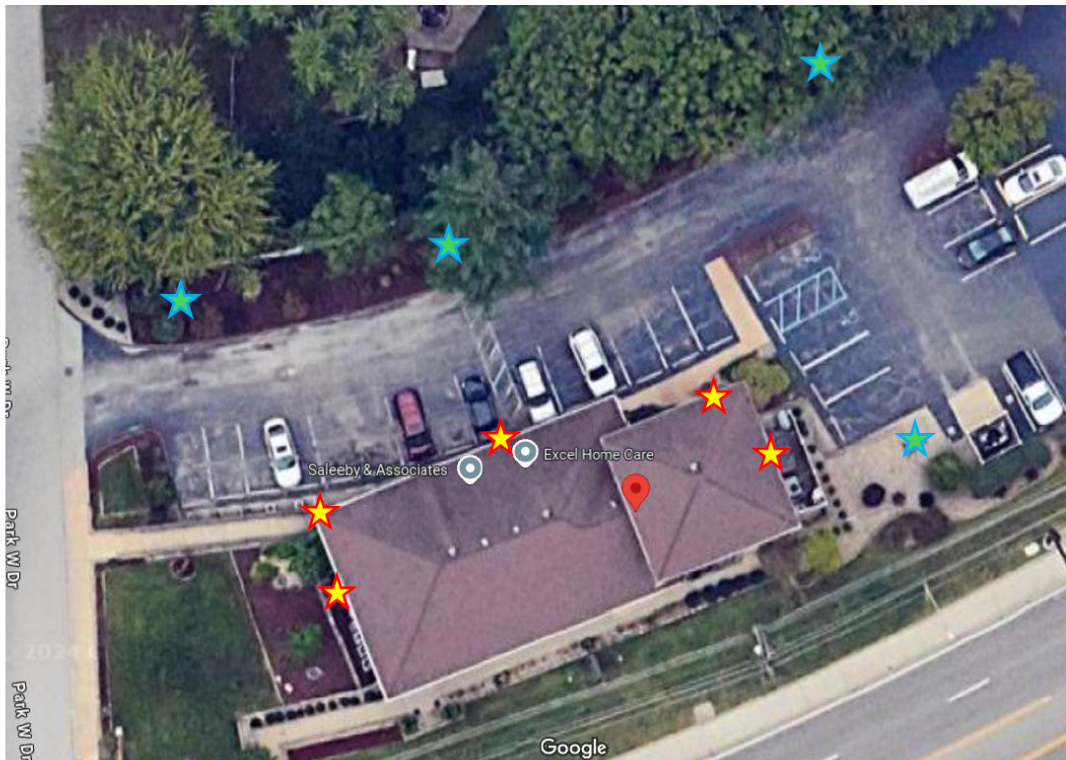


Figure 8: Proposed lighting location.

Bollards

The applicant has installed a barrier in the shared parking lot to prohibit cross access from the adjacent building patrons from Park West Drive and Bal Harbour Drive. The barrier consists of yellow bollards with chains strung between them with signage and planters. The location of these bollards is within the parking lot that is platted as a shared common element and continues through the shared drive aisle. Each building can now only be accessed by car from the street entrances nearest them. The bollards were installed without the need for a building permit after discussion with the city. It was not initially clear to Staff that the location of the bollards would block cross access as bollards are routinely placed around the building to protect the building and pedestrians from cars and not installed across a parking lot and drive aisle. Given that the applicant has applied for a minor site plan, Staff feels it is appropriate to discuss these barriers. These barriers appear to violate two fundamental objectives of the office condominium plat that was approved by the City: cross-access and shared parking. Cross-access is a traffic management strategy that the City values and has implemented in numerous areas in the commercial districts. Additionally, the installation of the bollards, planters, and chains present an unsightly condition and raises aesthetic concerns within the City's Core Business Zoning District. Staff is recommending that the Commission discuss the need and appropriateness of these barrier elements with the applicant. Staff has added a condition of the approval of this site plan request that requires their removal.



Figure 9: Bollards and planters blocking cross access across shared common elements.

SUMMARY AND DISCUSSION

The applicant has submitted a minor site plan for various improvements to the site including site and building lighting, the installation of an art sculpture with lighting and landscaping and the construction of a new storage shed visible from Olive Boulevard. Staff has concerns with two aspects of this proposal involving the shed and barriers. With respect to the shed, staff recommends that the Commission discuss the need for a second, larger shed on this office property with the applicant and, if acceptable, staff recommends that the shed be fully screened with dense upright evergreen plantings as viewed from Olive Boulevard. Regarding the barriers, including the bollards, chains and planters, staff is recommending their removal as a condition of approval for this site plan request. Other, less invasive alternatives appear to exist to address any speeding concerns, such as with signage or low-height speed bumps. Staff does not have concerns with the lighting and art piece components of the proposal. The additional lighting meets the requirements of City code and the public art piece was well—received by the Arts Committee. Staff has included a condition of approval that the bull grill be removed from the site as it appears to resemble public art and is in visual conflict with the metal art sculpture.

After discussing the various concerns raised by Staff throughout the report the Planning and Zoning Commission has the ability to make a motion in the form of approval, approval with conditions, denial or deferral.

RECOMMENDATION

Should the Commission find all aspects of this minor site plan application acceptable, below are the recommended conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code in substantial conformance with the shed details as bound together and submitted in conjunction with Application #24-029.
2. A final landscaping plan shall be submitted to staff for final review and approval prior to issuance of any building permit.
3. All landscaping shall be maintained per the approved final Landscape Plan that shall be submitted to staff and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. Any missing trees from the parking lot landscape islands shall be replaced with a tree of minimum 2.5 caliper inches at time of planting.
5. Low-height landscaping shall be provided at the base of the art piece as submitted with this application.
6. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, including the shielded and downcast angle of the new fixture heads, and with the lighting levels as shown on the photometric plans, dated October 17, 2024.
7. A revised site development plan shall be submitted with all improvements shown and the site coverage calculation break down to confirm that the site coverage does not exceed the 63% maximum without a site coverage bonus. Site coverage above 63% requires Planning and Zoning Commission approval in consideration of a site coverage bonus.
8. The bollards, chains and planters shall be removed from the shared common elements of the lot and the site restored to its prior condition.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site plan for 11301 Olive Boulevard as bound together with Application #24-029, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of November 18, 2024" (conditions may be added, eliminated, or modified by preceding motion).

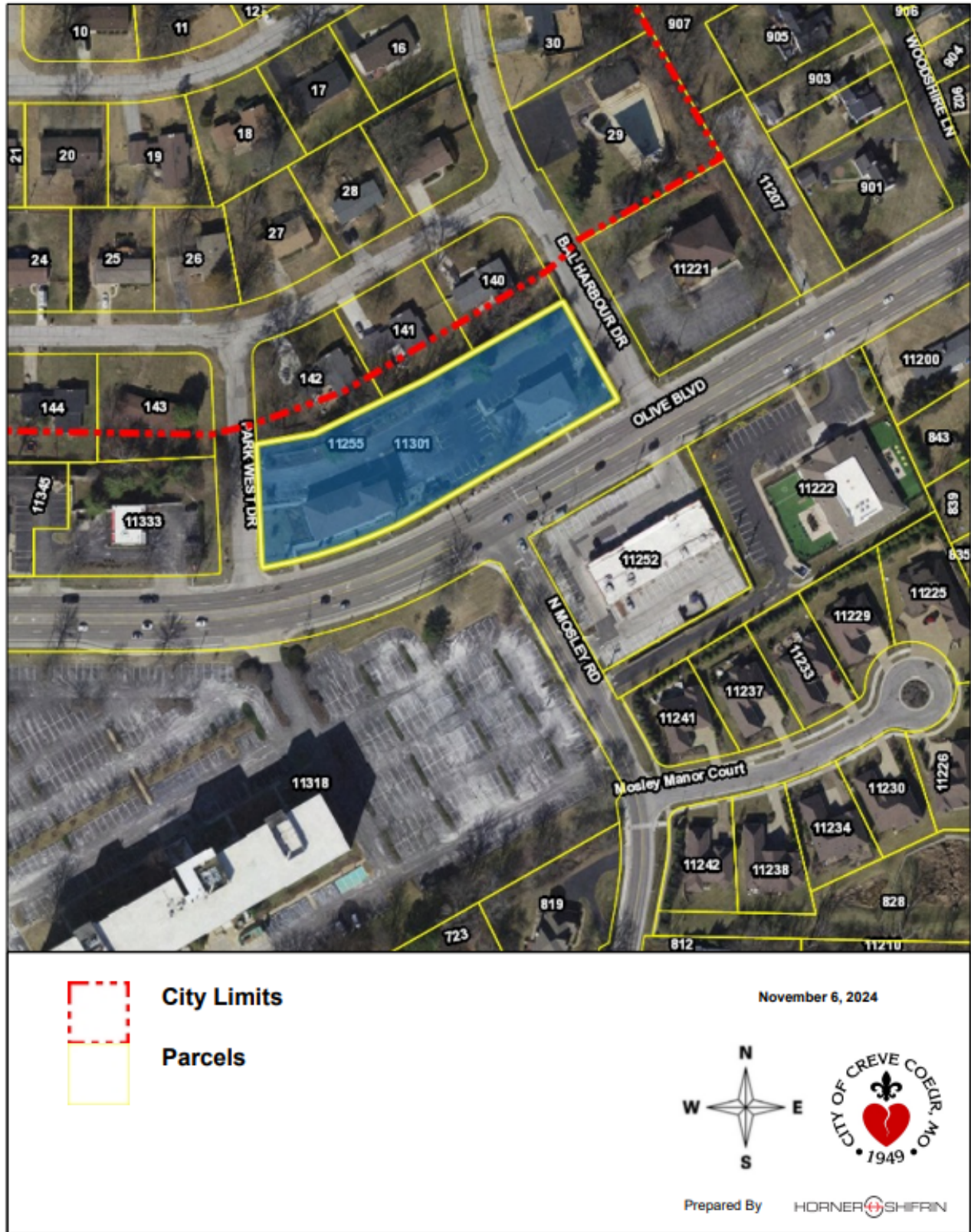
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Date: 11/14/2024



Description:
Proposed new shed
location along Olive
Boulevard.



Description:
Existing
landscaping and
fence at rear of
property abutting
residential.



Description:
Bollards and
planters installed
across shared
parking lot.



Description:
Bollards and
planters installed
across shared
parking lot.



Description:
Existing trash
enclosure in good
condition.



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

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

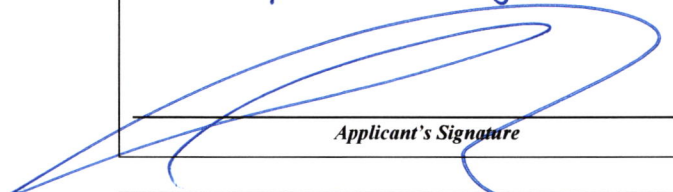
Title of Project: Saleeby - Lights/Sculpture/Shed

Location of Project: 11301 Olive Blvd Locator # _____

Subject for Agenda: Parking lot lights, Sculpture + Shed

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
<u>Raymond Saleeby</u> Name	<u>Debbie Graven</u> Name
<u>Saleeby + Associates</u> Company (If Applicable)	<u>Saleeby + Associates</u> Company (If Applicable)
<u>11301 Olive Blvd.</u> Address	<u>11301 Olive Blvd</u> Address
<u>Creve Coeur MO 63141</u> Address	<u>Creve Coeur mo 63141</u> Address
Telephone # <u>314-997-7486</u>	Telephone # <u>314-997-7486</u>
Fax # _____	Fax # _____
Email: <u>raymondsaleeby@hotmail.com</u>	Email: <u>dgraven@cutterco.com</u>
 Applicant's Signature	 Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):

Name _____ Company (If Applicable) _____

Address _____

Phone _____ Fax _____ Email _____

Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: _____

Replacing 5 lights on our building with LED lights
Adding 4 new LED lights on property for parking lot
Adding metal sculpture on SW corner with landscaping + lighting
Adding shed on East side of building

Rationale

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

Electrical Surge took out existing lights on building
Need additional lights on parking lot for safety of our employees
Sculpture to make our property more beautiful
Shed - need storage for maintenance equipment + supplies that we don't have space for

Submittal Checklist

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

Preferred Public Hearing Date: Monday, Nov 18, 2024.

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

Office Use Only

____ All Sections Complete

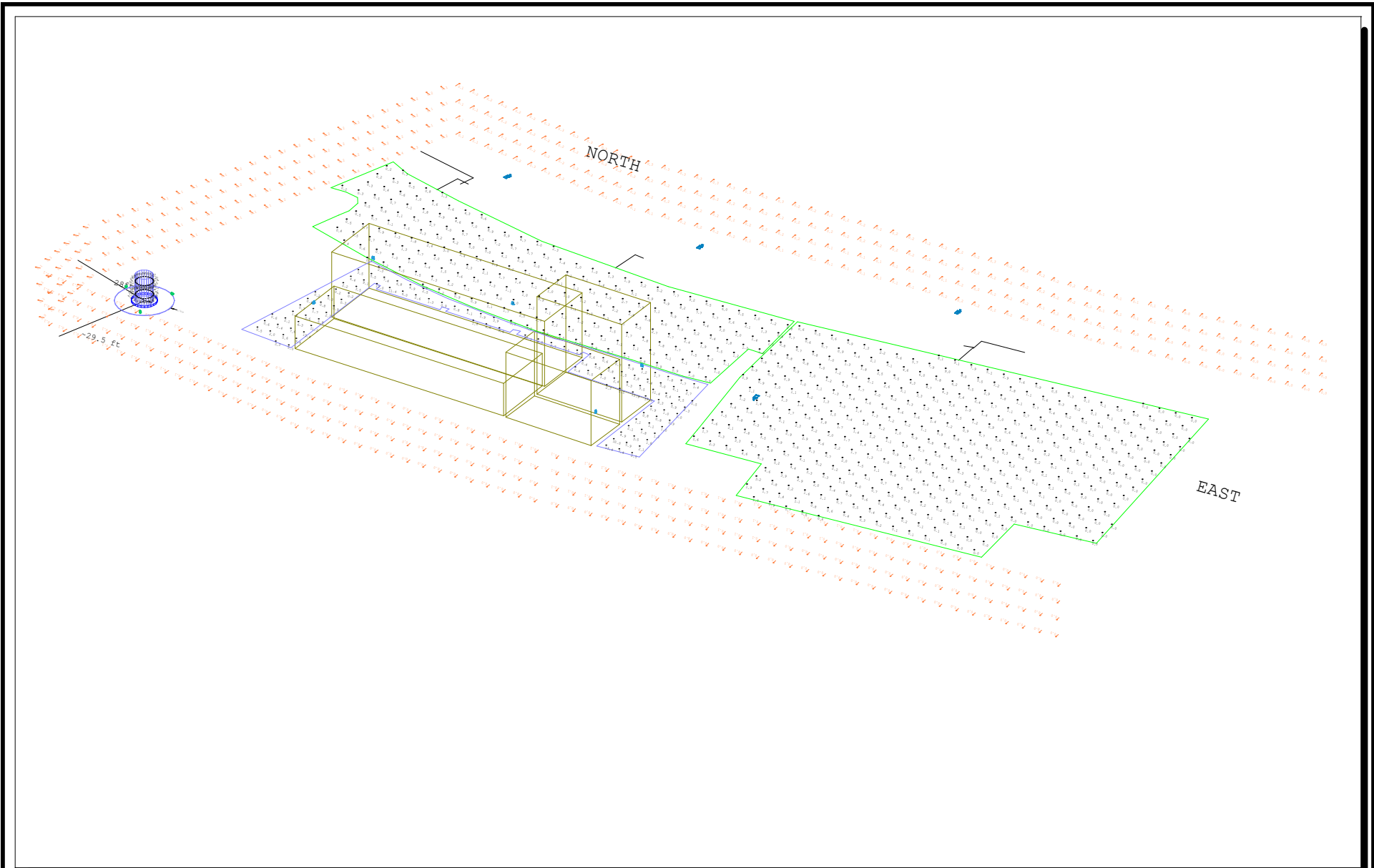
____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Revised: 7/22



8721 Mackenzie Road
St Louis , MO, 63123

314-865-5100

WWW.FISHCOREP.COM

Prepared For:
Ben Brines Frost

Job Name:

Project Name: Olive Offices and Condo

Address:

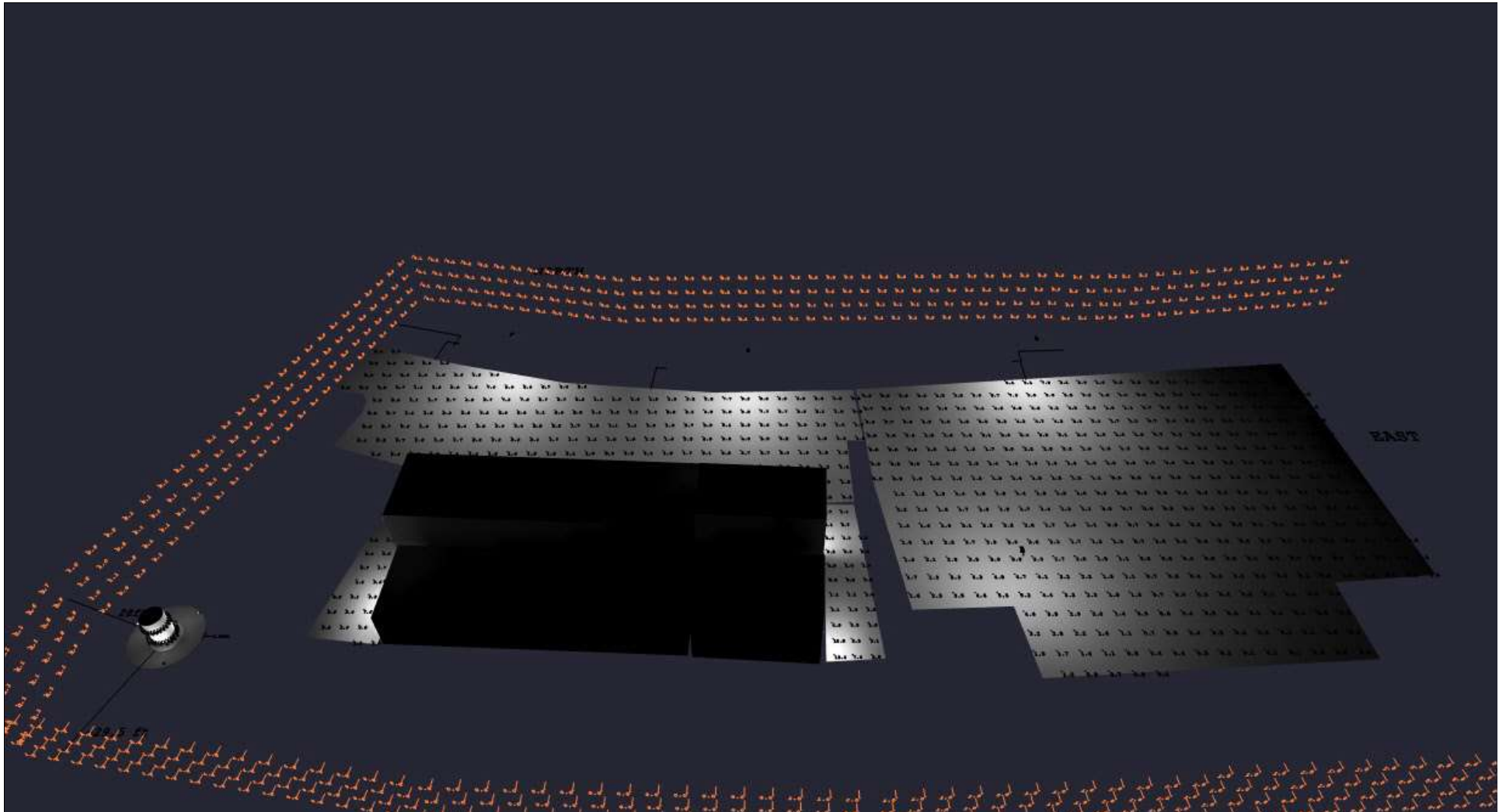
Scale:NTS

Date:10/17/2024

Designed By: Bill Mosley

Page 2 of 4

Filename: C:\Users\bjmoz\Desktop\AGI32\Projects\Frost\Ben Brines\Olive offices_condominium\Olive Offices\condo Rev 2.AGI



	8721 Mackenzie Road St Louis , MO, 63123 314-865-5100 WWW.FISHCOREP.COM	Prepared For: Ben Brines Frost	Job Name: Project Name: Olive Offices and Condo Address:	Scale:NTS	
				Date:10/17/2024	
				Designed By: Bill Mosley	
				Page 3 of 4	
				Filename: C:\Users\bjmoz\Desktop\AGI32\Projects\Frost\Ben Brines\Olive offices_condominium\Olive Offices\condo Rev 2.AGI	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	5	Slim 12	Single	N.A.	1.000	SLIM 12W 5K	15.4	15.4	77
	4	A17_70HSS	Single	8096	1.000	A17-4T70/3prs +A17-RHS-S	69	69	276
	3	HBLED13DC	Single	N.A.	1.000	HBLED13DCA	15.3	15.3	45.9

Luminaire Location Summary						
LumNo	Label	X	Y	MTG HT	Orient	Tilt
1	A17_70HSS	97.915	135.112	15	254.666	0
2	A17_70HSS	161.196	128.32	15	266.704	0
3	A17_70HSS	238.129	132.559	15	268.559	0
4	A17_70HSS	218.456	59.755	20	90.431	0
5	Slim 12	174.856	74.056	10	90.775	0
6	Slim 12	176.404	46.658	10	0	0
7	Slim 12	128.515	85.498	10	90	0
8	Slim 12	84.16	87.899	10	90.882	0
9	Slim 12	82.41	59.524	10	178.08	0
10	HBLED13DC	37.321	44.854	0.5	115.863	125
11	HBLED13DC	27.114	54.834	0.5	341.11	125
12	HBLED13DC	39.929	57.746	0.5	221.629	125
Total Quantity: 12						

NOTES

- 1) Not able to meet Spec 405.680(B)(4) regarding lighton adjacent properties.
- 2) Pole = PS4-11-20D2
Anchor bolts Bolt4/11
Base / cover - BCK-S4
- 3) Pole light photocell - R-3p-PCT

REV 2

DOES NOT MEET STANDARD FOR LIGHT EGRESS.

SOLAR CONTROL,CHARGING and POWER components not part of quote quoting lights only.

Pole now PS4-11-15D2
anchor bolts 4/11
Base cap - BCK-S4

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
1	A17_70HSS	97.915	135.112	15	254.666	0
2	A17_70HSS	161.196	128.32	15	266.704	0
3	A17_70HSS	238.129	132.559	15	268.559	0
4	A17_70HSS	218.456	59.755	20	90.431	0
5	Slim 12	174.856	74.056	10	90.775	0
6	Slim 12	176.404	46.658	10	0	0
7	Slim 12	128.515	85.498	10	90	0
8	Slim 12	84.16	87.899	10	90.882	0
9	Slim 12	82.41	59.524	10	178.08	0
10	HBLED13DC	37.321	44.854	0.5	115.863	125
11	HBLED13DC	27.114	54.834	0.5	341.11	125
12	HBLED13DC	39.929	57.746	0.5	221.629	125

NOTES:

- 1) The light loss factor(LLF) is a product of many variables. Best estimates are used to capture light loss based on information given.
- 2) Illumination values shown, given in foot candles(Fc), are predicted results for planes of calculations, either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- 3) The calculated results of the lighting simulation represents an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and is subject to the means and methods which are beyond the control of FISHCO.
- 4) Mounting height determination is job site specific, our lighting simulation assumes mounting height(insertion point of luminaire fixture) at the top of the fixture for Ceiling mount symbols and the bottom of the symbol for all other mounting configurations.
- 5) It is the owners responsibility to confirm the suitability of existing poles and bases to support the proposed fixture(s). Based on the weight and EPA of the proposed fixture(s) and the owners site soil condition and wind zone, it is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- 6) Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the design model. FISHCO is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer information provided into photometric studies.

