



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 28, 2025
7:00 PM**

ZOOM MEETING INFORMATION

Members of the public may access live audio and/or video by accessing the following:

<https://us02web.zoom.us/j/88464889340>

phone: 1 312 626 6799

Webinar ID: 884 6488 9340

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION

- 1. Presentation - 'Leading the Way' Award by ETC Institute**

COMMENTS FROM THE GENERAL PUBLIC An opportunity for members of the public to address the City Council 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.

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

ACCEPTANCE OF ELECTION RESULTS

- 2. Acceptance of the April 8, 2025, General Municipal Election Results**
Summary: City Council to accept the certified results from St. Louis County Election Authority.

CONSENT AGENDA

- 3. Approval of April 14, 2025, Regular Meeting Minutes**

BILLS PAYABLE REPORT



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For Information Only: Invoices Paid Listing 4/10/25 to 4/23/25

UNFINISHED BUSINESS

- 4. Bill No. 6165 - An Ordinance authorizing the issuance of a conditional use permit for a 2,400 square-foot limited-service restaurant, Taco Luna, located at 663-667 North New Ballas Road, within Bal Coeur Plaza. Final Reading and Passage.**

Summary: Hugo Villegas, of DAVICAD, LLC, on behalf of Taco Luna, has submitted an application for a new conditional use permit for a 2,400 square foot restaurant location at 663-667 N. New Ballas Road within Bal Coeur Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM every day of the week. There will be 44 seats in the restaurant and 5 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Taco Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513). Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Commission recommended approval at the April 7, 2025 meeting.

- 5. Substitute Bill No. 6166 - An Ordinance amending Ordinance No. 5635 authorizing a Conditional Use Permit for the Creve Coeur Racquet Club, now Life Time Creve Coeur, located at 12691 Conway Road. Final Reading and Passage.**

Summary: Natalie Nye, of Life Time, Inc, has submitted an application for an amendment to the conditional use permit to expand the existing parking lot to include 50 additional parking stalls with new parking lot lighting located at 12691 Conway Road at the former Creve Coeur Racquet Club. No other exterior changes are proposed at this time. The property is in the "A" Single-Family Residential zoning district. Life Time Creve Coeur is an athletic membership club offering indoor and outdoor tennis and pickleball, swimming and other recreational activities. The use is classified as a Fitness and Recreational Sports Center (NAICS 713940) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at the March 17, 2025 meeting.

- 6. Bill No. 6167 - An Ordinance amending section 140.060 Investments of the**



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City of Creve Coeur Code of Ordinances. Final Reading and Passage.

Summary: A change in the law requires an update to Section 140.060 Investments of the Code of Ordinances. The bold portion of the following sentence has been added to the code section to acknowledge required compliance with the new State Statute 110.075, which outlines competitive bidding requirements: "The City Council shall designate a City depository for handling any City checking accounts at least once every five (5) years following compliance with Section 110.075 RSMo."

NEW BUSINESS

7. Bill No. 6168 - An Ordinance regulating signage for other conditional uses in residential districts creating a new Section 405.940.F. of the Zoning Ordinance, of the Code of Ordinances of the City of Creve Coeur. First Reading.

Summary: Natalie Nye, of Life Time, Inc, has submitted a zoning ordinance text amendment application to provide signage standards for other conditional uses in residential zoning districts. The submitted application would amend Section 405.940. of the Sign Regulations to create new regulations to allow exterior signage for Other Conditional Uses in Residential Districts. Currently, the Zoning Code provides signage standards for institutional uses in residential districts but not other conditional uses that do not meet the definition of an institutional use. The proposed sign standards include attached signs, low monument signs, parking directional signs, and temporary signs. The applicant plans to seek approval of signage in accordance with these requirements for the Life Time Creve Coeur location, 12691 Conway Road, formerly the Creve Coeur Raquet Club, if text amendment approval is granted. 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. Planning and Zoning Commission recommended approval at the April 21, 2025 meeting.

8. Resolution No. 1791 - A Resolution of the City Council of the City of Creve Coeur, Missouri, supporting the Missouri Blue Shield Program.

Summary: The *Missouri Blue Shield* designation recognizes a community's commitment to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships. Communities that achieve the *Missouri Blue Shield* designation will have access to additional state grants for law enforcement training and equipment.