	8721 Mackenzie Road St Louis , MO, 63123	Prepared For: Ben Brines Frost	Job Name:	Scale:NTS	
	314-865-5100		Project Name: Olive Offices and Condo	Date:10/17/2024	
	WWW.FISHCOREP.COM		Address:	Designed By: Bill Mosley	
	Page 4 of 4				
	Filename: C:\Users\bjmoz\Desktop\AGI32\Projects\Frost\Ben Brines\Olive offices_condominium\Olive Offices\condo Rev 2.AGI				



11 Buxus,
'Little
Missy'
Boxwood
3 gal
(grows 2.5
ft tall)

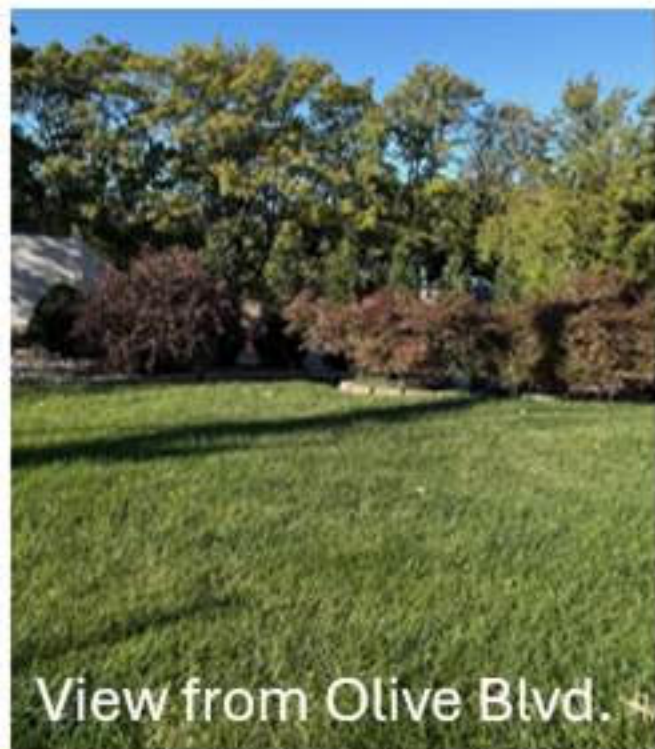
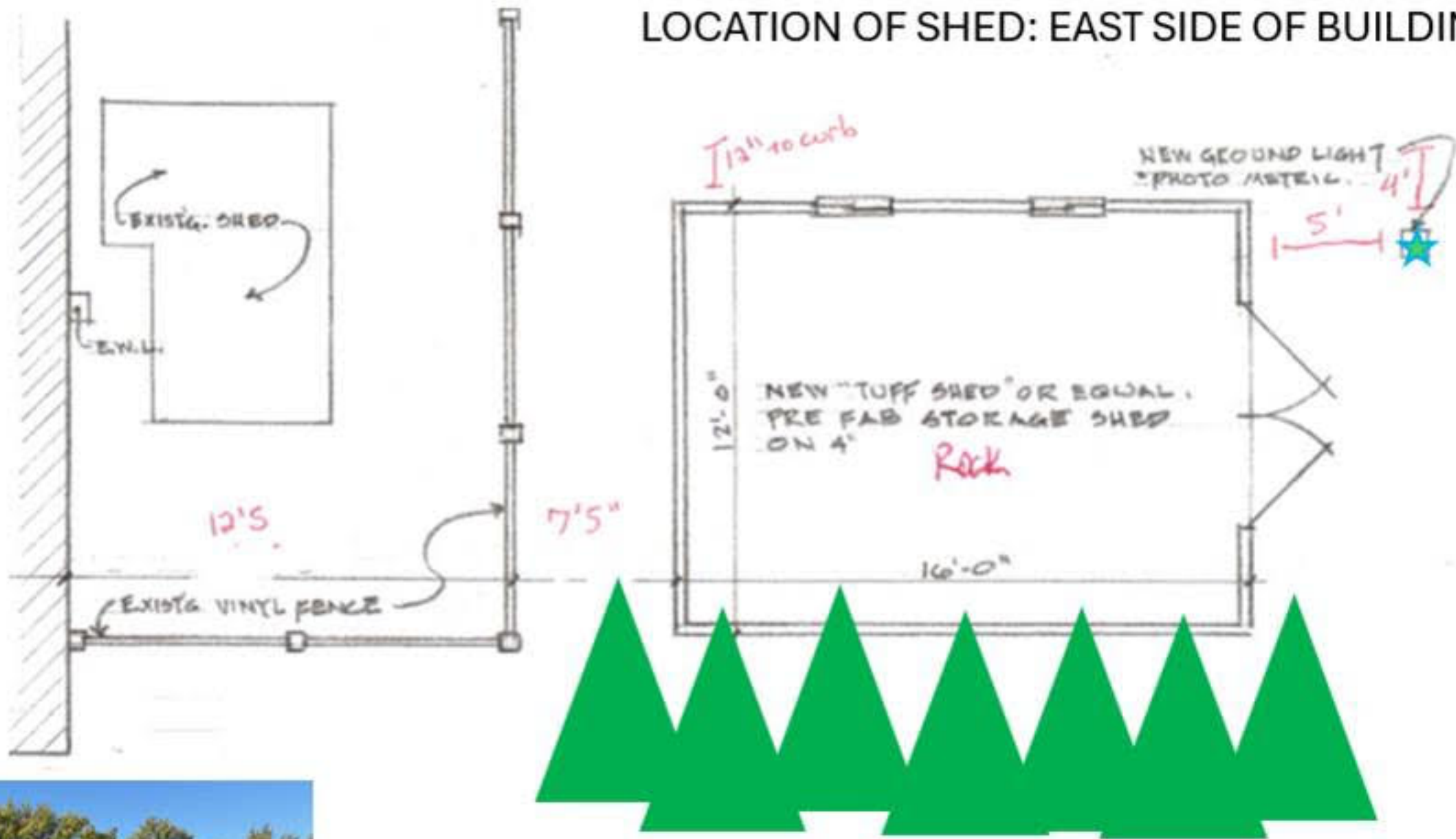


22-25
Liriope,
Variegated
(purple
bloom)
1 gal
(in front of
boxwood)



7' Diameter Concrete Pad

LOCATION OF SHED: EAST SIDE OF BUILDING



7 Northern Arborvitae create privacy to block the view of the shed from Olive Blvd. Currently 7 ft tall; Will grow up to 15 ft tall and 5 ft wide



Color: Bronze

Weight: 8.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.58A/0.49A/0.41A
208V	0.33A/0.28A/0.24A
240V	0.30A/0.26A/0.21A
277V	0.27A/0.23A/0.19A
Input Watts	50-73W

LED Info

Watts	70/60/50W
Color Temp	3000K/4000K/5000K
Color Accuracy	81-83 CRI
L70 Lifespan	100,000 Hours
Lumens	7,635-10,855 lm
Efficacy	140-159 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-ML9KBD (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)S-SOQCKY (Architectural Flood and Spot Luminaires)

Electrical

Driver:

70W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.58A, 208V: 0.33A, 240V: 0.30A, 277V: 0.27A
60W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.49A, 208V: 0.28A, 240V: 0.26A, 277V: 0.23A
50W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.41A, 208V: 0.24A, 240V: 0.21A, 277V: 0.19A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.61% at 120V, 14.52% at 277V

Power Factor:

99.91% at 120V, 91.9% at 277V

Surge Protection:

6kV

3-Pin Receptacle with Shorting Cap:

ANSI C136.41 3-pin receptacle, compatible with wireless control systems

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:

3G vibration rating per ANSI C136.31

Technical Specifications (continued)

Effective Projected Area (Without Shield):

- 1 Fixture: 0.60 ft²
- 2 Fixtures at 90°: 0.86 ft²
- 2 Fixtures at 180°: 1.21 ft²
- 3 Fixtures at 90°: 1.47 ft²
- 4 Fixtures at 90°: 1.47 ft²

Effective Projected Area (With Shield):

- 1 Fixture: 0.64 ft²
- 2 Fixtures at 90°: 1.14 ft²
- 2 Fixtures at 180°: 1.28 ft²
- 3 Fixtures at 90°: 1.8 ft²
- 4 Fixtures at 90°: 1.8 ft²

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:

B3 U0 G3

Other

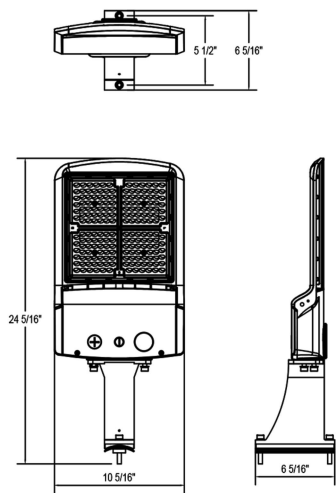
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



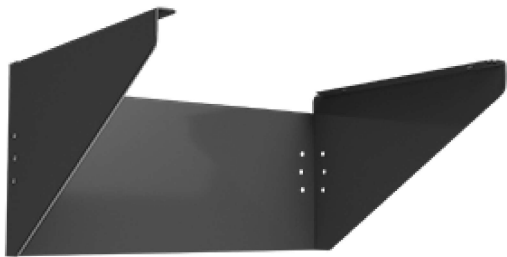
Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Voltage	Options
A17	-	4T	70				/3PRS
	4T = Type IV 5T = Type V 3T = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 300 = 300/240/200W 375 = 375/300/240W 480 = 480/400/320W	SF = Slipfitter (Factory installed SF available in 150W) ¹ Blank = Universal Pole Mount	Blank = 3000/4000/5000K CCT Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /3PRS = 3-pin Receptacle and Shorting Cap /7PRS = 7-pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LCBS = Lightcloud Blue Enabled w/PIR Sensor /LCBS/MVS = Lightcloud Blue Enabled w/MVS Sensor

¹ 1Slipfitter Mount available on 150W only
Type II distribution available as special order.
Wall mount and roadway arm mount available as optional accessories.



Accessories for A17 LED area lights
Color: Bronze Weight: 1.2 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Performance

Description:
Reversible house side shield

Other

Compatible Products:
A17 up to 150W

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Construction

Finish:
Formulated for high durability and long-lasting color



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

15 ft

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

- 70MPH 17.4 ft/450 lb.
- 80MPH 12.5 ft/440 lb.
- 90MPH 9.0 ft/440 lb.
- 100MPH 6.6 ft/440 lb.
- 110MPH 4.8 ft/435 lb.
- 120MPH 3.4 ft/435 lb.
- 130MPH 2.3 ft/435 lb.
- 140MPH 1.4 ft/430 lb.
- 150MPH 0.8 ft/420 lb

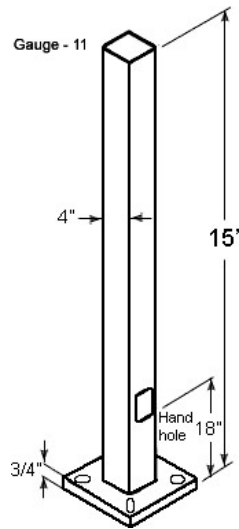
Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



Bethany Moore <bmoore@crevecoeurmo.gov>

Staff Comment Letter

Debbie Graven <dgraven@cutterco.com>

Thu, Nov 7, 2024 at 10:59 AM

To: Bethany Moore <bmoore@crevecoeurmo.gov>

Tuff Shed confirmed that the shed is:

- 1) 13.5' at the peak of the roof
- 2) Wood Base of "Ground Coffee" and Trim a "Delicate White"
- 3) Asphalt shingled roof

The peak of the roof is approximately 7' above street level. The Northern Spire Arborvitaes that we planted at the street level are 7' tall and will grow up to 20' tall and 5' wide.

Debbie Graven, CPA

Accounting Specialist

Saleeby & Associates, Inc.

11301 Olive Blvd., Floor 2

Creve Coeur, MO 63141

(314) 997-7486

Fax: (314) 997-1417

dgraven@cutterco.com

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Securities and Investment Advisory services offered through Cutter & Company, Inc.

15415 Clayton Rd., Ballwin, MO 63011 (636) 537-8770 - Member FINRA and SIPC

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**Bethany Moore** <bmoore@crevecoeurmo.gov>

Staff Comment Letter

Debbie Graven <dgraven@cutterco.com>

Fri, Nov 8, 2024 at 11:25 AM

To: Bethany Moore <bmoore@crevecoeurmo.gov>

I think I figured how I can calculate this for you. Current hardscape is approximately 62.76% and proposed changes would make it 63.49%. Let me now if you have any questions.

I think this is everything. Let me now if you still need something.

[Quoted text hidden]



Color: Bronze

Weight: 2.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant
120V	0.26A/0.20A/0.13A
208V	0.13A/0.10A/0.07A
240V	0.17A/0.09A/0.06A
277V	0.11A/0.08A/0.06A
Input Watts	15.2-30.5W

LED Info

Watts	26/18/12W
Color Temp	3000K/4000K/5000K
Color Accuracy	82-85 CRI
L70 Lifespan	100,000 Hours
Lumens	2,175-4,389 lm
Efficacy	135.1-150.6 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
26W/18W/12W (factory default 26W)
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

26W: Replaces up to 175W Metal Halide (MH) or 150W High Pressure Sodium (HPS)
18W: Replaces up to 125W Metal Halide (MH) or 100W High Pressure Sodium (HPS)
12W: Replaces up to 100W Metal Halide (MH) or 70W High Pressure Sodium (HPS)

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz
26W: 120V: 0.26A, 208V: 0.13A, 240V: 0.12A, 277V: 0.11A
18W: 120V: 0.20A, 208V: 0.10A, 240V: 0.09A, 277V: 0.08A
12W: 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.06A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

26W: 3.4% at 120V, 4.68% at 277V
18W: 2.95% at 120V, 5.3% at 277V
12W: 3% at 120V, 8.42% at 277V

Power Factor:

26W: 99.8% at 120V, 96.5% at 277V
18W: 99.7% at 120V, 94.6% at 277V
12W: 99.4% at 120V, 89.6% at 277V

Photocell:

120-277V selectable photocell that can be turned on and off.

Surge Protection:

4kV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Aluminum

Lens:

Acrylonitrile styrene acrylate (ASA) /Acrylonitrile butadiene styrene (ABS)

Reflector:

Mirror finish on polycarbonate

Mounting:

Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Compliance

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

ADA Compliant:

Meets ADA Requirements for wall-mounted luminaires.

IP Rating:

Ingress protection rating of IP65 for dust and water

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-IHR6QX

Other

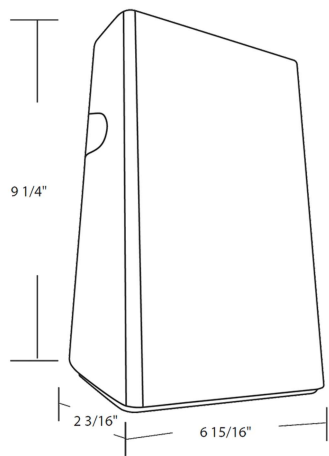
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

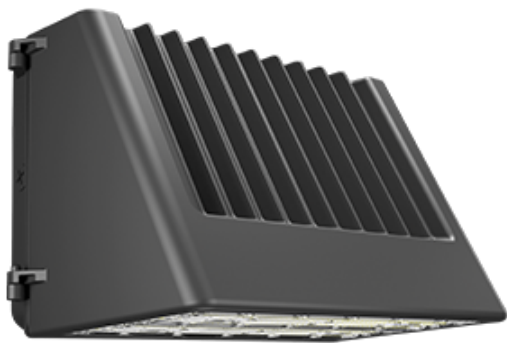


Features

- 100,000-hour LED Life
- 0-10V dimming, standard
- Selectable on/off photocell
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Voltage/Driver
SLIM				
	Blank = 26/18/12W	Blank = 3000/4000/5000K Adjustable	Blank = Bronze W = White BR = Brass	Blank = 120-277V, 0-10V Dimming



Color: Bronze

Weight: 11.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.60A
208V	1.00A
240V	0.80A
277V	0.60A
Input Watts	154.7/155.9/153.2W

LED Info

Watts	150W
Color Temp	3000K/4000K/5000K
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	18630/22217/19327 lm
Efficacy	120.4/142.5/126.2 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLP3U1X5VYC3

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 750W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.60A, 208V: 1.00A, 240V: 0.80A, 277V: 0.60A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Surge Protection:

L-N:6KV,L-PE:6KV,N-PE:6KV

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :

Max Power Temp Rating: 50°C (122°F)
Middle Power Temp Rating: 50°C (122°F)
Low Power Temp Rating: 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Full cutoff (0°)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Note:

All values are typical (tolerance +/- 10%)

Technical Specifications (continued)

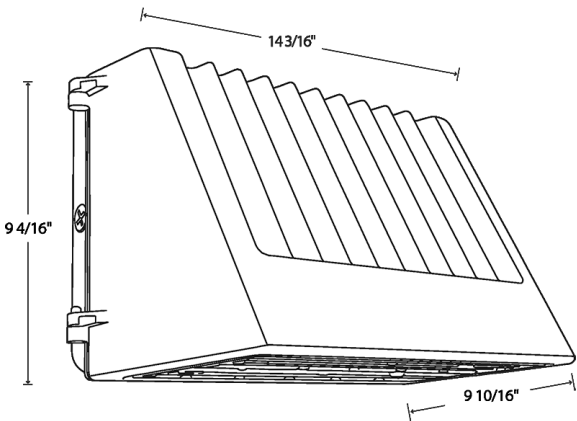
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Full cutoff
- Selectable on/off photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Style	Wattage	Color Temp	Finish	Voltage	Options
SLIM17FA	FC	150				
	FC = Full cutoff	40 = 40W 60 = 60W 100 = 100W 120 = 120W 150 = 150W	Blank = 3000K/4000K/5000K Adjustable	Blank = Bronze	Blank = 120-277V	Blank = Selectable On/Off Photocell /MVS = Selectable On/Off Photocell w/Microwave Motion Sensor /LCB = Lightcloud Blue Enabled /LCBS = Lightcloud Blue Enabled w/PIR Sensor /LCBS/MVS = Lightcloud Blue Enabled w/MVS Sensor

November 18, 2024

- ★ Replace Existing Lights (5)
- ★ Add New Lights (4)



Page 91 of 149
Add Shed

P&Z Meeting Lighting

November 18, 2024

- ★ Replace Existing Lights (5)
- ★ Add New Lights (4)

★ SLIM-12

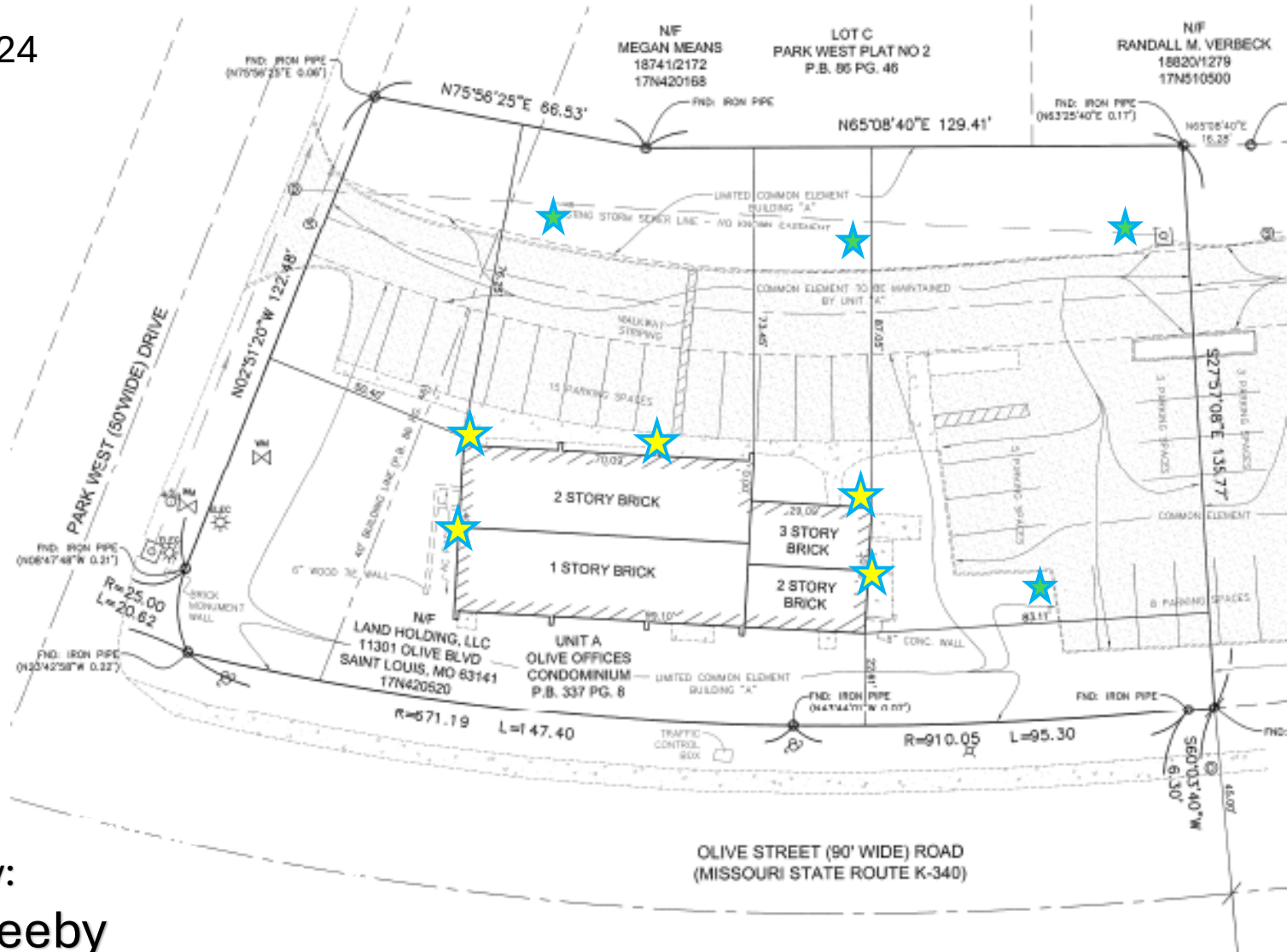


See spec sheets for more info

★ A17-4T70/3PRS



PS4-11-15D2



Petitioned by:
Raymond Saleeby
Saleeby & Associates
11301 Olive Blvd.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	5	Slim_12	Single	N.A.	1.000	SLIM 12W 5K	15.4	15.4	77
	4	A17_70HSS	Single	8096	1.000	A17-4T70/3prs +A17-RHS-S	69	69	276

Luminaire Location Summary						
LumNo	Label	X	Y	MTG HT	Orient	Tilt
1	A17_70HSS	97.915	135.112	15	254.666	0
2	A17_70HSS	161.196	128.32	15	266.704	0
3	A17_70HSS	238.129	132.559	15	268.559	0
4	A17_70HSS	218.456	59.755	20	90.431	0
5	Slim_12	174.856	74.056	10	90.775	0
6	Slim_12	176.404	46.658	10	0	0
7	Slim_12	128.515	85.498	10	90	0
8	Slim_12	84.16	87.899	10	90.882	0
9	Slim_12	82.41	59.524	10	178.08	0

NOTES

- 1) Not able to meet Spec 405.680(B)(4) regarding light adjacent properties.
- 2) Pole = PS4-11-20D2
Anchor bolts Bolt4/11
Base / cover - BCK-S4
- 3) Pole light photocell - R-3p-PCT

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
1	A17_70HSS	97.915	135.112	15	254.666	0
2	A17_70HSS	161.196	128.32	15	266.704	0
3	A17_70HSS	238.129	132.559	15	268.559	0
4	A17_70HSS	218.456	59.755	20	90.431	0
5	Slim_12	174.856	74.056	10	90.775	0
6	Slim_12	176.404	46.658	10	0	0
7	Slim_12	128.515	85.498	10	90	0
8	Slim_12	84.16	87.899	10	90.882	0
9	Slim_12	82.41	59.524	10	178.08	0

REV 2

DOES NOT MEET STANDARD FOR LIGHT EGRESS.