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- 9. Resolution No. 1792- A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Ideal Landscape Construction, Inc. for the Venable Park Project for the not-to-exceed contract sum of \$2,315,736.00.**

Summary: Staff have reviewed the proposal submitted by Ideal Landscape Construction Inc. to provide general construction services for the Venable Park Project. The project will include parking lot renovations, addition of a central plaza, replacement of the current pavilion, addition of a new 2-5 year old playground, walking path replacement and more. City staff recommend that the City enter into a contract with Ideal Landscape Construction Inc. to provide the services for this project based upon their proposal is the lowest qualified bid for the work and their expertise in park projects.

APPOINTMENTS

- 10. Boards, Commissions, and Committees City Council Liaisons**
11. Election of City Council President

BUSINESS FROM MAYOR AND CITY COUNCIL

- 12. Council Liaison Reports**
13. Kelvin Color Temperature in residential districts

Summary: Council Member Spence would like to discuss the Kelvin Color Temperature in residential districts.

BUSINESS FROM CITY ADMINISTRATOR

- 14. 3rd Quarter Financial Report as of March 31, 2025**
Summary: FY 2025 3rd Quarter Financial Report Ending March 31, 2025, including the Investment Report.
15. Planning and Zoning Commission Update
Summary: Staff will present an update on Planning and Zoning matters.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the

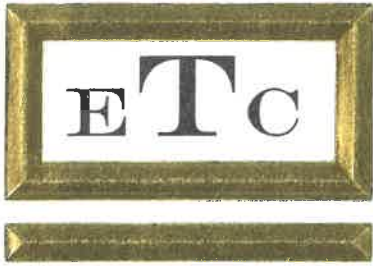


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meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section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

Posted by: _____
Date/Time posted: _____

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



ETC INSTITUTE

MARKETING RESEARCH, DEMOGRAPHY, STATISTICAL APPLICATIONS

725 W. FRONTIER CIRCLE, OLATHE, KANSAS 66061
(913) 829-1215 FAX: (913) 829-1591

February 24, 2024

Mark Perkins
City Administrator
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Subject: Leading the Way Award Winners – Fall 2024 Announcement

Dear Mark,

On behalf of ETC Institute, I want to congratulate the City of Creve Coeur for winning our **Leading the Way Award**.

ETC Institute's "Leading the Way Award" was created to recognize local governments for outstanding achievement in the delivery of services to residents. Recipients of the award rank in the top 10% of all local governments in the United States with regard to their composite performance in the three core areas that are assessed on ETC Institute's DirectionFinder® Survey:

- satisfaction with the overall quality of services
- satisfaction with customer service provided by employees, and
- satisfaction with the value residents think they receive for local taxes and fees.

A maximum of 100 points are awarded in each of these areas based on the results of the survey. In order to rank in the "Top 10% of All Cities", a city must have received a composite score of 210 or more, which means the city scored an average of at least 70 points in at least two of the three areas. The threshold of 210 was established using the results of surveys from more than 450 communities that have participated in ETC Institute's DirectionFinder® Survey over the past two years. **The City of Creve Coeur's composite rating was 253 which was 132 points above the average composite score of 121 for all communities in the United States.**

The City of Creve Coeur is truly setting the standard in many areas. In addition to ranking in the top 10% for all cities in the United States, Creve Coeur's ratings exceeded the national average by more than 20% for the 23 areas listed below and on the following page:

- As a place to live (+49%)
- Overall quality of services provided by the City (+46%)
- Overall effectiveness of City communications (+46%)
- City efforts to inform about important issues (+44%)
- Overall value received for local tax dollars/fees (+43%)
- Quality of customer service for City employees (+43%)
- Overall quality of local police protections (+41%)
- Overall image of the City (+38%)

- As a place to raise children (+36%)
- How quickly police respond to emergencies (+35%)
- Availability of info about City programs/services (+33%)
- Cleanliness of City streets (+33%)
- Efforts to prevent crime (+31%)
- As a place to work (+30%)
- The quality of the City's website (+30%)
- How well community is planning for the future (+30%)
- Level of public involvement in decision making (+28%)
- Visibility of police in neighborhoods (+25%)
- Maintenance of City streets (+25%)
- Snow/ice removal on city streets (+24%)
- Enforcement of local traffic laws (+22%)
- Condition of City sidewalks (+21%)
- Visibility of police in commercial/retail areas (+21%)

Since 1999, ETC Institute's DirectionFinder® Survey has been administered to nearly 2.3 million residents in all 50 states. Although ETC Institute has provided "benchmarking" data that has allowed communities, like Creve Coeur, to compare their results with other communities for many years, ETC Institute did not formally recognize the top performers until 2020.

The crystal award that you are receiving weighs 11 pounds to represent the 11 cities that participated in ETC Institute's DirectionFinder® Survey the first year the survey was conducted in 2000.

More details about the Leading the Way Award, including the names of other award winners, are now available on our website at etcinstitute.com.

ETC Institute will feature the City of Creve Coeur as a winner of the award on our website and social media pages over the next few weeks. If you would like us to present the award virtually at a future meeting, we would be glad to do so. We can even provide a sample press release if needed.

Once again, congratulations to you, the Mayor, the City Council, and all City staff for your outstanding achievements!

Sincerely,



Christopher Tatham, CEO
 Chris.Tatham@etcinstitute.com
 913-669-6053

Cumulative Results Report

Election Night

Run Time3:06 PM

Run Date04/17/2025

ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/8/2025

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Official Results

Registered Voters

96154 of 679157 = 14.16%

Polling Places Reporting

197 of 197 = 100.00%

CITY OF CREVE COEUR - WARD 1 - COUNCIL MEMBER - Two Year Term, Vote for ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	430	3,519	12.22%

Choice	Party	Consolidated Results		Total	
MARK MANLIN		347	100.00%	347	100.00%
Cast Votes:		347	100.00%	347	100.00%

CITY OF CREVE COEUR - WARD 2 - COUNCIL MEMBER - Two Year Term, Vote for ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	541	3,276	16.51%

Choice	Party	Consolidated Results		Total	
NICOLE GREER		389	74.10%	389	74.10%
BRETT A. SCHENCK		136	25.90%	136	25.90%
Cast Votes:		525	100.00%	525	100.00%

Cumulative Results Report

Election Night

Run Time 3:06 PM

Run Date 04/17/2025

ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/8/2025

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Official Results

Registered Voters

96154 of 679157 = 14.16%

Polling Places Reporting

197 of 197 = 100.00%

CITY OF CREVE COEUR - WARD 3 - COUNCIL MEMBER - Two Year Term, Vote for ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	409	3,132	13.06%

Choice	Party	Consolidated Results		Total	
DAVID Z. HOFFMAN		352	100.00%	352	100.00%
Cast Votes:		352	100.00%	352	100.00%

CITY OF CREVE COEUR - WARD 4 - COUNCIL MEMBER - Two Year Term, Vote for ONE

Polling Places			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
197	197	100.00%	442	3,555	12.43%

Choice	Party	Consolidated Results		Total	
MARA G. BERRY		351	100.00%	351	100.00%
Cast Votes:		351	100.00%	351	100.00%



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CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, April 14, 2025, at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Donna Spence
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Kimberly Norwood
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Scott Saunders

Council Member, Ward 3 David Hoffman was absent.

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Assistant Director of Public Works/City Engineer Steven Berecz, Director of Recreation Jason Valvero, Chief of Police Jeffrey Hartman, Public Information Officer and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

PUBLIC HEARING

1. Public Hearing - FY2026 - FY2030 Capital Improvement Program

Court reporter swore in Assistant Director of Public Works/City Engineer Steven Berecz, who then presented the Capital Improvement Program during a public hearing (see Exhibit A).



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Council Member Manlin acknowledged and appreciated the staff's successful efforts in pursuing grants.

In response to Council Member Martinich's inquiry concerning the construction costs of the Centennial Greenway Connection, Mr. Berecz explained that it is not a City-funded project, although the city is a partner in the project with Great Rivers Greenway (GRG) and is serving as the applicant for two federal grants. The City will, however, be responsible for maintenance of the Centennial Greenway within the city limits of Creve Coeur, with the exception of the proposed bridge over Lindbergh, which will be maintained by GRG.

Mr. Berecz further noted that the 39 North Greenway Connection is a City led project requiring city funding. Staff plans to pursue federal grant opportunities as well as potential cost-sharing with GRG for this project.

Council Member Spence asked if any of the grants faced potential jeopardy. Mr. Berecz replied that he had not heard of any such concerns within the industry and felt confident that the City-funded grants were secure.