SOLAR CONTROL, CHARGING and POWER components not part of quote quoting lights only.

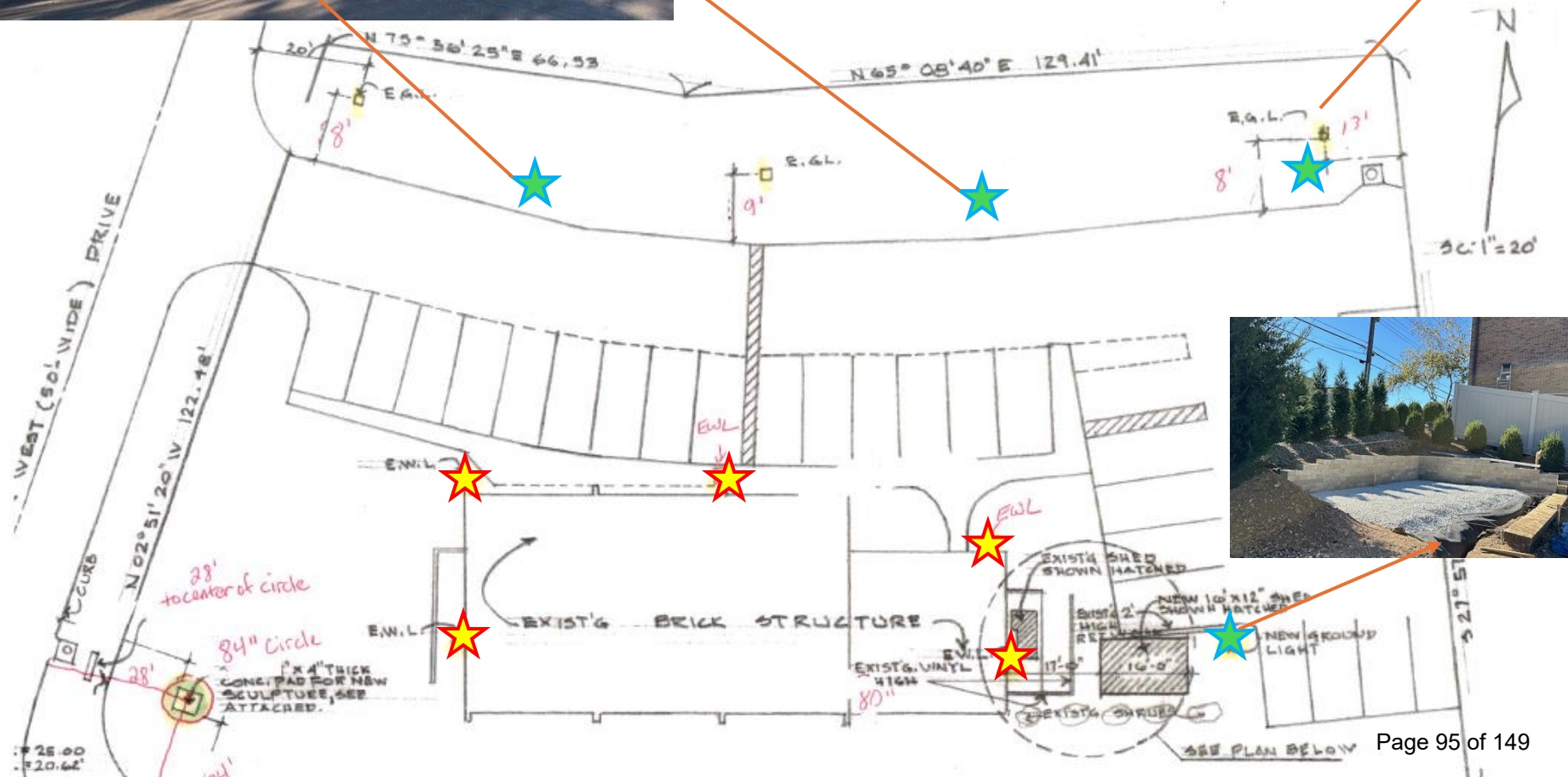
Pole now PS4-11-15D2
anchor bolts 4/11
Base cap - BCK-S4

NOTES:

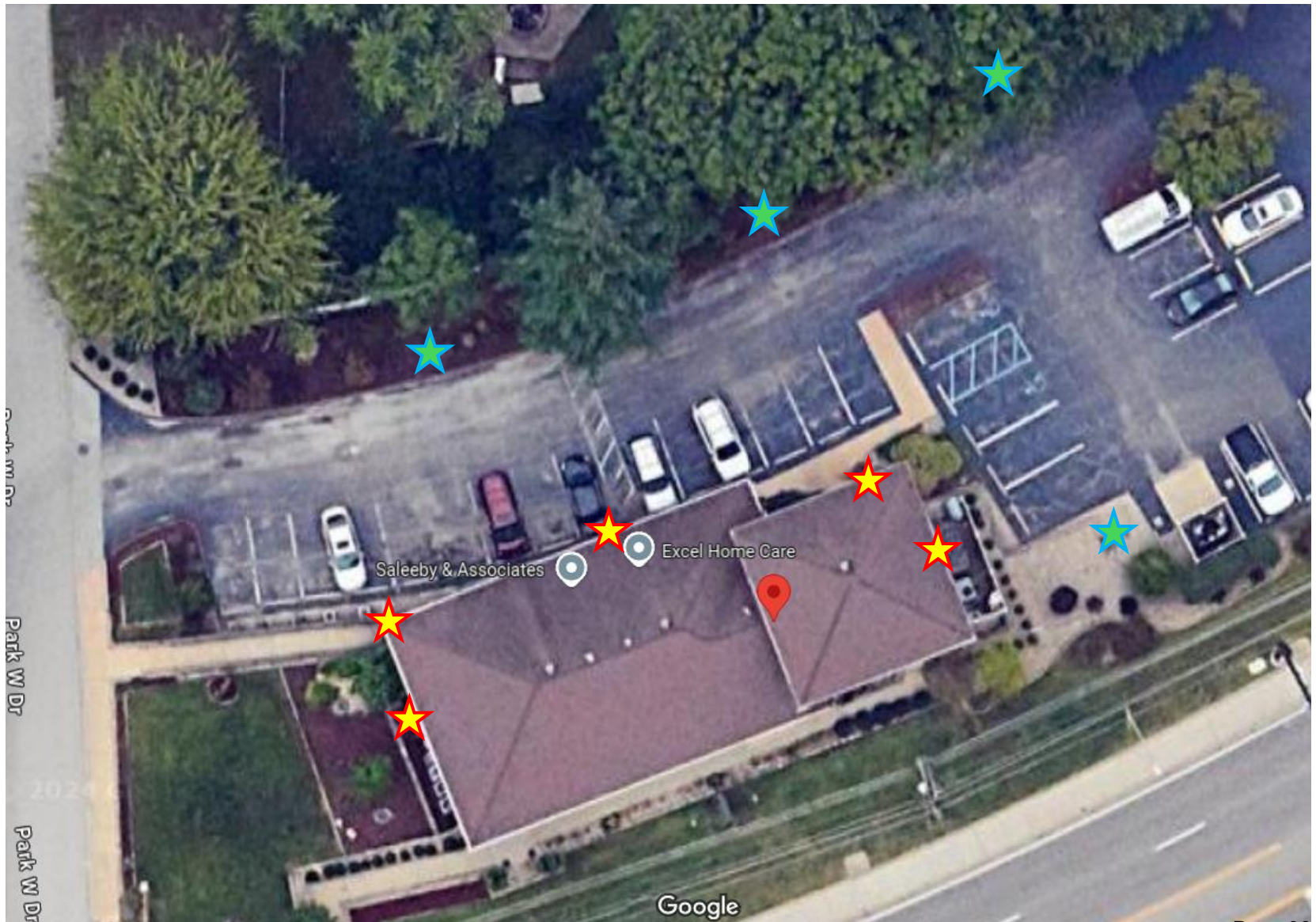
- 1) The light loss factor(LLF) is a product of many variables. Best estimates are used to capture light loss based on information given.
- 2) Illumination values shown, given in foot candles(Fc), are predicted results for planes of calculations, either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- 3) The calculated results of the lighting simulation represents an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and is subject to the means and methods which are beyond the control of FISHCO.
- 4) Mounting height determination is job site specific, our lighting simulation assumes mounting height(insertion point of luminaire fixture) at the top of the fixture for Ceiling mount symbols and the bottom of the symbol for all other mounting configurations.
- 5) It is the owners responsibility to confirm the suitability of existing poles and bases to support the proposed fixture(s). Based on the weight and EPA of the proposed fixture(s) and the owners site soil condition and wind zone, it is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- 6) Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the design model. FISHCO is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer information provided into photometric studies.



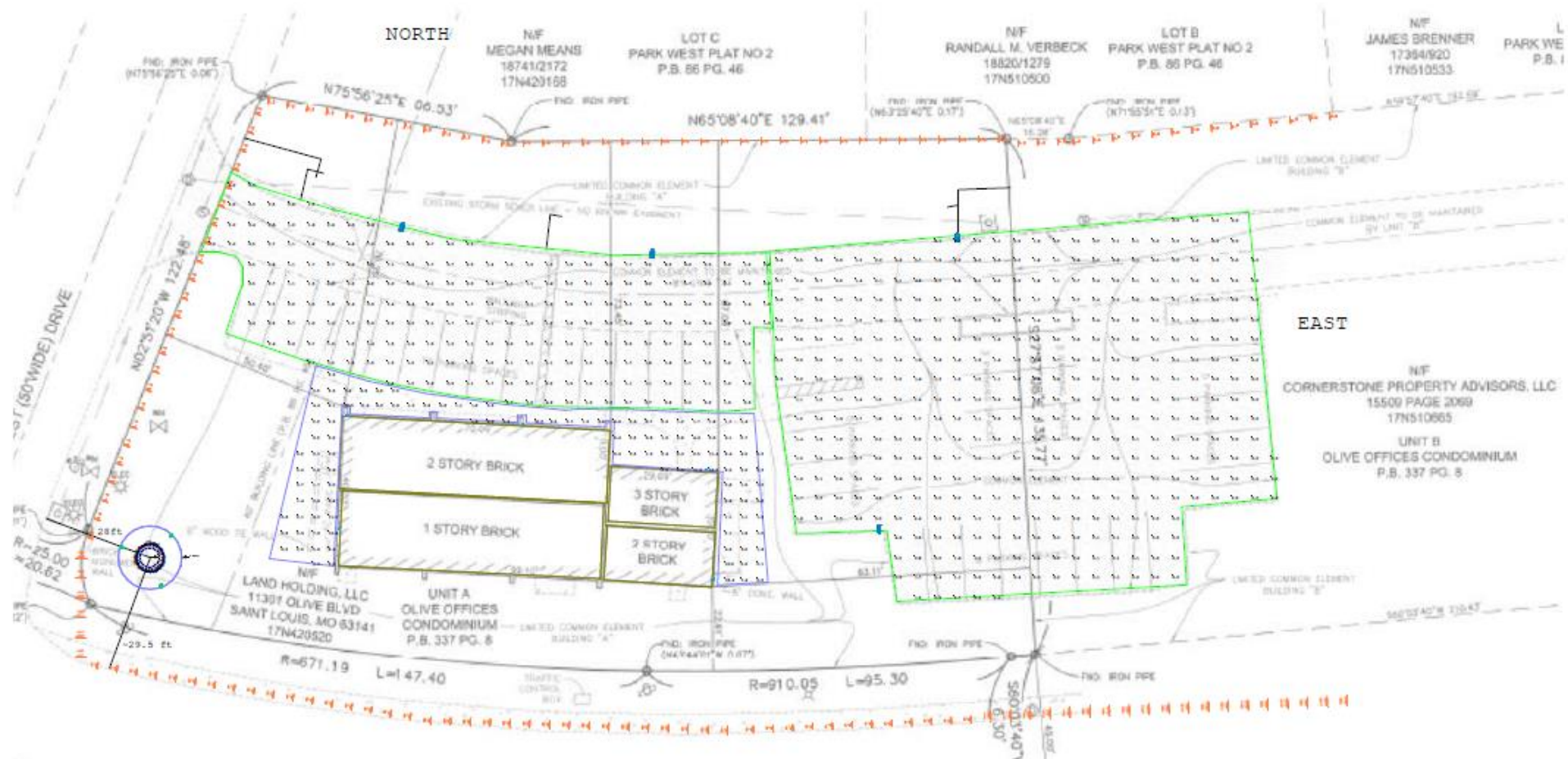
★ ADD 4 LED PARKING LOT LIGHTS ON POLES FOR SAFETY ★



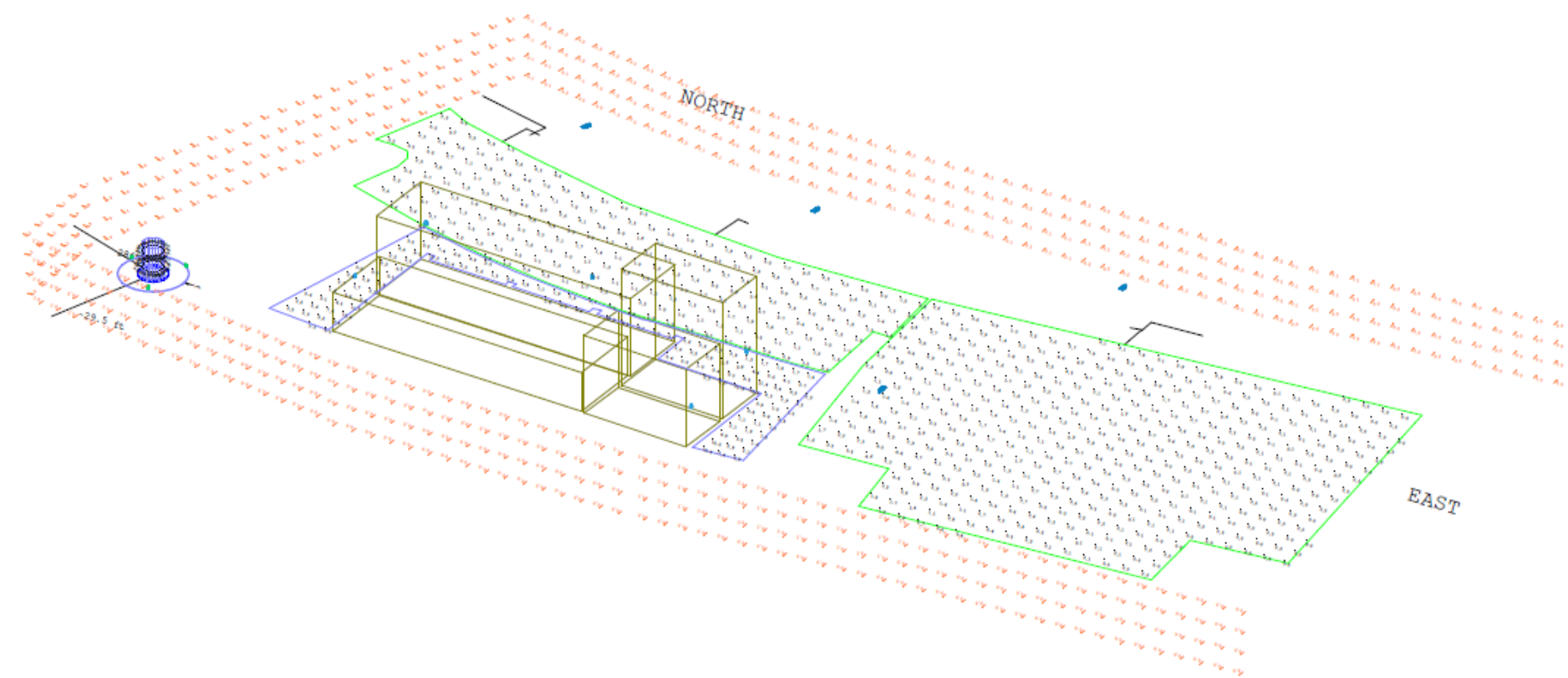
AERIAL PHOTO SHOWING LOCATION OF LIGHTS



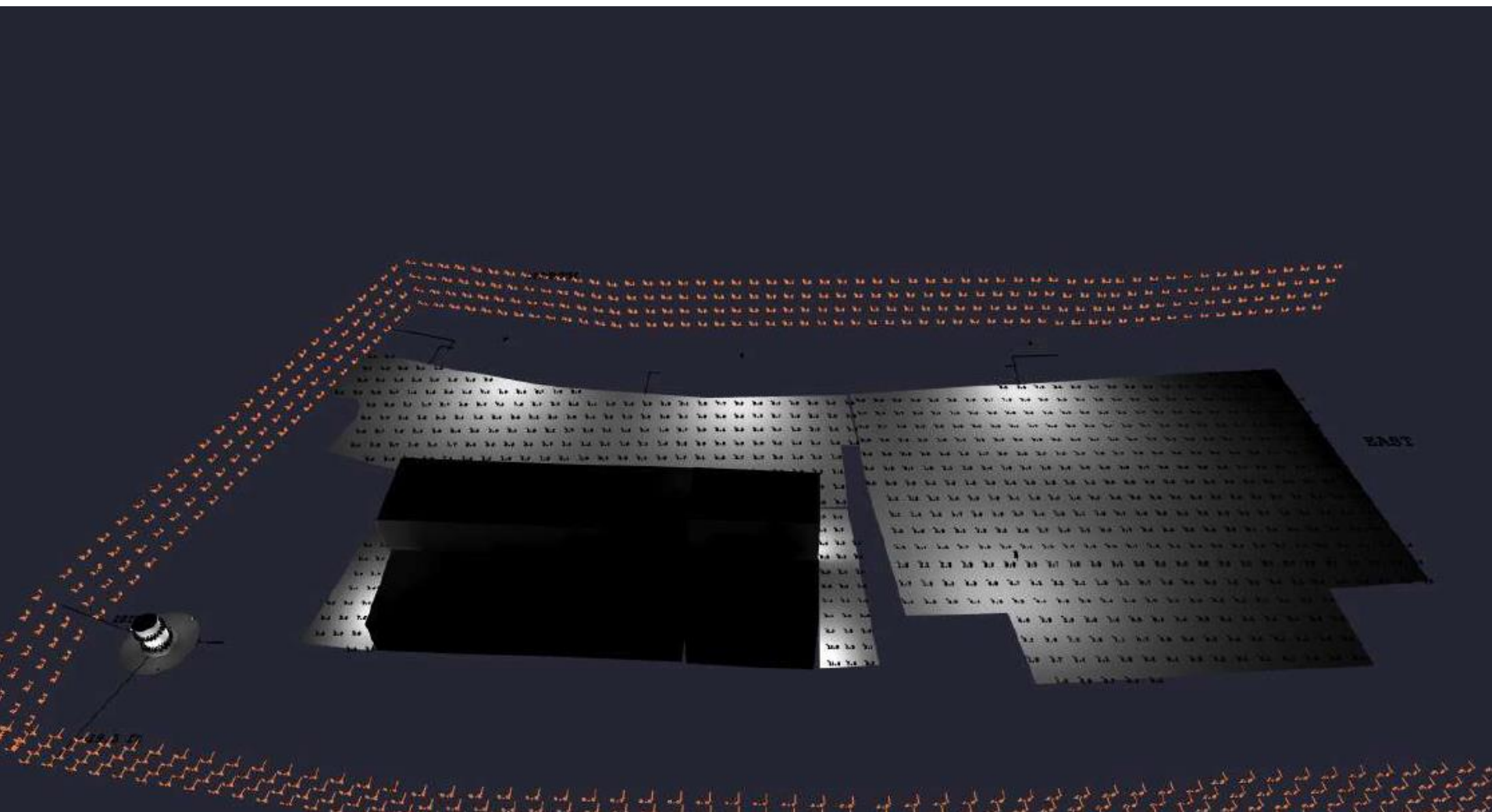
PHOTOMETRIC DATA



PHOTOMETRIC DATA

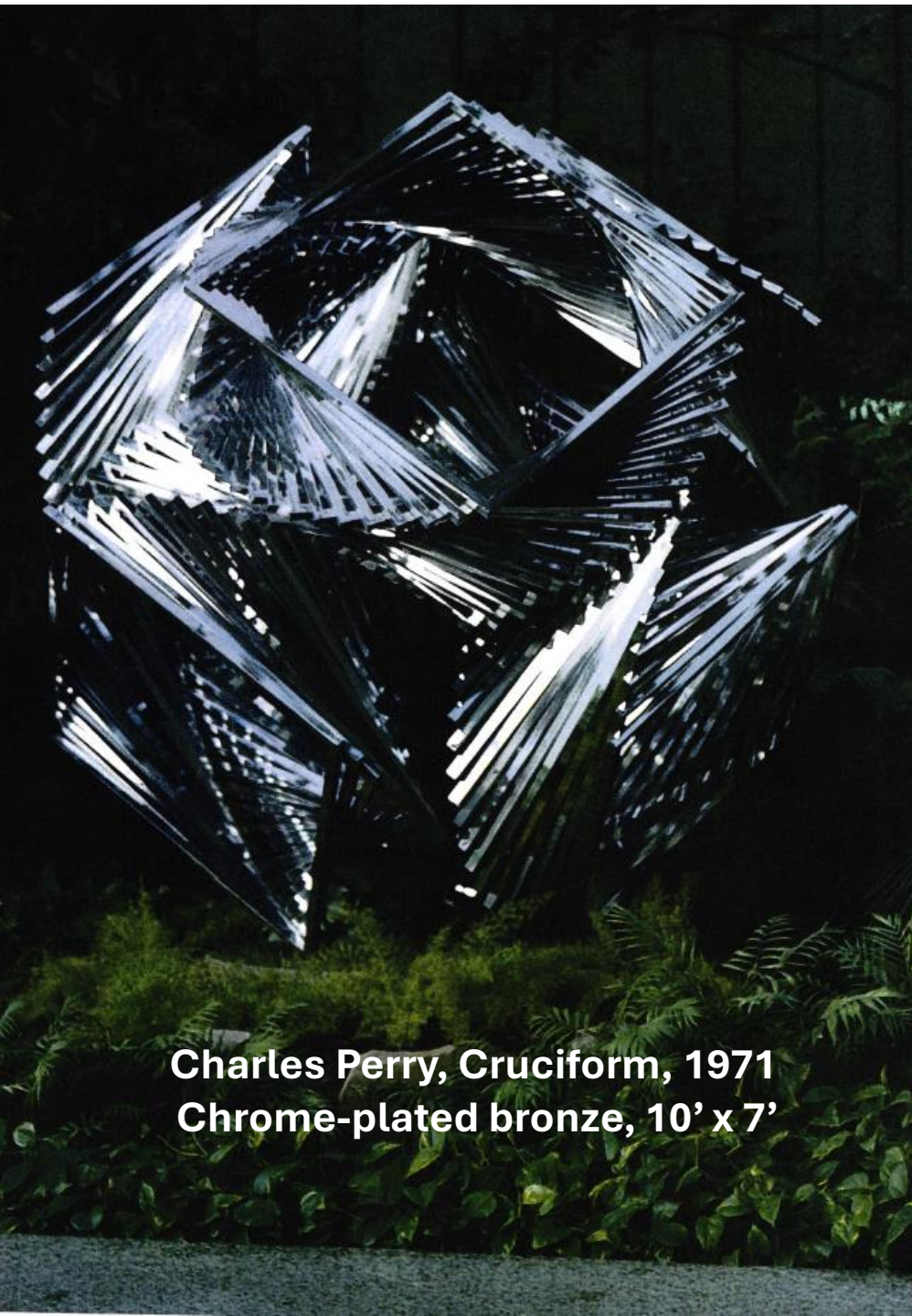


PHOTOMETRIC DATA



P&Z Meeting Sculpture

November 18, 2024

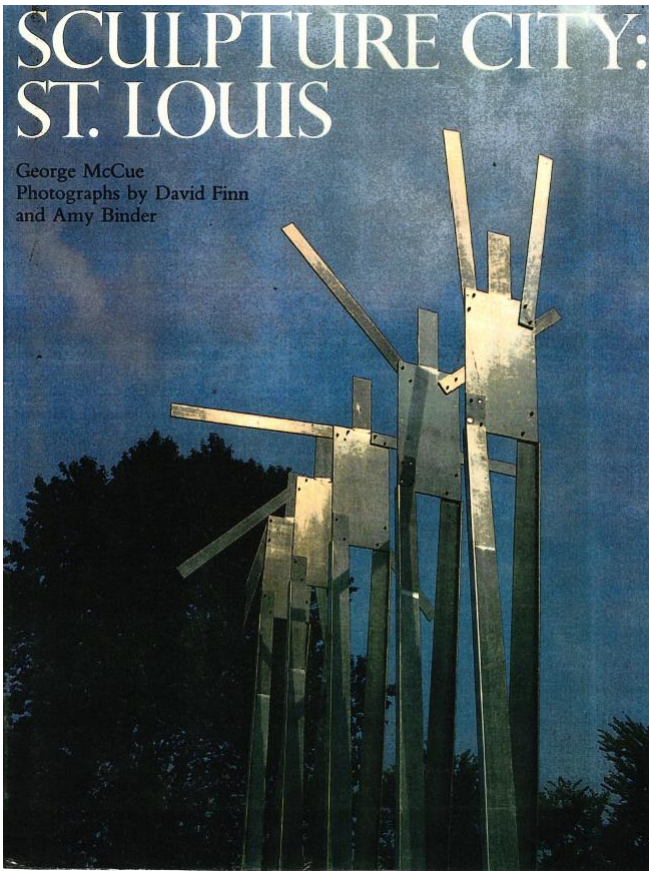


Charles Perry, Cruciform, 1971
Chrome-plated bronze, 10' x 7'

Petitioned by:
Raymond Saleeby
Saleeby & Associates
11301 Olive Blvd.

SCULPTURE CITY: ST. LOUIS

George McCue
Photographs by David Finn
and Amy Binder



Excerpt from Sculpture City: St. Louis by George McCue

New sculpture in downtown St. Louis grew in scale and became noticeably more involved in its architectural context. In the gleaming *Cruciform*, 1971, by Charles O. Perry (b. 1929) in the Equitable Building lobby, 10 South Broadway, curvilinear openings are formed by the axial slippage of uniform squares.

Charles O. Perry Dies at 81; Sculptor Inspired by Geometry

By William Grimes

Feb. 11, 2011

Charles O. Perry, a sculptor who created dozens of mathematically inspired works for plazas and sculpture gardens throughout the United States and abroad and created "Continuum," the knotted black Möbius strip that stands in front of the Smithsonian's National Air and Space Museum in Washington, died on Tuesday at his home in Norwalk, Conn. He was 81.

The cause was stomach cancer, his son Marco said.

Mr. Perry was an architect working for Skidmore, Owings & Merrill in San Francisco when he began making sculptural models at night in a garage. In 1964 his works were exhibited in a one-man show at the Hansen Gallery that sold out and earned him a commission from the city of Fresno.

That year he also won the Prix de Rome, an award that sent him to study sculpture at the American Academy in Rome, where he stayed for the next 14 years to practice architecture and make large-scale works of sculpture that drew inspiration from the geometry inherent in natural forms.



Charles O. Perry The Hour/Norwalk CT

"Continuum," completed in 1976 for the new Air and Space Museum, is a bit of topological whimsy that plays with the peculiarities of the Möbius strip, which has one continuous surface and one edge.

"In this case, the edge of the sculpture portrays the path of a star as it flows through the center of the sculpture's 'black hole' into negative space-time and on again into positive space," Mr. Perry told Ivars Peterson for the book "Fragments of Infinity: A Kaleidoscope of Math and Art" (2001).

Charles Owen Perry was born on Oct. 18, 1929, in Helena, Mont., where his father owned a successful gold and gem mine.



He served in the Army as a forward observer with an artillery unit in Korea, where he was awarded a bronze star for bravery and invented his own gun sight out of scrap parts to achieve better depth perception.

After returning to the United States, he enrolled in the School of Art and Architecture at Yale, earning a master's degree in architecture in 1958.

At the suggestion of the painter Josef Albers, he experimented with a variety of materials in a quest to discover their inner nature. In so doing, he became interested in the rhombus and invented plastic rhombic hexahedrons that interlocked to form novel shapes. These were later exhibited as art at the 1969 Spoleto Festival in Italy and, under the name Perrygons, sold as construction toys through the Museum of Modern Art.

The artistic possibilities of geometric forms, and the mysteries of the universe's physical laws, provided Mr. Perry with an inexhaustible source of material. The Möbius strip reappeared in the sculptures "Calligraphic Möbius" and "Helix Möbius Mace," both in the Crystal City development in Arlington, Va.; "Continuum II" at the Marina Center Holdings Building in Singapore; and "Solstice," at the Bank of America Building in Tampa, Fla., an assemblage of silver pipes described on its base as "a two-thirds twist triangular torus Möbius."

Mr. Perry explored other shapes in "Shell Mace" (Shell Oil Company, Melbourne), the bright-red, calligraphic "Rondo" (Kinshicho Station, Tokyo) and "Eclipse" (Hyatt Regency, Embarcadero Center, San Francisco), a gold-colored sphere technically a pentagonal dodecahedron with the faces spiraling outward composed of 1,440 pieces of gold-colored, interlacing aluminum tubes.

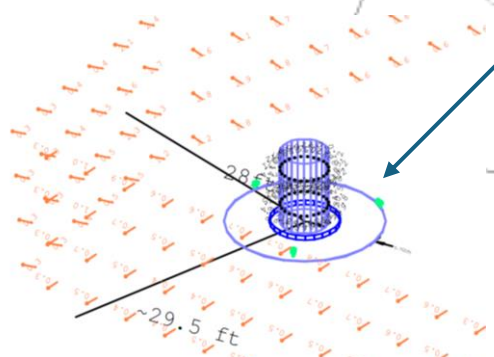
Mr. Perry also designed gold and silver jewelry for Tiffany & Company, a semi-abstract chess set made of nickel-plated tubing, and sculptural puzzles. In the early 1990s he designed several chairs: an ergonomic stacking chair, known as the Perry Chair, for Krueger International; the Uno office chair for Steelcase; and the Virtuoso for Virco.

In addition to his son Marco, of Brooklyn, he is survived by his wife, Sheila Henry de Perry; a brother, Alexander, known as Sandy, of St. Marys, Ga.; a sister, Avery Wall of Omaha; three other sons: Paul, of Lexington, Mass., Carlo, of Brooklyn, and Pat, of Yardley, Pa.; and nine grandchildren.

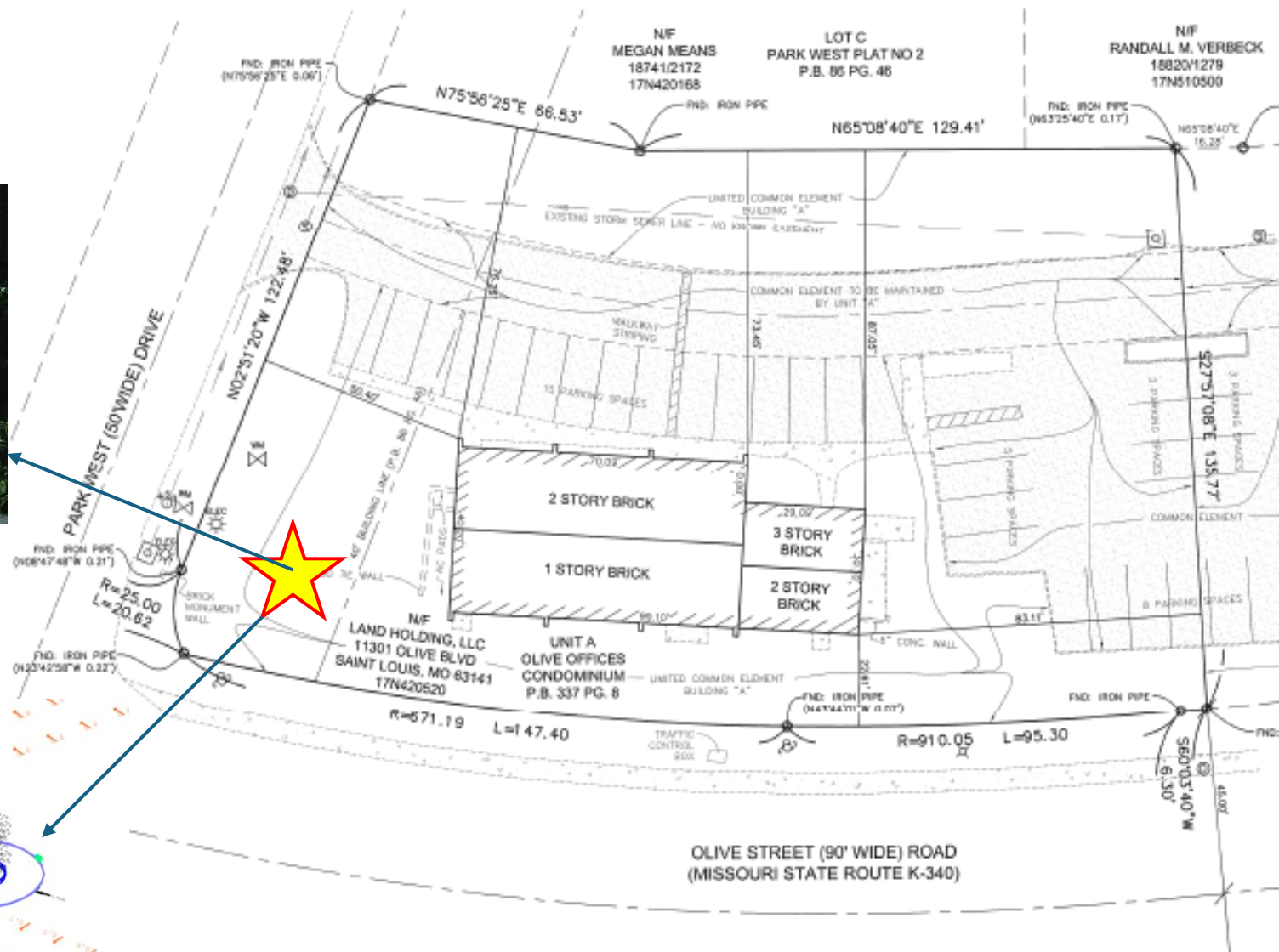
4" deep concrete pad with two piers on either end; Landscaping and lighting around sculpture



Add Sculpture



Add Solar Lights at Future Date



Sculpture will be located in the existing circle area marked by a star with a new 4" concrete pad surrounded by boxwoods and liriopie.

Street
Corner
View



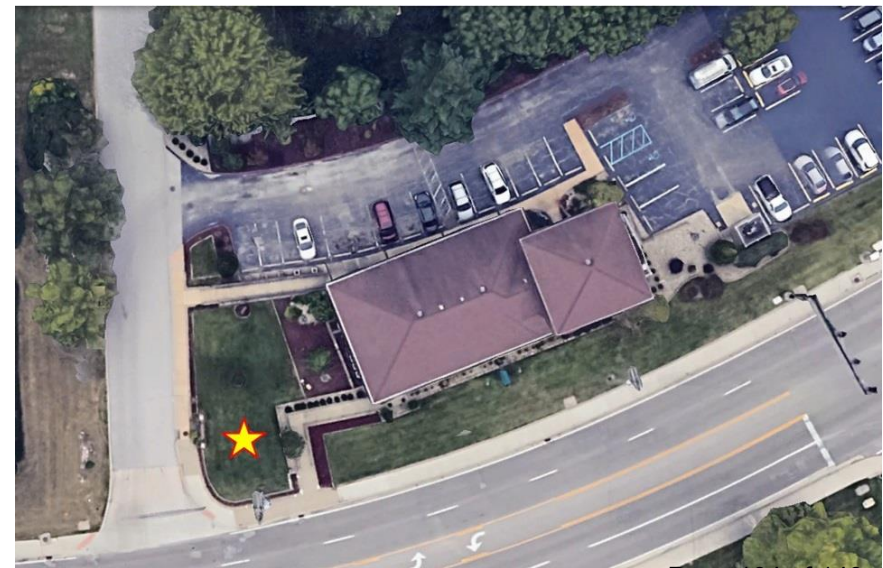
Side
View



Landscaping Around Sculpture

11 Buxus, 'Little Missy' Boxwood 3 gal
(grows 2.5 ft tall)

22-25 Liriope, Variegated (purple bloom) 1 gal
(in front of boxwood)





11 Buxus,
'Little
Missy'
Boxwood
3 gal
(grows 2.5
ft tall)



22-25
Liriope,
Variegated
(purple
bloom)
1 gal
(in front of
boxwood)



7' Diameter Concrete Pad

P&Z Meeting Tuff Shed

November 18, 2024



Petitioned by:
Raymond Saleeby
Saleeby & Associates
11301 Olive Blvd.

Reason for Storage Space

- ADA equipment: electric scooter, wheelchair, walkers
- Multiple dolly's, lift table, rolling cart
- Small ladders
- Gardening equipment & supplies (shovels, leaf blowers, rakes, trimmers, weed killer, garden hoses, buckets, extra landscaping bricks/rocks, tarps, etc.)
- Outdoor furniture (chairs, table)
- Snow removal equipment & supplies (salt spreader, snow shovels, salt)
- Maintenance supplies (tools, extra light bulbs, spare light fixtures, spare toilet)
- Parking lot (spare signs/poles, spare lights, traffic cones)
- Sprinkler system supplies (compressor, extra hoses)

ADD 12x16 SHED TO EAST SIDE OF BUILDING

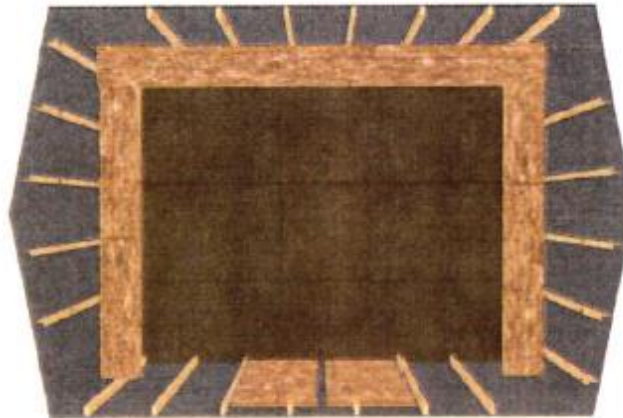
Note: Crest of roof is 13.5'

8 ¼' Tall



Wall D

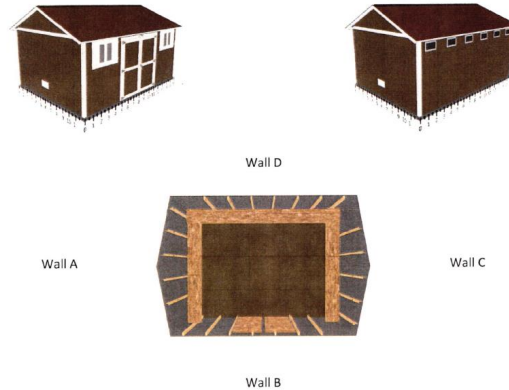
Wall A



Wall C

Wall B

ADD 12x16 SHED TO EAST SIDE OF BUILDING



Base Details/Permit Details

Building Size & Style

Premier Pro Ranch - 12' wide by 16' long

Paint Selection

Base: Ground Coffee, Trim: Delicate White

Roof Selection

Hickory Dimensional Premium Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

3' x 6'2" Double Door (6")

Windows

2 2'x2' Insulated Horizontal Sliding Window, shutters

Transoms

6 Ea Transom Window (16"x8")

Roof

17 Lin Ft Ridge Vent

Floor and Foundation

6 Ea Shed Anchor into Dirt - Auger or MR88

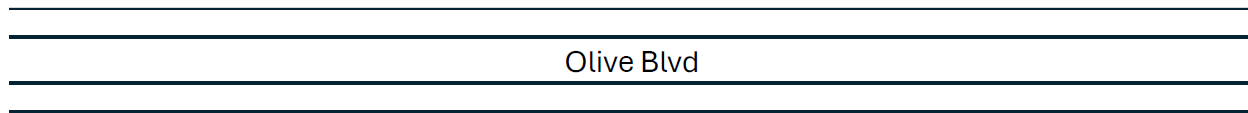
Interior

40 Lin Ft Shelving - 16" deep

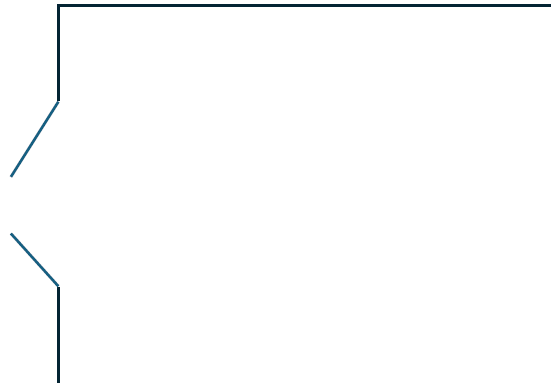
Vents

2 Ea 16"x8" Wall Vent - White

MODIFICATION TO SHED: DOORS MOVED TO 12' SIDE

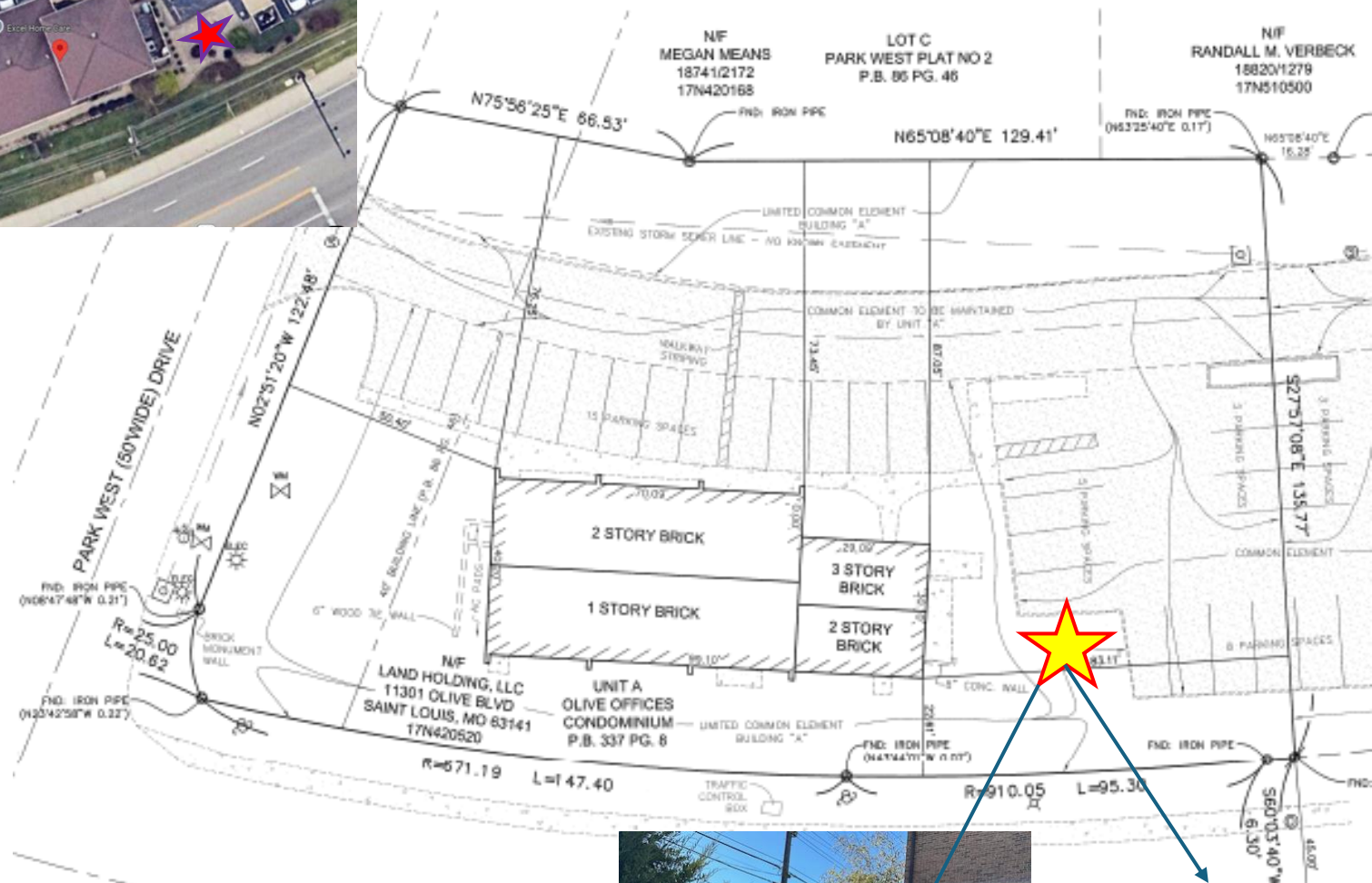
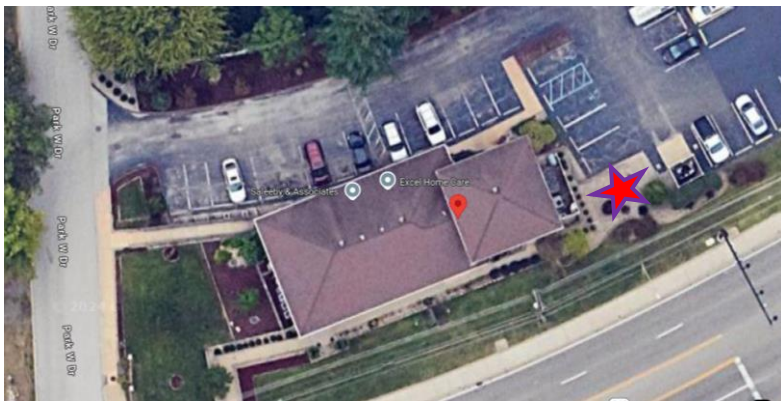


Doors
on
short
side
facing
East

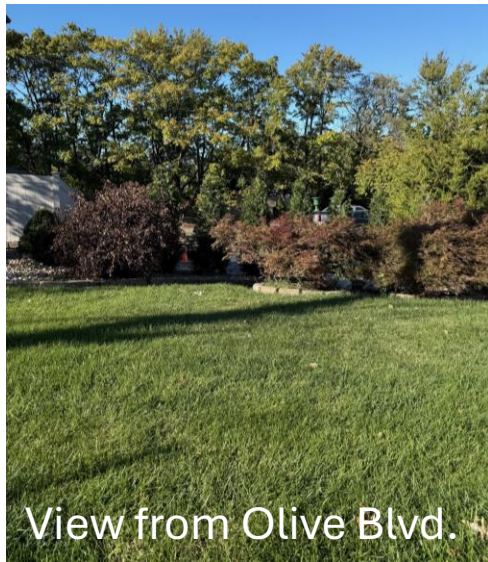
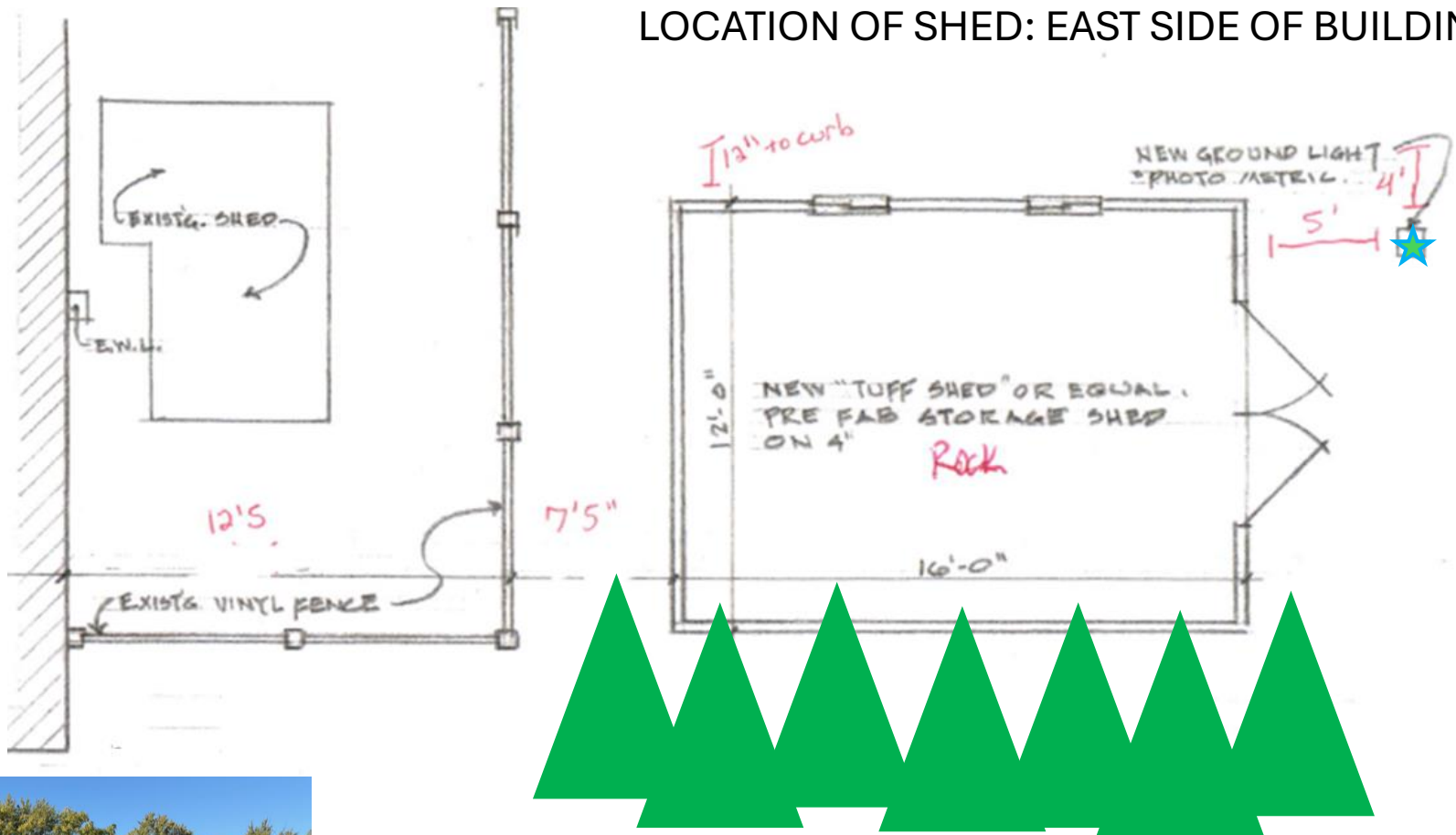


Windows
on long
side
facing
North





LOCATION OF SHED: EAST SIDE OF BUILDING



7 Northern Arborvitae create privacy to block the view of the shed from Olive Blvd. Currently 7 ft tall; Will grow up to 15 ft tall and 5 ft wide

P&Z Meeting

Parking Lot Bollards

November 18, 2024



Petitioned by:
Raymond Saleeby
Saleeby & Associates
11301 Olive Blvd.

Safety Issue

1. Increased traffic due to high volume tenants (Olive Orthodontics, ARCpoint Labs, TSA Precheck, Elevated Aesthetics) at 11255 Olive Blvd. Unfortunately, the City of Creve Coeur does not factor this when approving a business license
2. Speeding cars entering via our parking lot to go to 11255 Olive Blvd.
3. Cars illegally using our private parking lot as an alley or shortcut to cut through to the other street
4. Difficulty backing out of our parking spots due to cars using our parking lot as a public street. Complaints from our employees, contractors, clients, and vendors.
5. Multiple accidents in the parking lot
6. Pedestrians and vendors walking through our lot do not feel safe and have almost been hit by cars driving by.
7. These issues are all compounded at night since it is difficult to see cars coming by due to low lighting. We have two female employees who work late impacted by this.
8. Employees complain about multiple people disrupting our business by coming to our building by mistake. They sometimes can't speak English and obviously can't read our address and business name. This affects our productivity and may expose our employees to certain health risks for individuals visiting the lab. This was especially concerning during the peak of Covid since they do Covid testing at the lab.

Addressing the Parking Lot Safety Issue

For the safety of our employees and guests, we wanted to proceed with installing bollards/flowerpots to stop throughput traffic. We contacted the City of Creve Coeur to see if we needed a permit to install them.

Jul 1 Greg Tate, City of Creve Coeur, left a voicemail saying he spoke to Jason Jaggi and that we could put up the flowerpots/bollards as long as they don't take up a required parking spot or block public access to a sidewalk. He said it "would not be regulated by this office".

Jul 29 We signed a contract to have the 12 bollards installed for \$17,984. We also purchased signs that say Stop Dead End No Outlet.

Aug 1 We spoke to Jason Jaggi to see if we could install a gate at the entrance of our parking lot. He said we could not because we need to allow access to the common parking area between the two buildings. At this time, he mentioned that we may want to ask fire and police if they have any issue with the bollards but did not say anything about the City of Creve Coeur not allowing them.

Aug 17 Bollards and signs were installed. Flowerpots were added to make it look nicer.

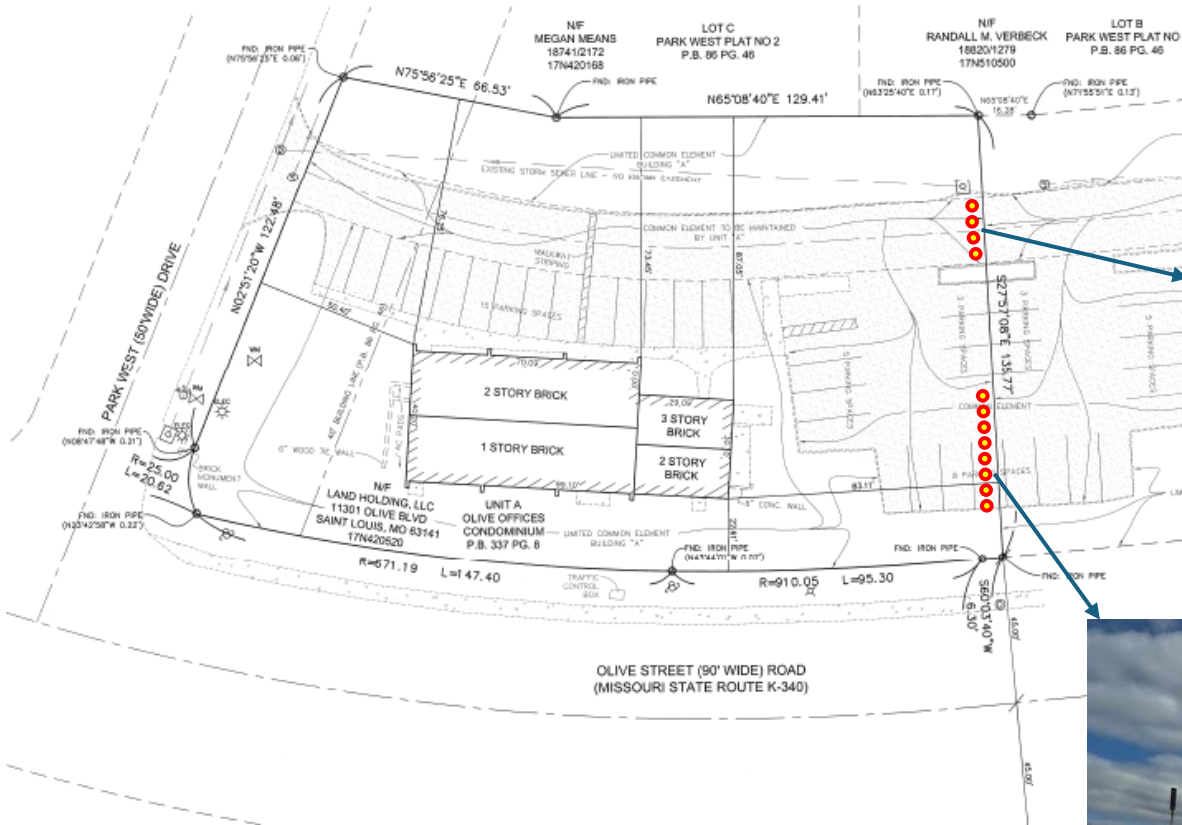
Sep 6 Parking lot was resurfaced and restriped

**A TRACT OF LAND BEING UNIT A OF OLIVE OFFICES CONDOMINIUM (P.B. 337 PG. 8)
IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

0 10 20 30 40 50

{ IN FEET }

1 inch = 30 ft.



Olive Offices Condominium Rules

We have faced this safety issue since we purchased the property in 2012 and regret not addressing this sooner. But it has gotten significantly worse with the increase of traffic to building 11255 Olive Blvd.

According to Article 4.1 of the Declaration Establishing The Olive Offices Condominium:

*Each Unit Owner shall maintain each such item in good repair and shall not permit the Unit, Limited Common Elements, or Common Elements for which he is responsible to become unsightly or **unsafe**. The Association shall not be responsible for the maintenance, repair and replacement of any Units, Common Elements, or Limited Common Elements.*

ARTICLE 4 MAINTENANCE

4.1 Maintenance Responsibility. Each Unit Owner is responsible for maintenance, repair and replacement of (i) his Unit and all appliances, mechanical equipment and fixtures located within the Unit, (ii) the Limited Common Elements allocated to his Unit and (iii) that portion of the Common Elements as shown on the Plats and Plans. Each Unit Owner shall maintain each such item in good repair and shall not permit the Unit, Limited Common Elements or Common Elements for which he is responsible to become unsightly or unsafe. The Association shall not be responsible for the maintenance, repair and replacement of any Units, Common Elements, or Limited Common Elements.

Our Obligation & Rights

- We have an obligation to protect our employees, contractors, vendors, clients, guests and pedestrians
- We should not have to assume liability for vehicles and visitors going to 11255 Olive Blvd. in a reckless manner
- We should not have to allow throughput traffic for cars that use our parking lot as an alleyway or shortcut
- We should be allowed to put a gate at the entrance of our property to limit vehicle traffic and deter unwanted visitors from interacting with our employees/contractors. Especially since there is potentially a health risk if someone sick is visiting the lab. During Covid, this was extremely disturbing. Per our bylaws, a gate would significantly deter unsafe traffic and unwanted visitors and is within our rights to install per Article 4.1 of the Declaration Establishing The Olive Offices Condominium. Therefore, the City of Creve Coeur should allow us to install a gate.

Our Frustrations

- When we purchased the property, we were not provided a copy of the Olive Office Condominium declaration and did not realize we could inherit the rules set forth in that declaration. We were told that each owner is only responsible for their side and were not aware that there should be a Condo HOA to co-manage anything. We want to dissolve any association with our neighbor at 11255 Olive Blvd. but it's unclear how to proceed with this. As a precedent, we have always maintained our side, and they maintain theirs. Our property is taxed separately from theirs and we do not share any costs... they resurface their parking lot separate from ours. We have our own trash dumpsters, lawn and landscape care, snow removal, etc. Per Creve Coeur, they are required to have 24 parking spaces for their building that is approx. 5931 sq ft. which is what they have on their side. Therefore, they should not have to rely on accessing our side of the parking lot or using any of our parking spaces.
- We inherited the parking lot design, but it is not ideal. The majority of our parking spots are directly off the main drag which makes it far more dangerous for cars to backup. There is no speed limit signs because this is not a public roadway. The bollards have reduced traffic and slowed down cars but without a gate, we are forced to assume liability for guests visiting 11255 Olive Blvd.
- Dr. Ashok Rohra at 11255 Olive Blvd. has called our office several times requesting that our employees/tenants move their cars off his property that were in the Common Element area and asked that we don't use those parking spaces. He also called the police and made them force us to immediately move flowerpots that were temporarily put on his side of the Common Element area due to our parking lot resurfacing. The police said we need to move them even though technically we have a right to use the Common Elements on their side.

Our Frustrations

- The trash dumpster at 11255 Olive Blvd. does not have an enclosure around it yet we were required to put one around ours.
- The Olive Orthodontics window sign at 11255 Olive Blvd. is approximately 20' long x 18" tall, which is not allowed by Creve Coeur. We wanted to put a neon window sign that was 3' x 4' and was denied by Creve Coeur.
- Olive Orthodontics at 11255 Olive Blvd. reserved 5 parking spots for their business in the Common Element area but Creve Coeur said they don't regulate parking signs and that's a dispute between us and them. Yet, when we requested to put a shed and gate on our parking lot, they said it's not allowed because that's in the Common Element area.
- When we purchased the building, we were required to add a fence separating our commercial building from the residential area behind us. But 11255 Olive Blvd. does not have a fence.
- The neighborhood behind us had two signs at their Park West entrance. One sign was hit in an accident and the rubble stayed there for around 3 years... even after multiple complaints to the City of Creve Coeur. They finally removed the rubble a few months ago but their other sign is in horrible shape. The subdivision is unincorporated and cannot raise funds to fix it. This is an eye sore for Creve Coeur. The light on their sign has not worked for years as well but they recently put up dim solar lights. We are assuming they did not get Creve Coeur approval like we are required to do to add lighting to our parking lot. Unfortunately, this sign sits on the edge of our property. Therefore, as a gesture of goodwill, our maintenance crew helps maintain their landscaping around their sign.

P&Z Meeting Lighting

November 18, 2024

- ★ Replace Existing Lights (5)
- ★ Add New Lights (4)

★ SLIM17FAFC150

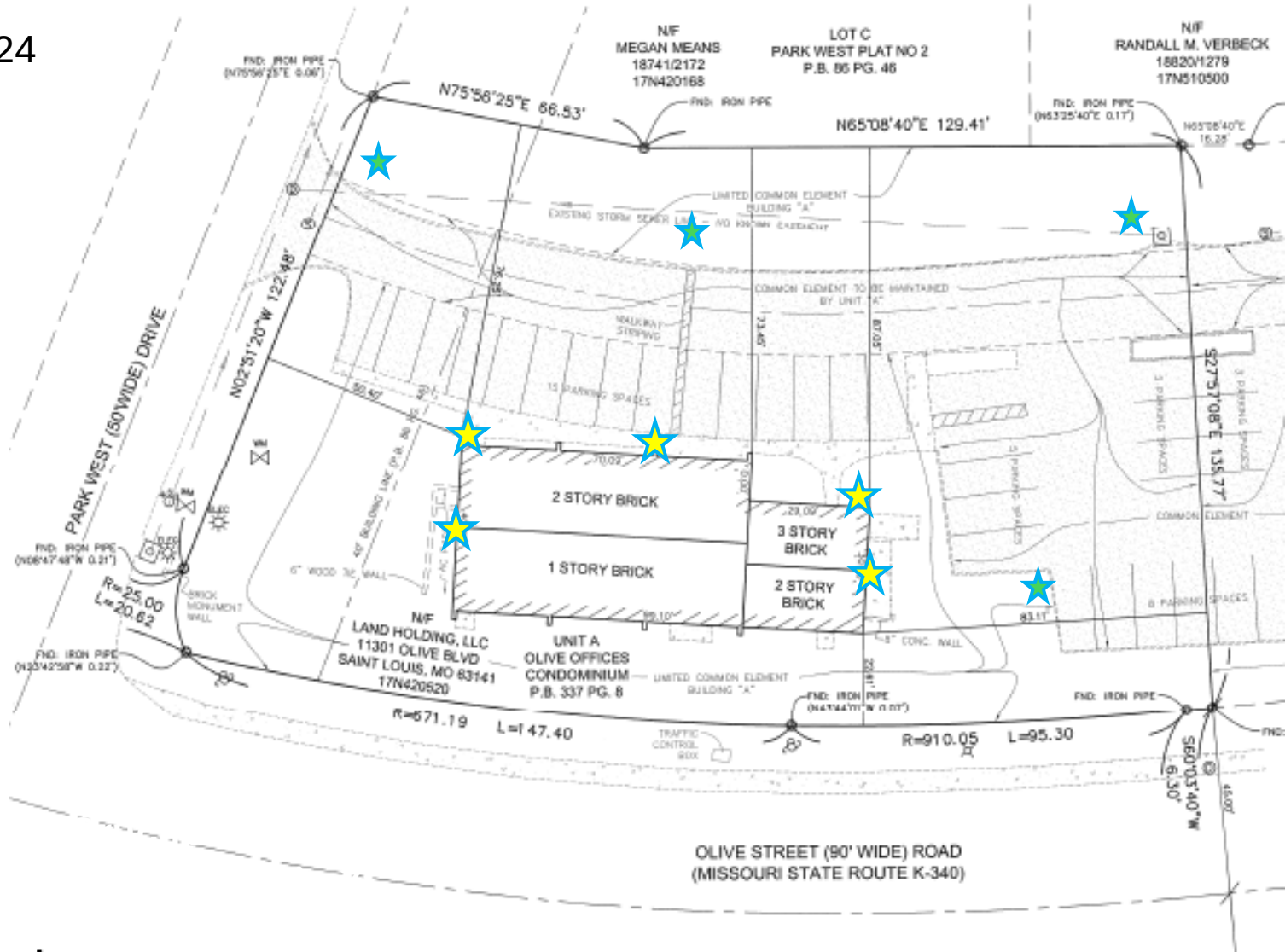


Color: Bronze

Weight: 11.2 lbs

See spec sheets for more info

★ A17-4T150/3PRS

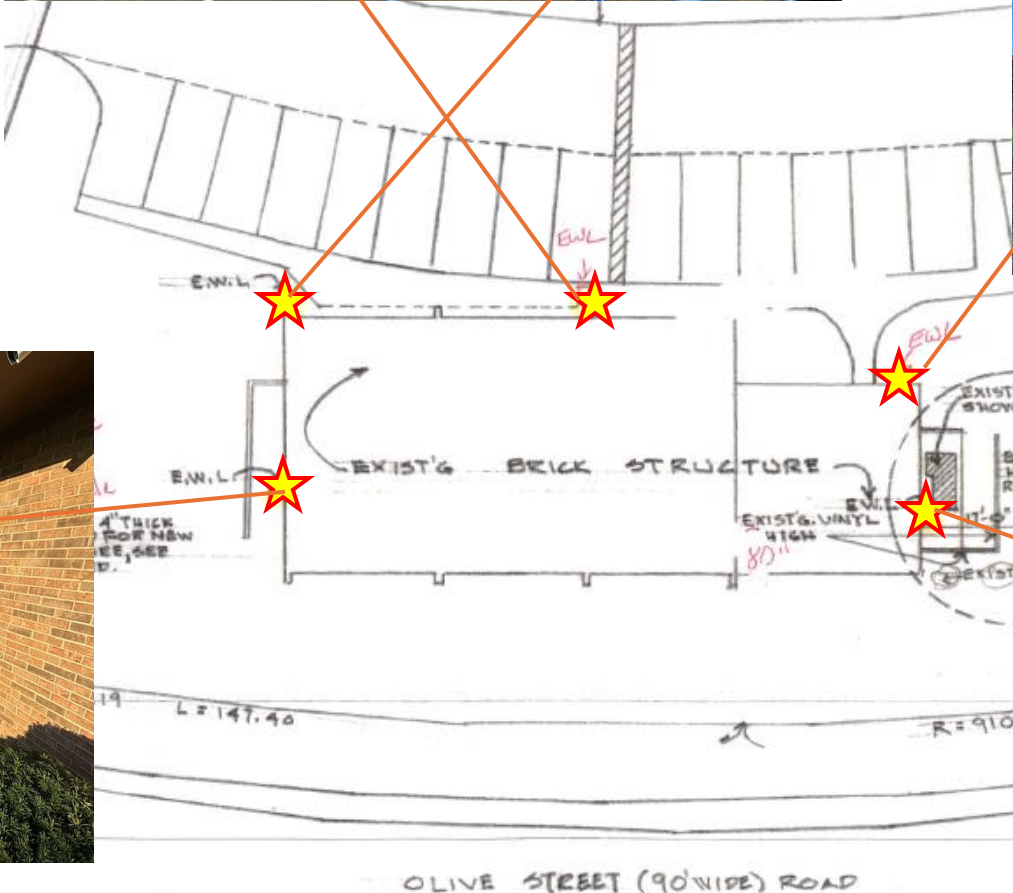


Petitioned by:

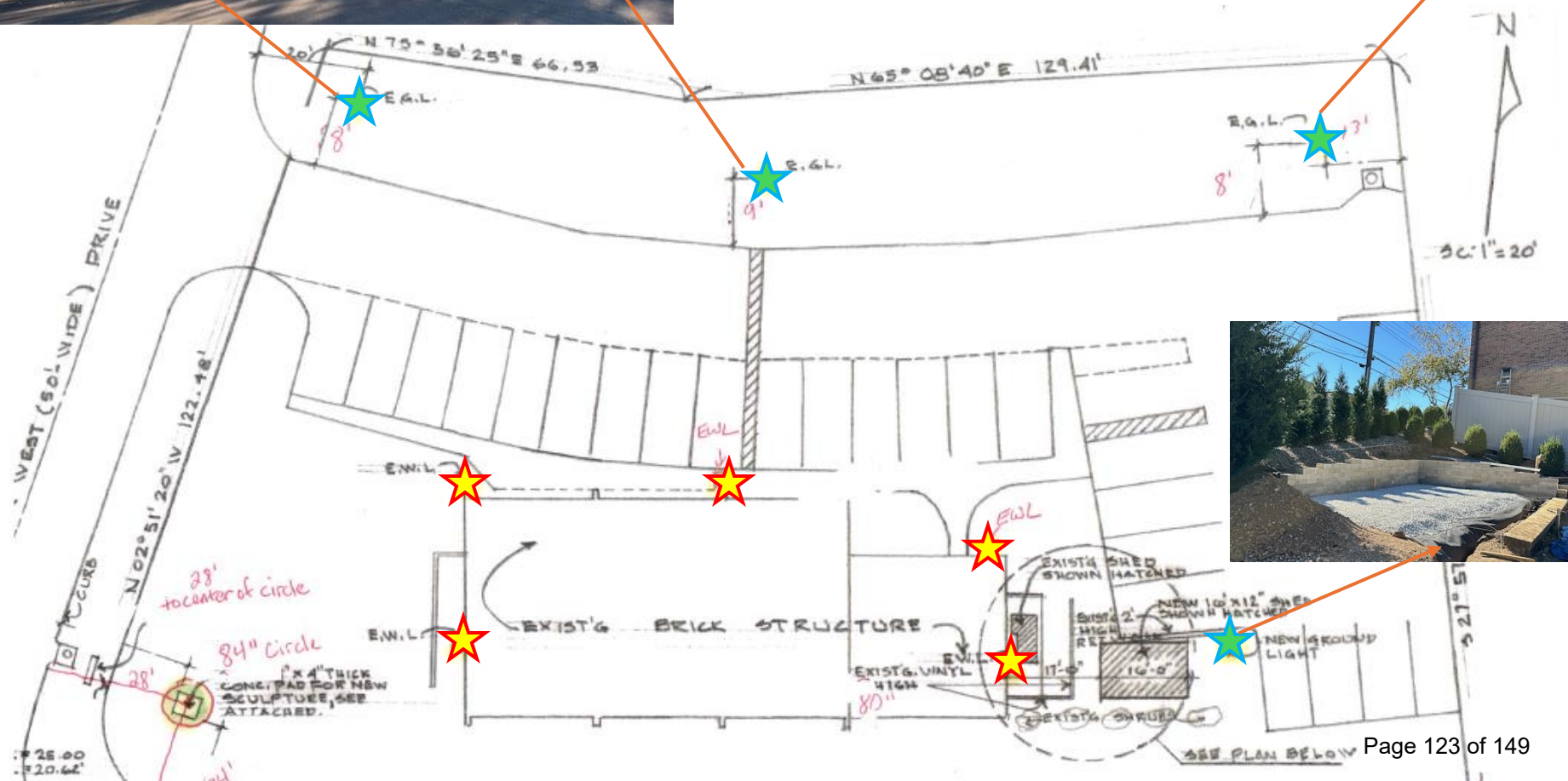
Raymond Saleeby

Owner 11301 Olive Blvd.

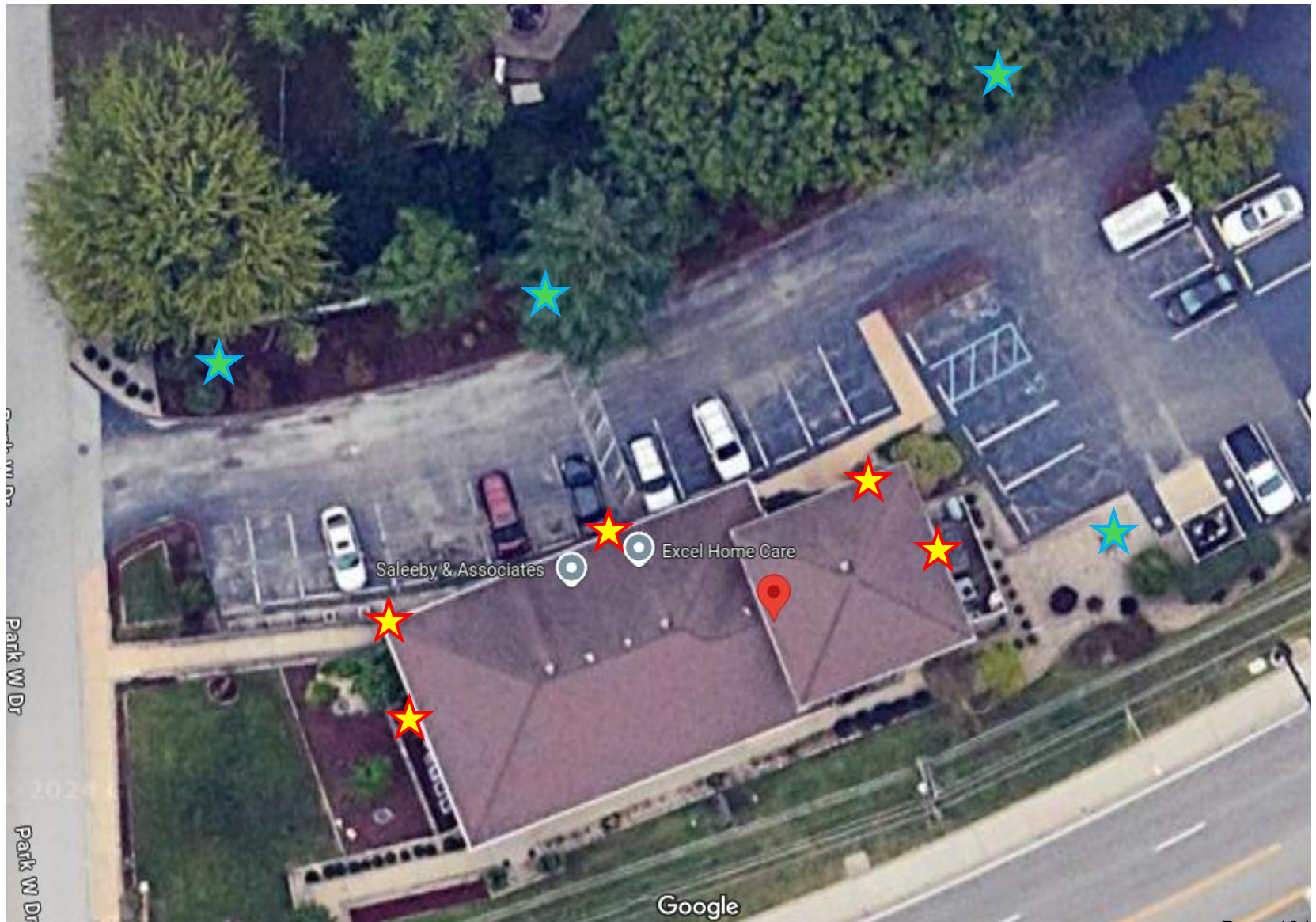
★ REPLACE 5 EXISTING BUILDING LIGHTS WITH LED LIGHTS ★



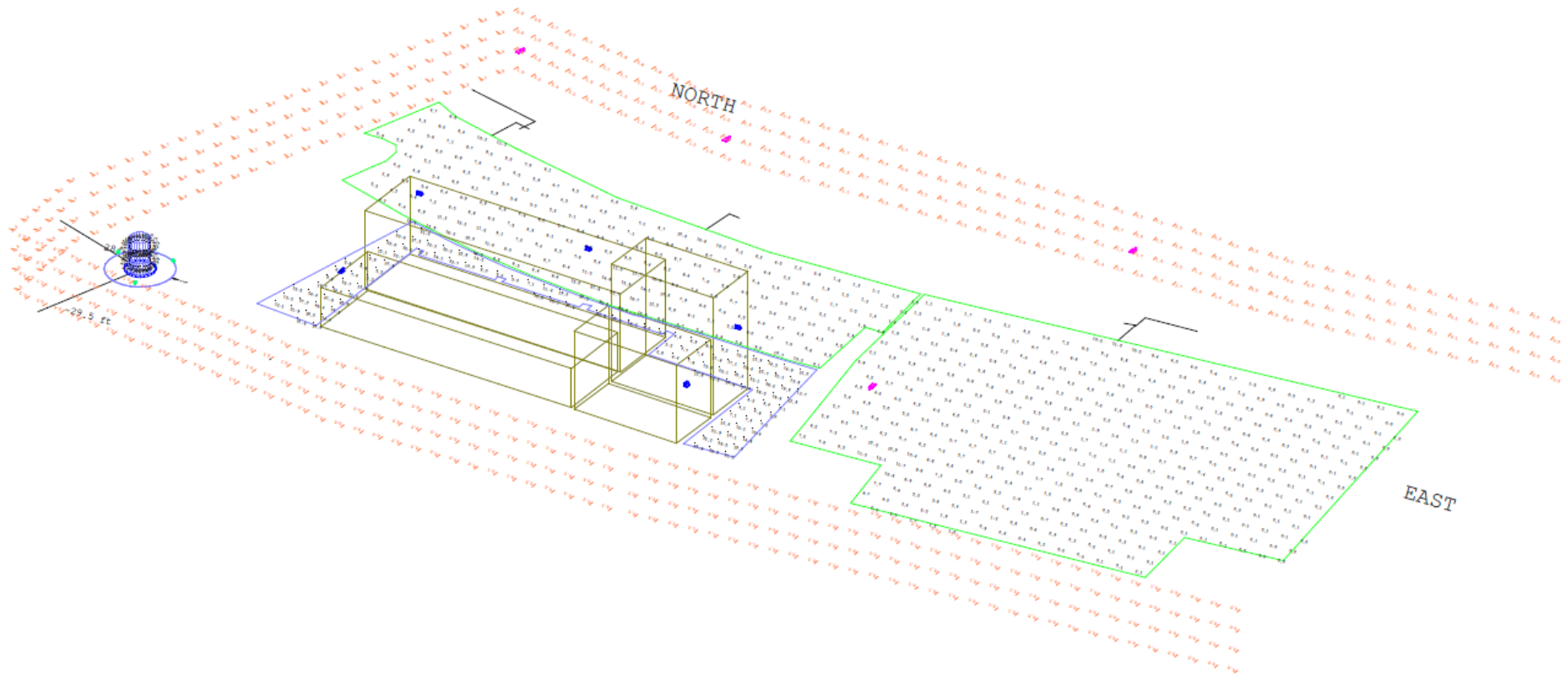
★ ADD 4 LED PARKING LOT LIGHTS ON POLES FOR SAFETY ★



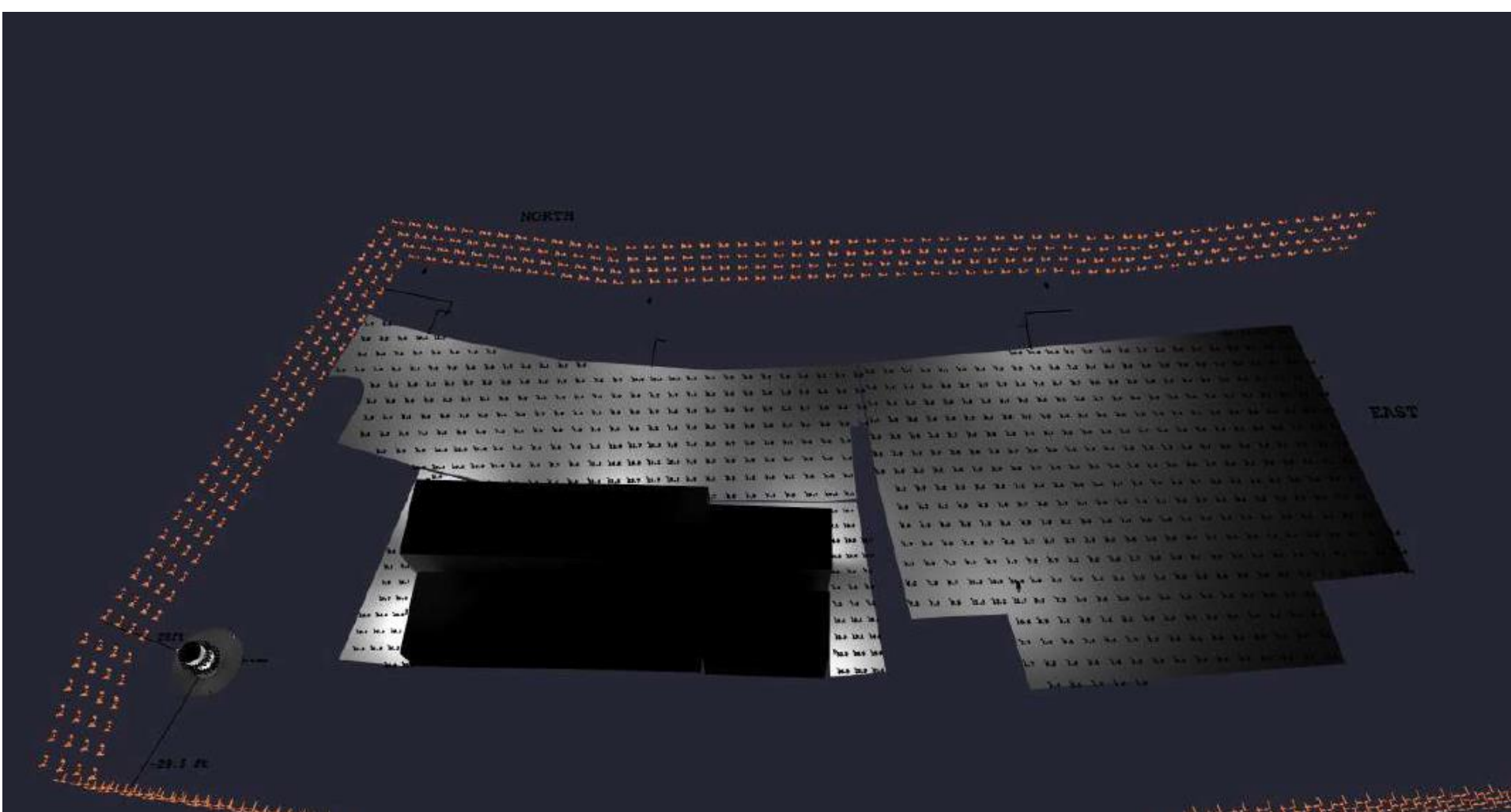
AERIAL PHOTO SHOWING LOCATION OF LIGHTS



PHOTOMETRIC DATA



PHOTOMETRIC DATA



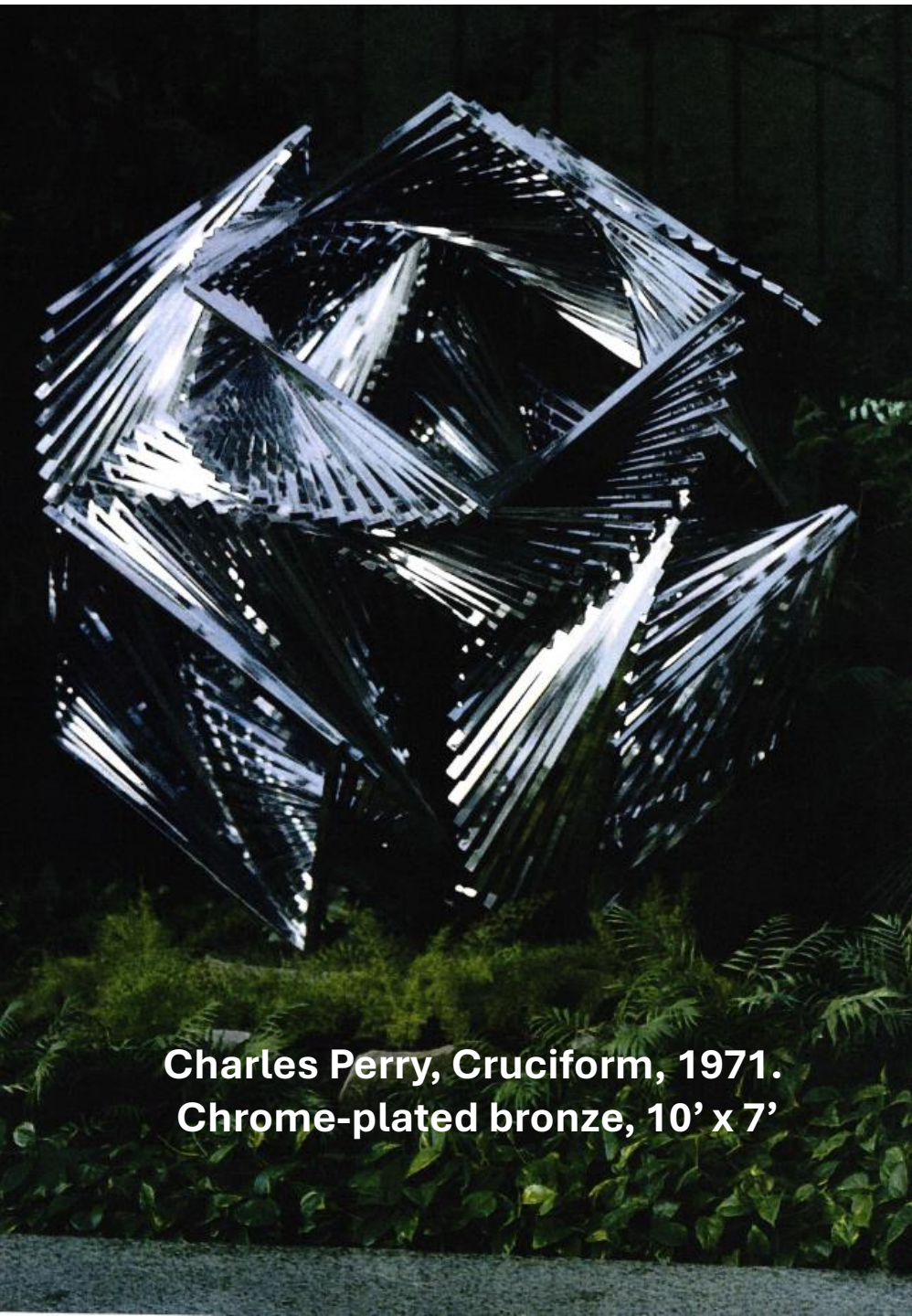
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	3	HBLED13NA	Single	N.A.	1.000	HBLED13NA/D10	13.6	13.6	40.8
	5	SLIMFA_150	Single	22216.9	1.000	SLIM17FAFC150 4k 150	155.93	155.93	779.65
	4	A17_4T150HSS	Single	8096	1.000	A17-4T150/3PRS + A17-RHS-S	69	69	276

Luminaire Location Summary						
LumNo	Label	X	Y	MTG HT	Orient	Tilt
1	A17_4T150HSS	76.643	149.53	20	254.666	0
2	A17_4T150HSS	135.651	138.584	20	266.704	0
3	A17_4T150HSS	238.498	140.922	20	268.559	0
4	A17_4T150HSS	218.348	57.373	20	90.431	0
5	SLIMFA_150	174.856	74.056	15	90.775	0
6	SLIMFA_150	177.379	46.693	15	0	0
7	SLIMFA_150	128.629	87.605	15	90	0
8	SLIMFA_150	83.997	90.129	15	90.882	0
9	SLIMFA_150	82.138	59.578	10	178.08	0
10	HBLED13NA	37.321	44.854	0.5	115.863	125
11	HBLED13NA	27.114	54.834	0.5	341.11	125
12	HBLED13NA	39.929	57.746	0.5	221.629	125
Total Quantity: 12						

- NOTES:
- 1) The light loss factor(LLF) is a product of many variables. Best estimates are used to capture light loss based on information given.
 - 2) Illumination values shown, given in foot candles(Fc), are predicted results for planes of calculations, either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 - 3) The calculated results of the lighting simulation represents an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and is subject to the means and methods which are beyond the control of FISHCO.
 - 4) Mounting height determination is job site specific, our lighting simulation assumes mounting height(insertion point of luminaire fixture) at the top of the fixture for Ceiling mount symbols and the bottom of the symbol for all other mounting configurations.
 - 5) It is the owners responsibility to confirm the suitability of existing poles and bases to support the proposed fixture(s). Based on the weight and EPA of the proposed fixture(s) and the owners site soil condition and wind zone, it is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
 - 6) Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the design model. FISHCO is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer information provided into photometric studies.

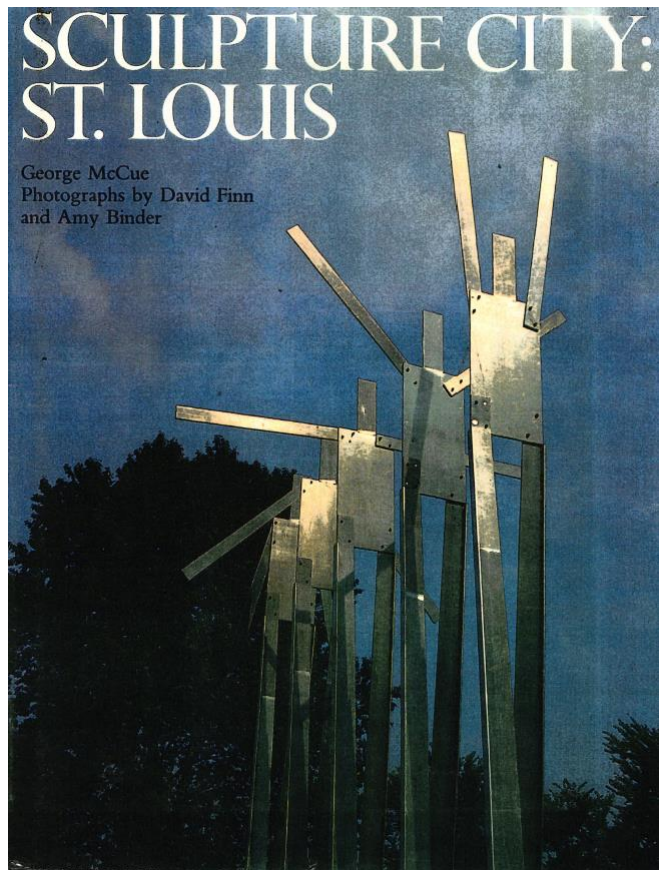
P&Z Meeting Sculpture

November 18, 2024



**Charles Perry, Cruciform, 1971.
Chrome-plated bronze, 10' x 7'**

Petitioned by:
Raymond Saleeby
Owner 11301 Olive Blvd.



Excerpt from Sculpture City: St. Louis by George McCue

New sculpture in downtown St. Louis grew in scale and became noticeably more involved in its architectural context. In the gleaming *Cruciform*, 1971, by Charles O. Perry (b. 1929) in the Equitable Building lobby, 10 South Broadway, curvilinear openings are formed by the axial slippage of uniform squares.

Charles O. Perry Dies at 81; Sculptor Inspired by Geometry

By William Grimes

Feb. 11, 2011

Charles O. Perry, a sculptor who created dozens of mathematically inspired works for plazas and sculpture gardens throughout the United States and abroad and created "Continuum," the knotted black Möbius strip that stands in front of the Smithsonian's National Air and Space Museum in Washington, died on Tuesday at his home in Norwalk, Conn. He was 81.

The cause was stomach cancer, his son Marco said.

Mr. Perry was an architect working for Skidmore, Owings & Merrill in San Francisco when he began making sculptural models at night in a garage. In 1964 his works were exhibited in a one-man show at the Hansen Gallery that sold out and earned him a commission from the city of Fresno.

That year he also won the Prix de Rome, an award that sent him to study sculpture at the American Academy in Rome, where he stayed for the next 14 years to practice architecture and make large-scale works of sculpture that drew inspiration from the geometry inherent in natural forms.



Charles O. Perry The Hour/Norwalk CT

"Continuum," completed in 1976 for the new Air and Space Museum, is a bit of topological whimsy that plays with the peculiarities of the Möbius strip, which has one continuous surface and one edge.

"In this case, the edge of the sculpture portrays the path of a star as it flows through the center of the sculpture's 'black hole' into negative space-time and on again into positive space," Mr. Perry told Ivars Peterson for the book "Fragments of Infinity: A Kaleidoscope of Math and Art" (2001).

Charles Owen Perry was born on Oct. 18, 1929, in Helena, Mont., where his father owned a successful gold and gem mine.



He served in the Army as a forward observer with an artillery unit in Korea, where he was awarded a bronze star for bravery and invented his own gun sight out of scrap parts to achieve better depth perception.

After returning to the United States, he enrolled in the School of Art and Architecture at Yale, earning a master's degree in architecture in 1958.

At the suggestion of the painter Josef Albers, he experimented with a variety of materials in a quest to discover their inner nature. In so doing, he became interested in the rhombus and invented plastic rhombic hexahedrons that interlocked to form novel shapes. These were later exhibited as art at the 1969 Spoleto Festival in Italy and, under the name Perrygons, sold as construction toys through the Museum of Modern Art.

The artistic possibilities of geometric forms, and the mysteries of the universe's physical laws, provided Mr. Perry with an inexhaustible source of material. The Möbius strip reappeared in the sculptures "Calligraphic Möbius" and "Helix Möbius Mace," both in the Crystal City development in Arlington, Va.; "Continuum II" at the Marina Center Holdings Building in Singapore; and "Solstice," at the Bank of America Building in Tampa, Fla., an assemblage of silver pipes described on its base as "a two-thirds twist triangular torus Möbius."

Mr. Perry explored other shapes in "Shell Mace" (Shell Oil Company, Melbourne), the bright-red, calligraphic "Rondo" (Kinshicho Station, Tokyo) and "Eclipse" (Hyatt Regency, Embarcadero Center, San Francisco), a gold-colored sphere technically a pentagonal dodecahedron with the faces spiraling outward composed of 1,440 pieces of gold-colored, interlacing aluminum tubes.

Mr. Perry also designed gold and silver jewelry for Tiffany & Company, a semi-abstract chess set made of nickel-plated tubing, and sculptural puzzles. In the early 1990s he designed several chairs: an ergonomic stacking chair, known as the Perry Chair, for Krueger International; the Uno office chair for Steelcase; and the Virtuoso for Virco.

In addition to his son Marco, of Brooklyn, he is survived by his wife, Sheila Henry de Perry; a brother, Alexander, known as Sandy, of St. Marys, Ga.; a sister, Avery Wall of Omaha; three other sons: Paul, of Lexington, Mass., Carlo, of Brooklyn, and Pat, of Yardley, Pa.; and nine grandchildren.

Sculpture Approved by Arts Committee 10/30/24 Page 132 of 149

Sculpture will be located in the existing circle area marked by a star with a new 4" concrete pad surrounded by boxwoods and liriopie.

Street
Corner
View



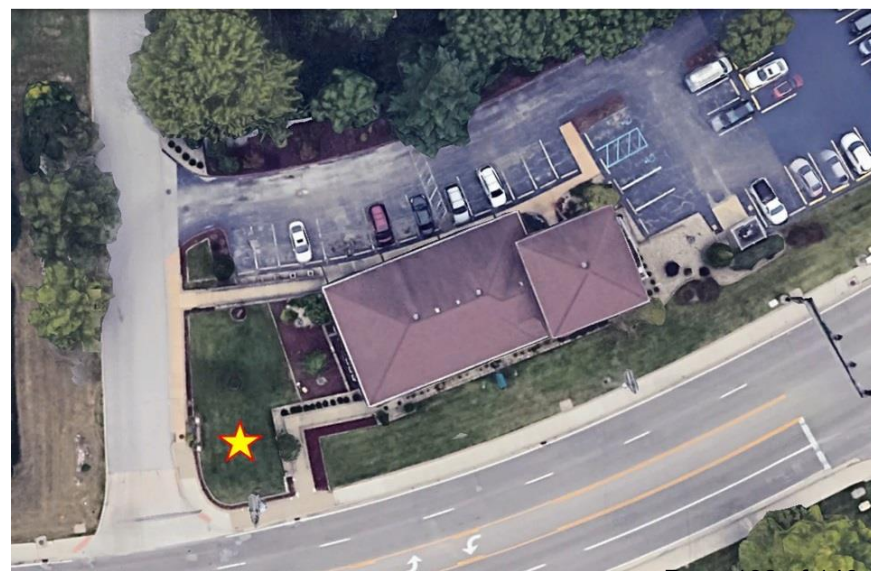
Side
View



Landscaping Around Sculpture

11 Buxus, 'Little Missy' Boxwood 3 gal
(grows 2.5 ft tall)

22-25 Liriope, Variegated (purple bloom) 1 gal
(in front of boxwood)



P&Z Meeting Tuff Shed

November 18, 2024



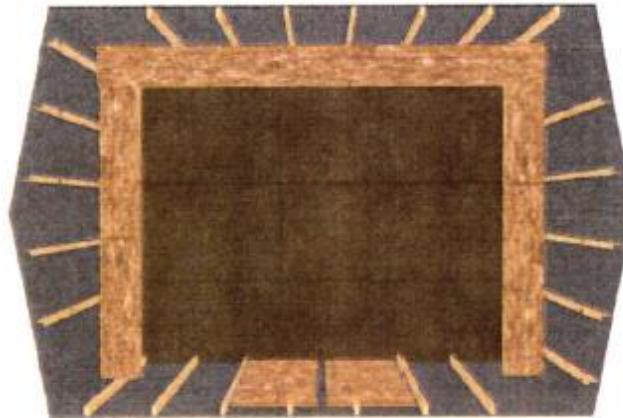
Petitioned by:
Raymond Saleeby
Owner 11301 Olive Blvd.

ADD 12x16 SHED TO EAST SIDE OF BUILDING



Wall D

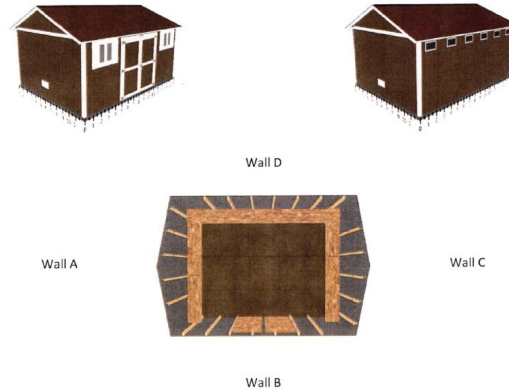
Wall A



Wall C

Wall B

ADD 12x16 SHED TO EAST SIDE OF BUILDING



Base Details/Permit Details

Building Size & Style

Premier Pro Ranch - 12' wide by 16' long

Paint Selection

Base: Ground Coffee, Trim: Delicate White

Roof Selection

Hickory Dimensional Premium Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

3' x 6'2" Double Door (6")

Windows

2 2'x2' Insulated Horizontal Sliding Window, shutters

Transoms

6 Ea Transom Window (16"x8")

Roof

17 Lin Ft Ridge Vent

Floor and Foundation

6 Ea Shed Anchor into Dirt - Auger or MR88

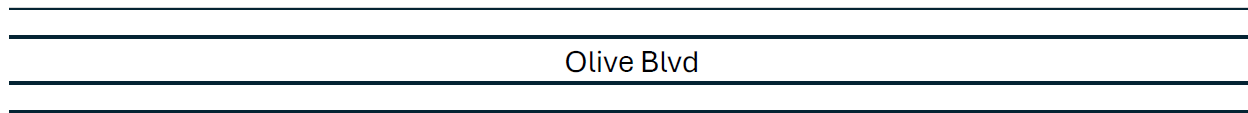
Interior

40 Lin Ft Shelving - 16" deep

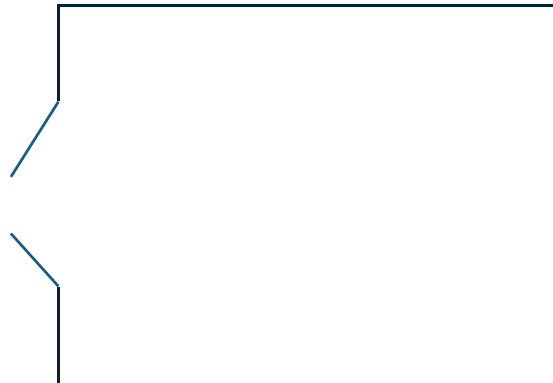
Vents

2 Ea 16"x8" Wall Vent - White

MODIFICATION TO SHED: DOORS MOVED TO 12' SIDE

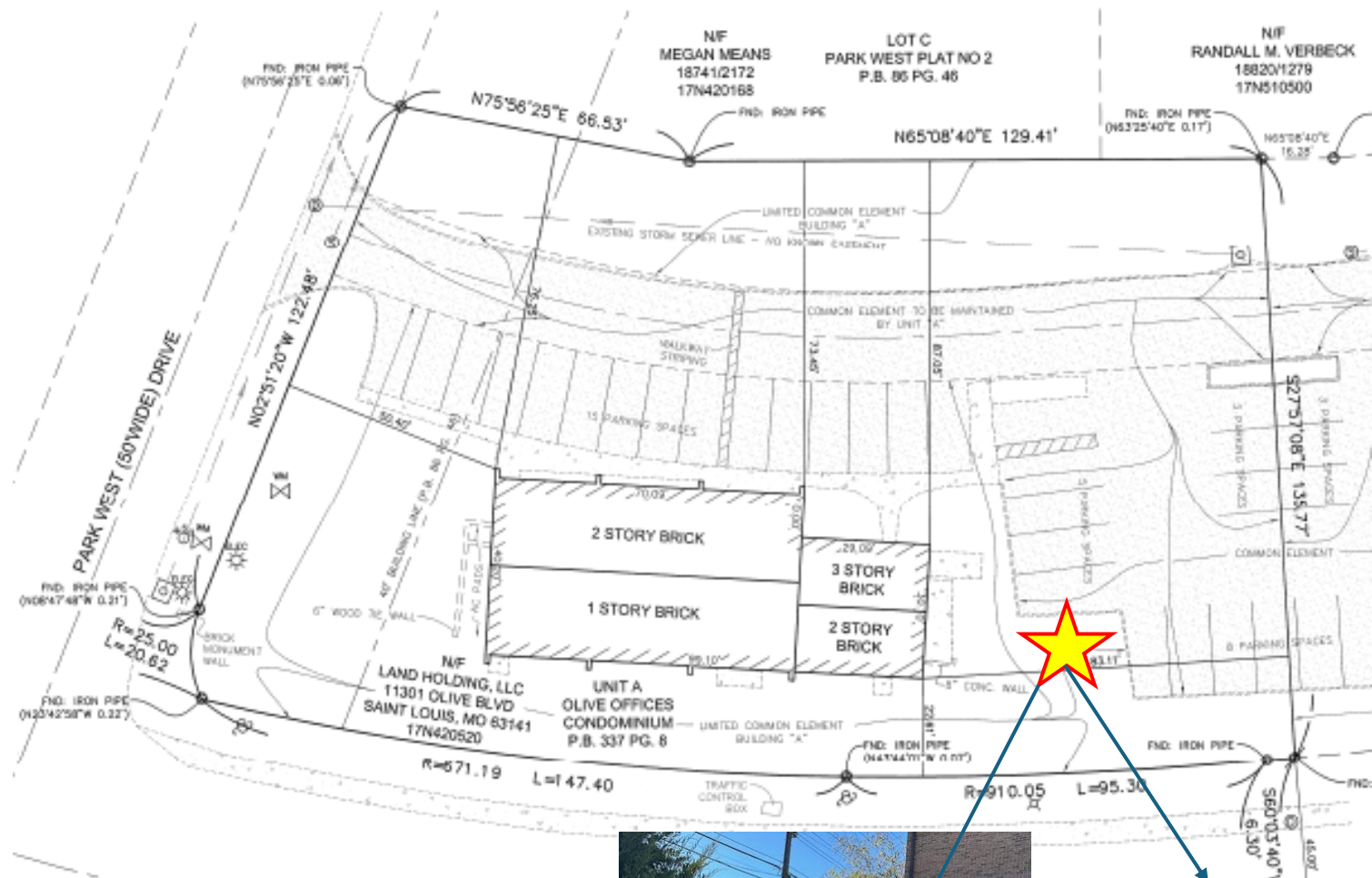


Doors
on
short
side
facing
East



Windows
on long
side
facing
North



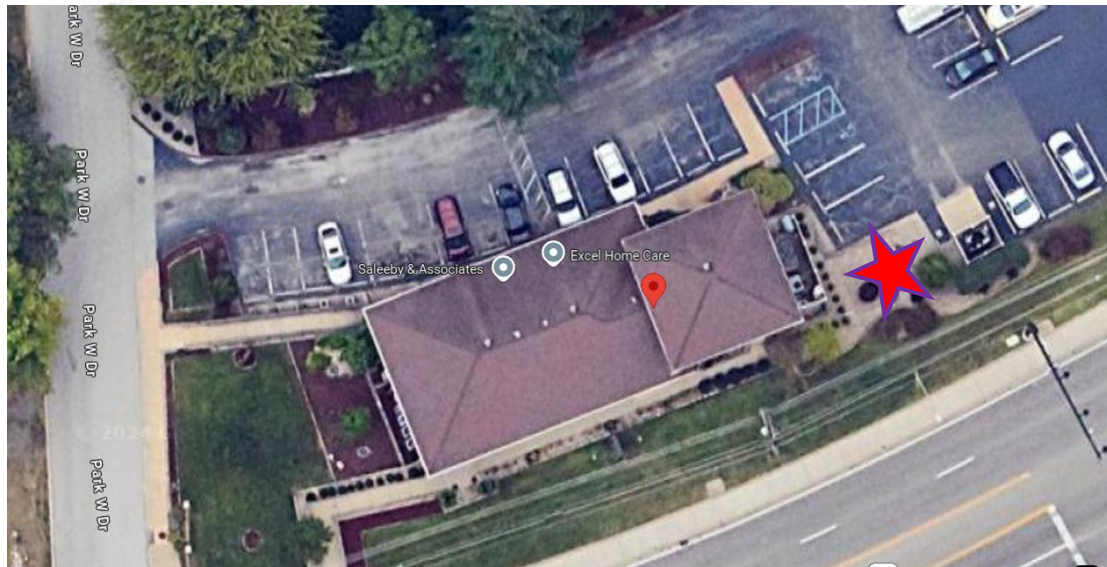
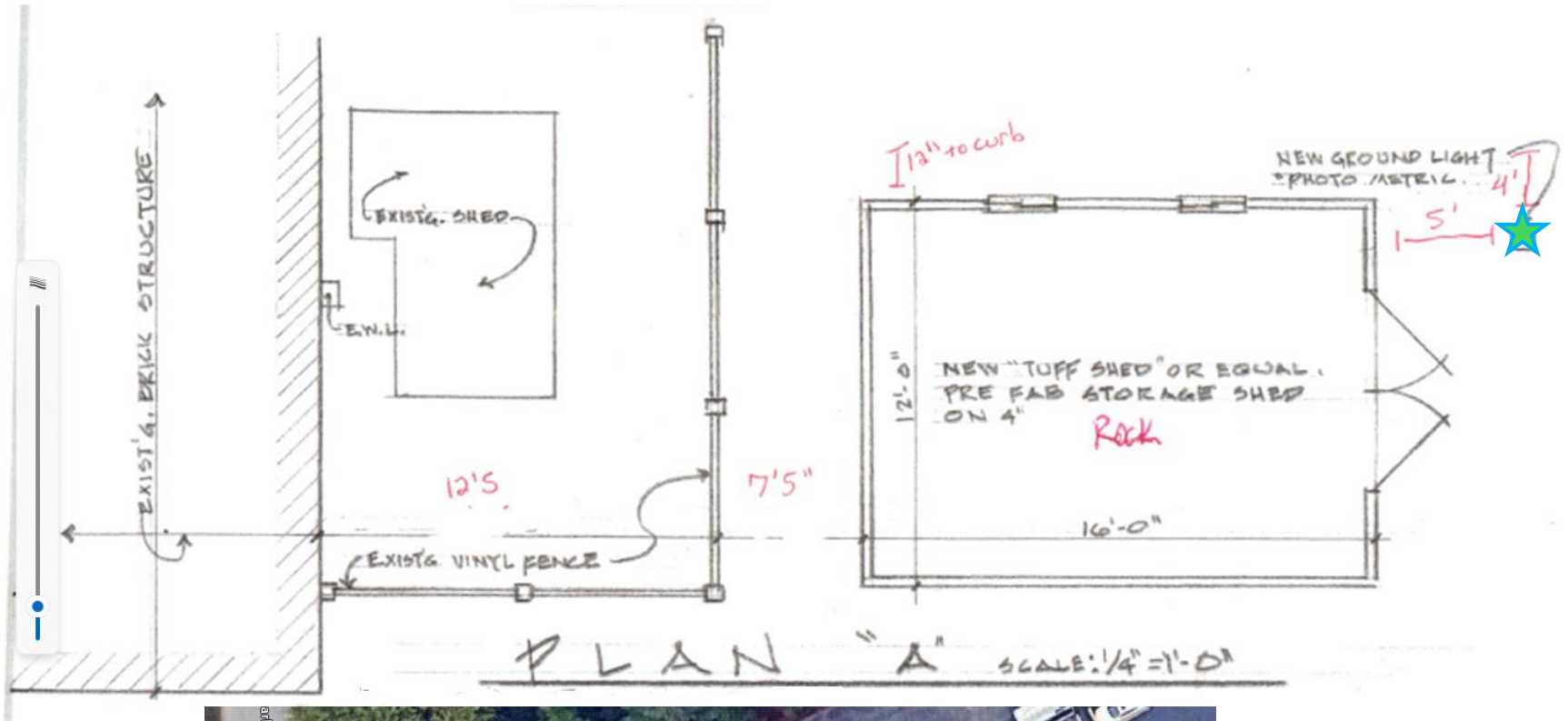


LANDSCAPED PRIVACY WALL

Landscaping blocks the view from Olive Blvd.



LOCATION OF SHED: EAST SIDE OF BUILDING





city of CREVE COEUR

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

MEMORANDUM

DATE: November 1, 2024
ON BEHALF OF: Creve Coeur Arts Committee
SUBJECT: Public Art Proposal from Saleeby & Associates, Inc.

The Creve Coeur Arts Committee met on Wednesday, October 30, 2024, to review and discuss the public art proposal presented by Saleeby & Associates, Inc., located at 11301 Olive Blvd.

Mr. Ray Saleeby and Ms. Debbie Graven of Saleeby & Associates, Inc., attended the meeting virtually and discussed the public art proposal with the Arts Committee members and City staff present. Their proposal included plans for landscaping and solar lighting around the sculpture. Arts Committee members spoke favorably of the artwork, stating it would be a visual asset to Creve Coeur and the installation site was well-suited for the sculpture. Arts Committee members noted the bull-shaped grill also present on the property; they discussed whether the grill and the sculpture would visually compete with each other and came to a consensus that the grill was not a concern since it was far enough away from the sculpture site.

The Arts Committee voted to recommend the public art proposal from Saleeby & Associates, Inc., with the additional recommendation that low level lighting be used and placed around the sculpture in a manner that does not reflect light into the vision of drivers along Olive Boulevard.

Melissa Bradford
Public Information Officer & Management Analyst
Staff Liaison, Creve Coeur Arts Committee

BILL NO. 1760

ORDINANCE NO. 1716

AN ORDINANCE APPROVING THE OLIVE OFFICES CONDOMINIUM PLAT OF A TRACT OF LAND IN U. S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND AUTHORIZING THE CITY CLERK TO EXECUTE AND TO AFFIX THE SEAL OF THE CITY OF CREVE COEUR, MISSOURI TO SAID CONDOMINIUM PLAT.

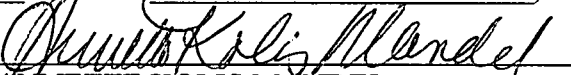
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI:

SECTION 1. PURSUANT TO THE PROVISIONS OF SECTION 448.1-106 RSMo., THE OLIVE OFFICE CONDOMINIUM PLAT OF A TRACT OF LAND IN U. S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS SUBMITTED AND DATED MAY, 1995 BY JAMES ENGINEERING AND SURVEYING CO., INC. ON BEHALF OF CLARK REFINING AND MARKETING, INC., A DELAWARE CORPORATION, IS HEREBY APPROVED.

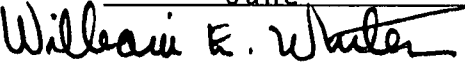
SECTION 2. BE IT FURTHER ORDAINED THAT APPROVAL OF THE CONDOMINIUM PLAT KNOWN AS OLIVE OFFICES CONDOMINIUM, DATED MAY, 1995, SHALL BE ENDORSED ON SAID PLAT AS INDICATED IN SECTION 1 HEREOF UNDER THE HAND OF THE CITY CLERK AND THE SEAL OF THE CITY OF CREVE COEUR, MISSOURI, SHALL BE AFFIXED THERETO.

SECTION 3. BE IT FURTHER ORDAINED THAT IN ORDER TO ALLOW FOR PROMPT CLOSING OF CONVEYANCE OF PROPERTY INTEREST IN THE SUBJECT PROPERTY BY JULY 1, 1995, THIS ORDINANCE IS HEREBY DECLARED TO BE AN EMERGENCY AND SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE AND APPROVAL, PURSUANT TO SECTION 3.11(f) OF THE CITY CHARTER.

ADOPTED THIS 12 DAY OF June, 1995.


ANNETTE KOLIS MANDEL
PRESIDENT OF CITY COUNCIL

APPROVED THIS 12 DAY OF June, 1995.


WILLIAM E. WINTER, MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

OLIVE OFFICES CONDOMINIUM

A TRACT OF LAND IN U.S. SURVEY 1962, T.45 N.-R.5 E.
ST. LOUIS COUNTY, MO. - CITY OF CREVE COEUR, MO.

Depreciation	58.00
Gifts	100.00
	<u>158.00</u>
DOCUMENT	\$ 4.00
STATE USER	\$ 3.00
FAHF FUND	\$ 3.00
MHT FUND	\$ 169.00
TOTAL	

Declaration	54.00
Paid	100.00
	<u>154.00</u>
\$	
DOCUMENT	
STATE USER	<u>4.00</u>
\$	
FAHF FUND	<u>3.00</u>
\$	
MHT FUND	<u>3.00</u>
\$	
TOTAL	<u>169.00</u>
\$	

BOOK 337 PAGES 8 AND 9
FILED FOR RECORD

JUL 7 - 1999

AT 2:21 O'clock P M
RECORDED DEEDS
ST. LOUIS COUNTY, MO.

PROP. N/F OF
HARRIS
D.B.8389, PG. 442

PROP. N/F OF
BERGER
#10 7-13-66

PLAT NO
PROP. N/F. OF
OLEVSKY
D B.7797.PG.1673

PROP. N/F OF
MCMULLIN
D.B.7977,PG.1502



PROP. N/F
HARRIS
OF B.0380

PROP. N/F OF
BERGER
#10 7-13-66

PLAT NO
PROP. N/F. OF
OLEVSKY
D B.7797.PG.1673

PROP. N/F OF
MCMULLIN
D.B.7977,PG.1502



PROP. N/F
HARRIS
OF B.0380

SCALE: 1" = 20'

0 10 20 40 60

GRAPHIC SCALE

PROP. N/F OF
CREVE COEUR
FIRE PROTECTION
DISTRICT

This is to certify that at the request of T. COOKE PRODUCTIONS, that we have in the month of May, 1995, made a Condominium Survey and plat of a TRACT OF LAND IN U.S. SURVEY 1962, TOWNSHIP 45 NORTH, RANGE 5 EAST, in St. Louis County, Missouri, and the results are shown hereon. This Urban Property survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

In Witness Whereof, I have signed and sealed the foregoing plat
this 23RD day of JUNE 1995.

James Engineering and Surveying Company, Inc.

James L. Wilson

The undersigned owner of the tract of land plattd and described in the above surveyor's certificate has caused the same to be surveyed and has caused a Condominium Plat to be prepared in the manner stated on this plat which condominium shall hereinafter be known as "OLIVE OFFICES CONDOMINIUM", this plat marked Exhibit A, is hereby acknowledged and declared to be correct and true pursuant to the Missouri Uniform Condominium Act Sections 448.101 to 484.4-120 R.S. Mo.), which declaration is recorded in Deed Book 64556 Page 745 of the County of St. Louis Records.

In Witness Whereof, the undersigned has signed the foregoing this
22ND day of JUNE, 1995.

CLARK REFINING & MARKETING, INC.,
A DELAWARE CORPORATION


KATHERINE D. KNOCKE, SECRETARY

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) ss

On this 22nd day of JUNE, 1995, before me appeared KAREN D. KATKE, to me personally known, who being by me duly sworn, did say that she is Secretary of Diark Refining & Marketing, Inc., a corporation of the State of Indiana, that said corporation is the foregoing instrument is the corporate seal of said corporation, and that this instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said KAREN D. KATKE acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My commission expires: 3-22-96

Notary Public REV ZROSKY

PROP. N/F OF
H.B.E. CORP.
D.B. 8372, PG. 2099
11318

PROP. N/F OF
LAWTON
D.B. 7247, PG. 886
11256

PROP. N/F OF
SIMS
D.B. 9051, PG. 557
11224

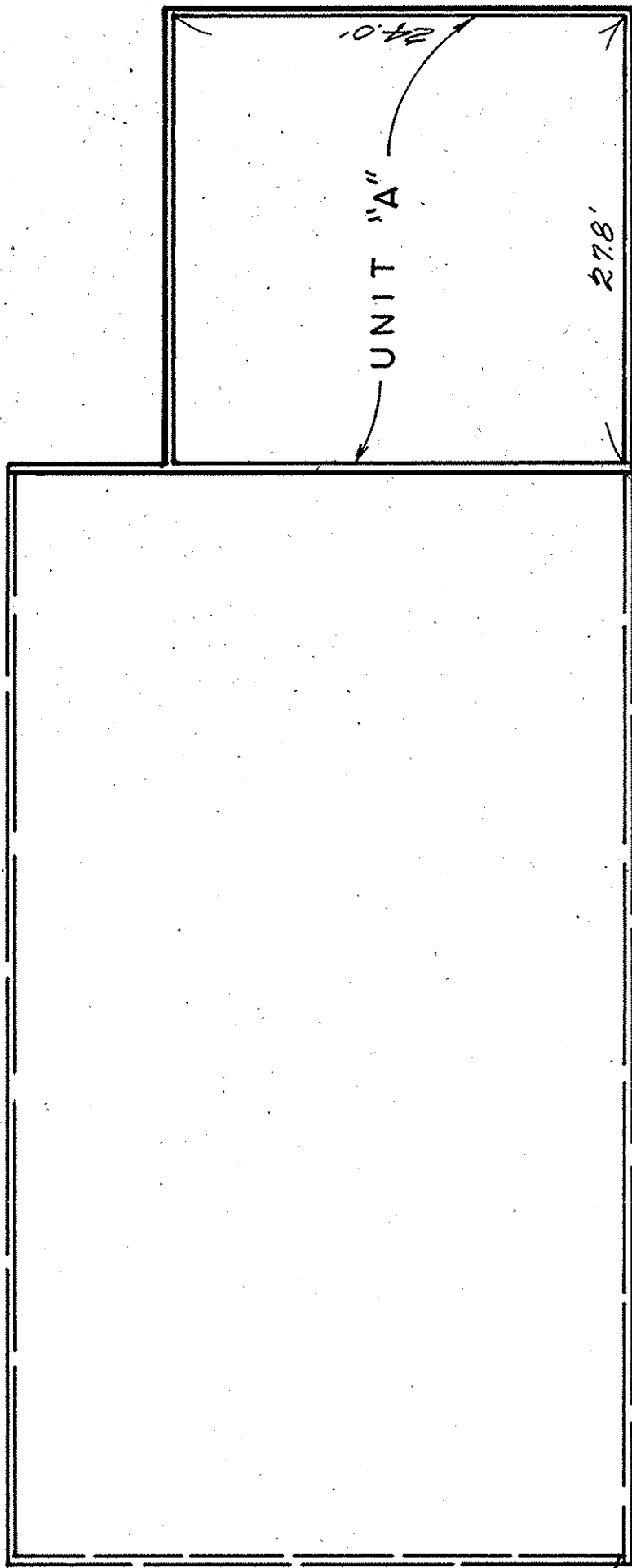
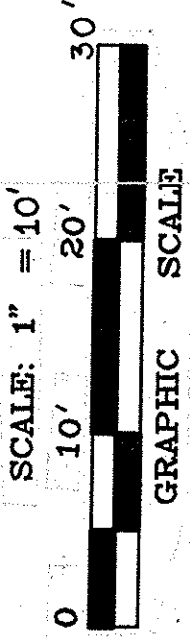
I, John C. Call, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this plat of "OLIVE OFFICES CONDOMINIUM" was approved by the City Council of the City of Creve Coeur, Missouri, by Ordinance No. 1716 approved the 12 day of June, 1995.

Lathyrus Calli-

SHEET 1 OF 2

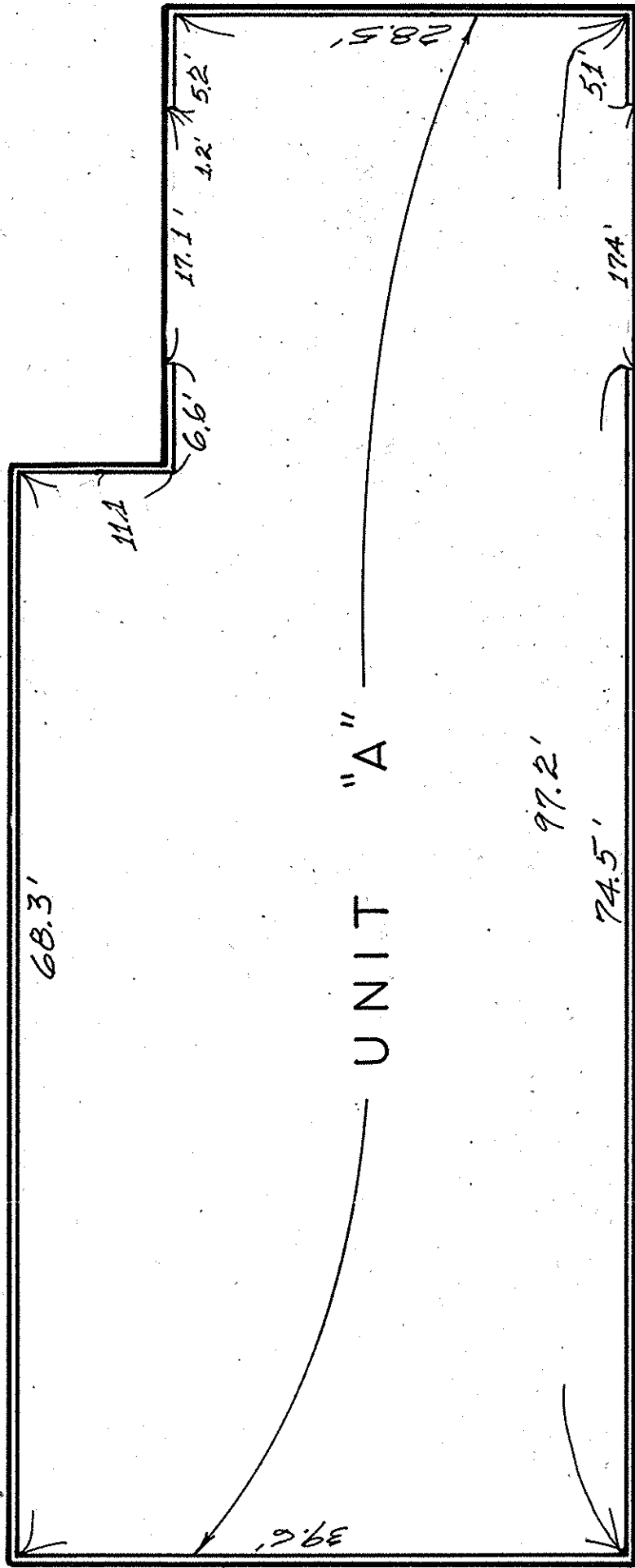
1	June 6, 1995	APK	SHOW COMMON ELEMENTS	
REV.	DATE	BY	DESCRIPTION	
F.L.D.	C. L. DES.		SCALE: VERT. 1" =	ORDER NUMBER
DRW. M. K. CHK.			HORIZ. 1" = 20'	134 9978
DATE: MAY	1995		M.S.D. NO. P-	SHEET 1 OF 2
			JAMES ENGINEERING	
			&	
			SURVEYING CO., INC.	
			ENGINEERS PLANNERS SURVEYORS	
			7810 FORSYTH BLVD. S. 300 CLAYTON, MO. 63105	
			PHONE: (314) 727-4008 FAX: (314) 727-5704	

OLIVE OFFICES CONDOMINIUM
U.S. SURVEY 1962 — T. 45 N. - R. 5 E.
ST. LOUIS COUNTY, MO.
CITY OF CREVE COEUR, MO.



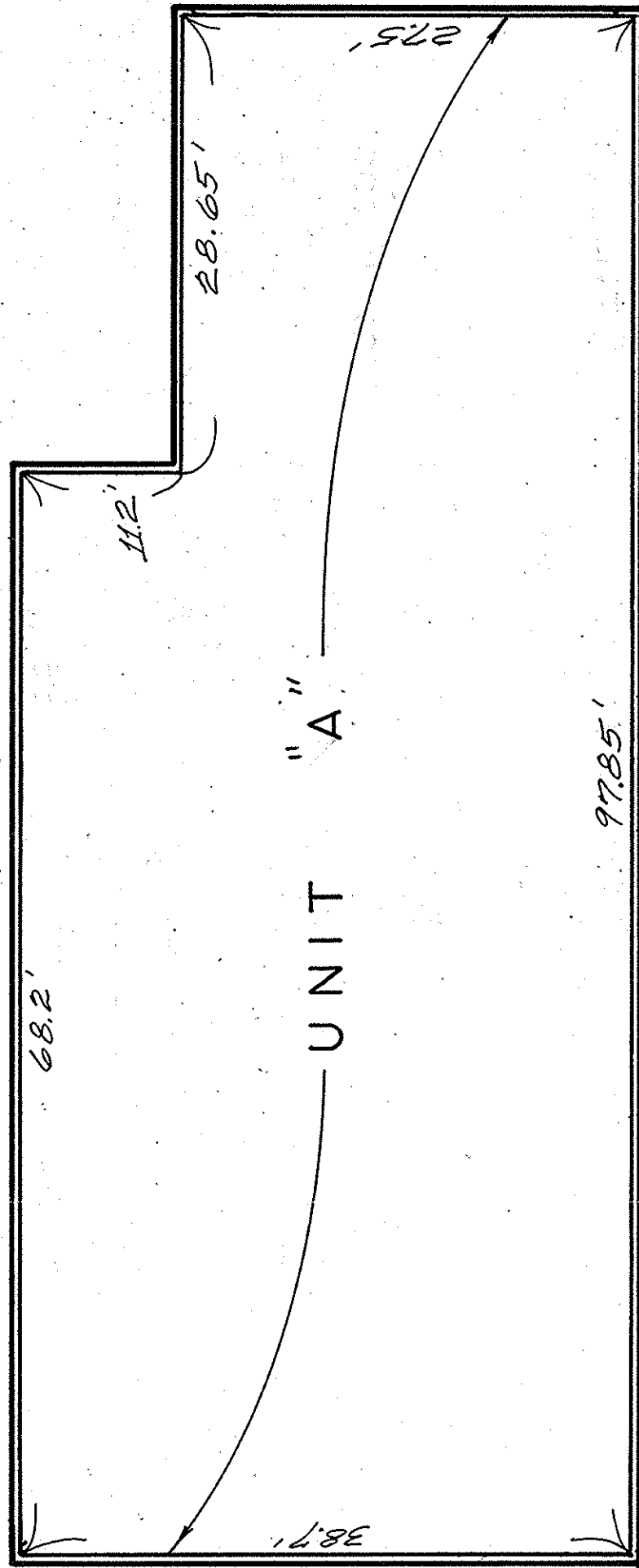
THIRD FLOOR BUILDING "A"

FLOOR ELEV. 693.18
CEILING ELEV. 701.25



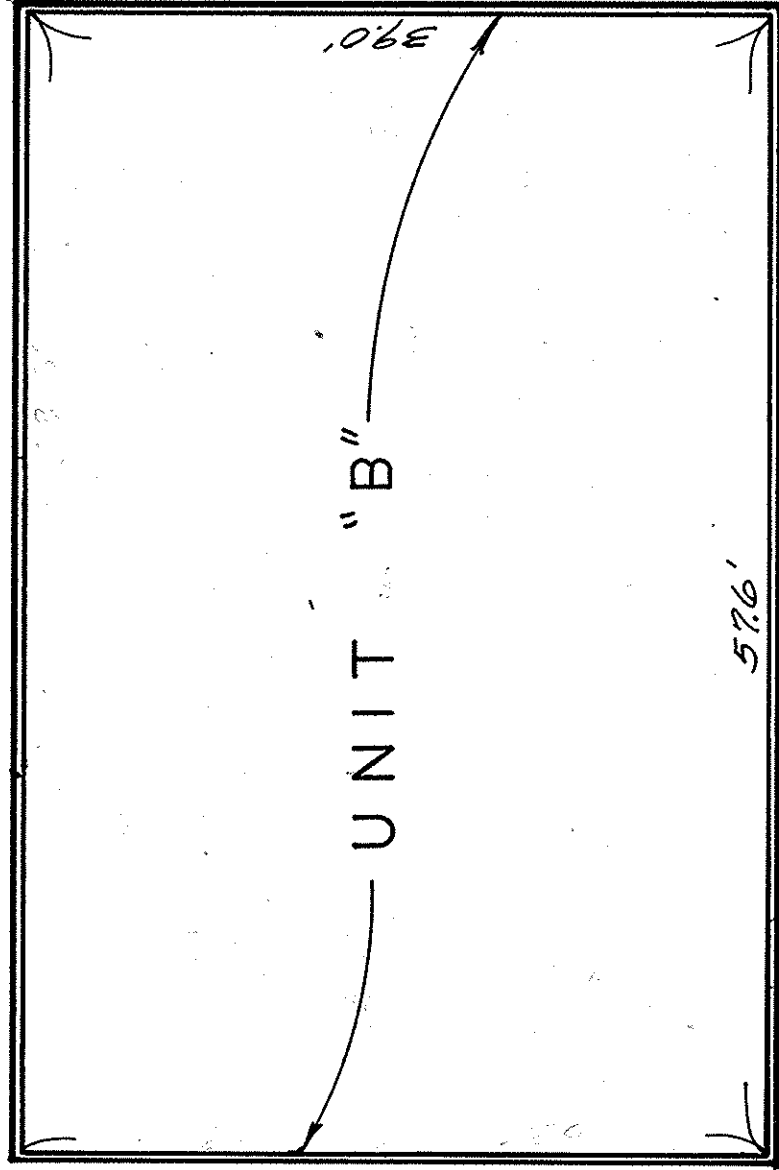
SECOND FLOOR BUILDING "A"

FLOOR ELEV. 680.90
HALLWAY CEILING ELEV. 688.67
CEILING ELEV. 689.92



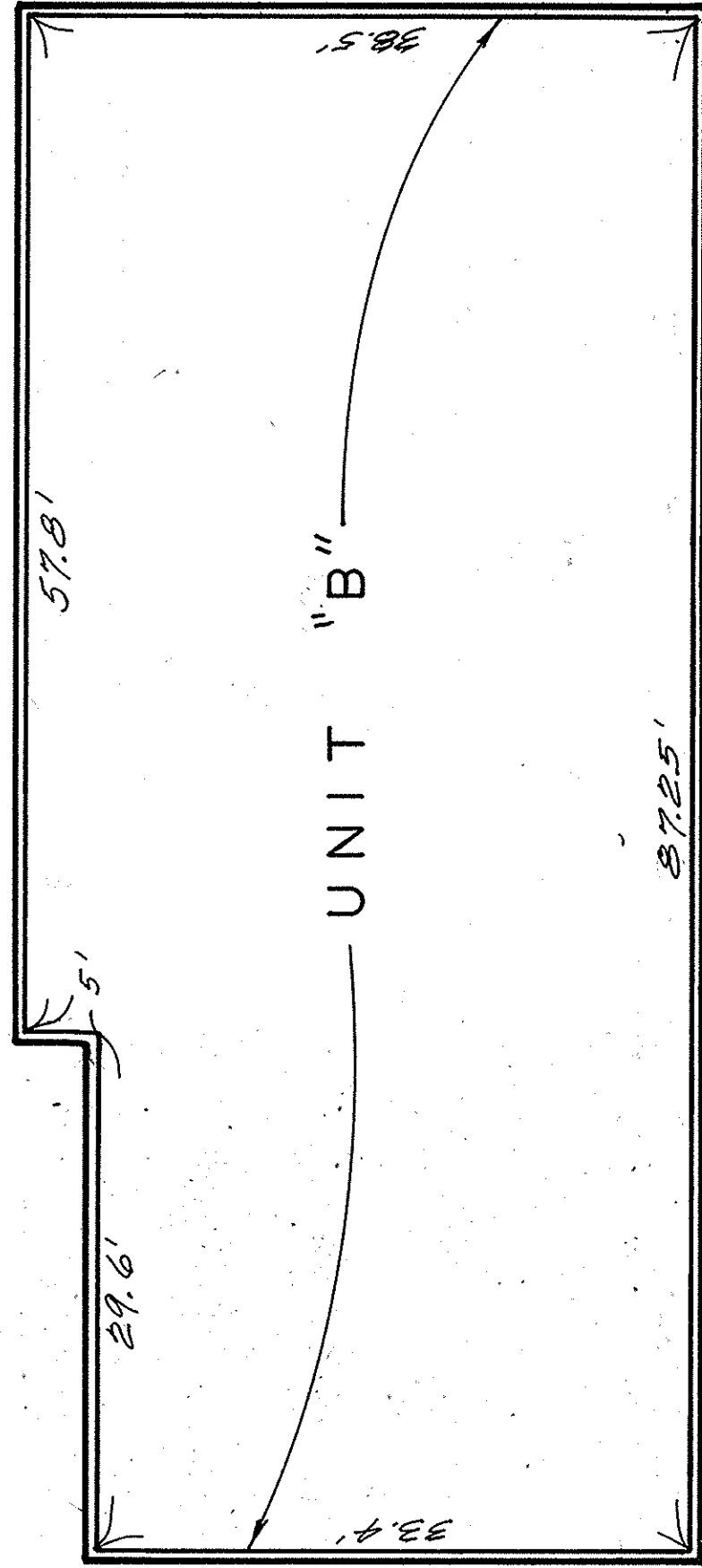
FIRST FLOOR BUILDING "A"

FLOOR ELEV. 668.84
CEILING ELEV. 677.89



SECOND FLOOR BUILDING "B"

FLOOR ELEV. 680.69
CEILING ELEV. 688.71



FIRST FLOOR BUILDING "B"

FLOOR ELEV. 669.53
CEILING ELEV. 677.73
LOBBY ELEV. 668.80

STATE OF MISSOURI, } SS.

County of St. Louis

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office this 17 day of JULY A.D. 1995 at 2:10 o'clock P.M. and is truly recorded in Plat Book 337 Page 3 & 4 & 5 & 6 & 7

Witness my hand and official seal on the day and year aforesaid.

David E. Gray
County Recorder of St. Louis
By *David E. Gray*
County Recorder

RECEIVED
JAMES W. WILSON
JUL 18 1995



DEPARTMENT OF COMMUNITY DEVELOPMENT MEMORANDUM

Meeting Date: November 18, 2024

To: Planning and Zoning Commission

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

Subject: **Work Session Item: Accessory Structures and Uses**

Attachments: Draft Code Revisions

At the August 24, 2024, Joint Work Session with the City Council and Planning and Zoning Commission, staff included the review of the accessory uses and structures zoning requirements as a future work item. Specifically, the focus was to determine if further adjustments should be made to provide regulations concerning the appearance and/or size of detached accessory buildings. The goal of these additional regulations would be to encourage complementary design of larger accessory buildings that correspond to the primary residence and maintain the residential character of neighborhoods.

Staff has prepared a first draft incorporating such changes within Zoning Code Section 405.460 Accessory Structures and Uses. These changes would introduce a new design standards section to provide a basic requirement for accessory buildings 400 square feet or larger (the size of a small two car garage, 20'x 20') to have similar wall materials and that complement the design of the primary house. In addition, if there is any ambiguity to the complementary nature of the detached structure to the primary residence, the application can be forwarded to the Planning and Zoning Commission for review and approval. The second component of the attached revisions would limit the size of any individual detached accessory building to no more than 60 percent of the ground floor area of the primary residence. A clarification has been added to allow the ground floor area calculation to include an attached enclosed garage. The requirement that all of the accessory buildings combined cannot exceed the ground floor area of the primary building remains in place.

There are many different types and varying sizes of accessory buildings within residential areas. The most common include garages, pool houses, and storage buildings. Further, concerning matters of design, appropriate development can be a matter of opinion. For these reasons, Staff has taken a targeted and cautious approach to these amendments. Staff looks forward to reviewing these proposed changes in greater detail at the meeting and receiving direction from the Commission. Depending on the depth of the discussion, staff with either present a second draft for further discussion at a future work session or we will incorporate any desired changes and prepare a formal amendment for public hearing and Planning and Zoning Commission approval.

Draft Amendments
November 18, 2024 Planning and Zoning Commission Work Session

Section 405.460 Accessory Uses and Structures

C. Use Limitations.

1. No accessory structure shall be built prior to the completion of construction of the principal use.
2. No accessory structure shall be utilized unless the principal structure to which it is accessory is occupied.
3. All accessory uses and structures shall comply with the use limitations applicable in the zoning district in which located.
4. An accessory structure may feature finished indoor areas but shall not be used as a dwelling unless specifically allowed in the applicable zoning district regulations.
5. Accessory structures in any residential district shall not exceed twelve (12) feet in height, except for properties located in the "A" or "B" Single-Family Residential Districts, accessory structures shall not exceed fifteen (15) feet in height.
6. The ~~total floor~~ area of any individual accessory building shall not exceed sixty (60) percent of all accessory buildings shall not exceed the ground floor area of the principal building in a single-family residential district including the floor area of an attached, enclosed garage at the ground level. The total floor area of all accessory buildings shall not exceed the ground floor area of the principal building in a single-family residential district.

D. Location.

1. An accessory building attached to a principal building in a substantial manner by a wall or roof shall be considered part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building.
2. If the separation of an accessory structure and primary building is less than ten (10) feet, the accessory structure shall conform to the same yard requirements as the principal building.
3. No accessory structure or use shall be located in any required corner visibility triangle as established in Section 405.670.
4. No accessory structure, except those exempted by Section 405.630(A), shall be located within a front yard.
5. Accessory structures and uses shall be set back at least five (5) feet from the rear lot line.

6. Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas subject to other applicable restrictions of this Zoning Code.

E. Design Standards.

1. In single-family residential zoning districts, any accessory building 400 square feet or larger in size shall be constructed utilizing similar exterior wall materials that complement the design of the primary building.
2. Should the Zoning Administrator determine such an application does not meet the design requirements outlined above, the application, as requested by the applicant, may be reviewed and acted on by the Planning and Zoning Commission as a site development plan per the procedures in Section 405.1080.

City of Creve Coeur Building Division

Accessory Structures Permits Issued

January 1, 2021 to Present

Detached Garage	9
Sheds	22
Pool House	14
Greenhouse	3
Gazebo	7
Pavillion	14

Creve Coeur Planning and Zoning
Concept outline
East Olive Corridor
11/15/24

To: Julie LaBonte and Jason Jaggi:

The “Olive East Corridor” covers an area in Creve Coeur from Mosley Road to Spoede Road. This area includes a number of office buildings, shopping centers, apartments, and three streets with small subdivisions on the south side of Olive Street.

The three streets are just west of Spoede Road. A recap of the subdivisions includes the following:

- Deaver Lane – Approximately 20 + homes and a few lots of which approximately 50% of the parcels have been redeveloped.
- Sona Lane – Approximate 20 + homes and a few lots of which 10+-% of the parcels have been redeveloped.
- Larkin Ave – Approximately 22 + homes and a few lots of which approximately 10+-% of the parcels have been redeveloped.

The focus of this memo is the lots on Deaver Lane, Soan Lane and Larkin Ave which are adjacent to Olive Street (the Front Lots). Due to age and condition, many of the houses at the beginning of each of these streets have been demolished or in need of enhancement.

The current subdivision indentures for this area generally limit the area to single family housing. A portion of the area has benefited from tear downs and the construction of newer single-family homes. A portion of the existing homes are

on lots with difficult topography. The history of Creve Coeur has seen this area passed over for redevelopment and appreciation.

In order to move ahead with enhancements to the Front Lots several options could be considered:

- A review of the challenges, opportunities, and potential recommendations for the East Olive Corridor, as provided in the Comprehensive Plan (Plan).
- A discussion of the current zoning regulations within the corridor to understand what is allowed and what is not permitted. The process will determine what changes, if any, need to be considered to better align with the Comprehensive Plan.

Can we place this topic on the agenda for discussion at a future P and Z meeting? If we are able to make an appropriate adjustment to the Plan for the Olive East Corridor, we may enhance this area and the related value of the adjacent housing stock.