There being no further comments, City Attorney Carl Lumley presented exhibits for the record and the public hearing was closed.

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Manlin

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

A reception for the incoming and outgoing Council members will be held at 6:30 p.m. on Monday, April 28, 2025, in the lobby of the Government Center.



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CONSENT AGENDA

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

- 2. Approval of March 24, 2025, City Council Joint Work Session Minutes**
- 3. Approval of March 24, 2025, Regular Meeting Minutes**
- 4. Approval of the Economic Development Committee's recommendations to City Council for the 2025 Creve Coeur Business Awards.**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 3/20/25 to 4/9/25

UNFINISHED BUSINESS

No Unfinished Business.

NEW BUSINESS

- 5. Bill No. 6164 - An Ordinance accepting dedication of the Olia Village Access Road as a public street upon completion of construction and containing an Emergency Clause. First Reading, Final Reading and Passage.**

The City Clerk read Bill No. 6164 for the first time.

To allow for a second reading of Bill No. 6164 on an emergency basis to facilitate compliance with development deadlines.



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RESULT: SECOND READING FOR EMERGENCY APPROVAL (UNANIMOUS)

MOVER: Saunders

SECONDER: Newman

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

Director of Community Development Jason Jaggi presented an overview of the dedication request, which included two agreements. The first was a public road

easement agreement for temporary easements to facilitate roadway construction. The second was a dedication deed for the Olia Village Access Road, which would dedicate a portion of the property to the City for public roadway purposes upon completion of construction. He also noted that the Planning and Zoning Commission recommended approval at their April 7, 2025, meeting.

Council Member Carney asked if the developer would fund the roadway improvements. Mr. Jaggi confirmed they would, noting that some costs might be reimbursable through the redevelopment agreement. City Attorney Carl Lumley clarified that City revenue would not be used for these improvements, only new revenue generated by the project. Mr. Jaggi added that the property owner is utilizing a provision of a City ordinance that treats voluntarily donated land for public right-of-way as still being part of their property for zoning purposes.

Council Member Martinich confirmed that the future right-of-way is currently a parking lot. Mr. Jaggi agreed, adding that a preliminary redesign of the area exists and may require review and approval from the Missouri Department of Transportation (MoDOT) due to a minor encroachment on their right-of-way.

In response to a question from Council Member Spence, Barry Glantz of Glantz & Associates, a consultant on the Olia Village development, stated that the current Schnucks site would remain open during construction and traffic flow would be maintained as effectively as possible.

Council Member Manlin requested clarification regarding the duration of the easements. Mr. Jaggi responded that the dedication would be permanent, and the construction access easement would be temporary, lasting until the completion of construction.

Council Member Spence asked about the constraints on the property for future use. Mr. Jaggi stated that it depends on the future use, as the area will become public right-of-way, and any redevelopment site plan would need to incorporate the access.



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The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No.6164 becomes Ordinance No. 5937

6. Bill No. 6165 - An Ordinance authorizing the issuance of a conditional use permit for a 2,400 square-foot limited-service restaurant, Taco Luna, located at 663-667 North New Ballas Road, within Bal Coeur Plaza. First Reading.

City Clerk read Bill No. 6165 for the first time.

Director of Community Development Jason Jaggi presented the application, noting the owners currently operate Carreta's within Creve Coeur. He noted that a condition of approval includes a dumpster enclosure and that the Planning and Zoning Commission had recommended approval with conditions at their April 7, 2025, meeting.

Council Member Spence inquired whether the tenant was responsible for the dumpster enclosures. Mr. Jaggi replied that the property owner is usually responsible, as the enclosures are typically shared and not for the exclusive use of the proposed restaurant. Mr. Jaggi noted that the determination of cost would be handled by the tenant and landlord.

Hugo Villegas, of Davicad LLC, stated a plan has been submitted to staff regarding the installation of a dumpster enclosure. He noted that the cost is currently being discussed between the owner and the landlord.

7. Bill No. 6166 - An Ordinance amending Ordinance No. 5635 authorizing a Conditional Use Permit for the Creve Coeur Racquet Club, now Life Time Creve Coeur, located at 12691 Conway Road. First Reading.

City Clerk read Bill No. 6166 for the first time.

Director of Community Development Jason Jaggi presented an overview of the amendments, which include expanding the parking lot with new lighting and landscaping. He noted that while major interior changes are pending permit by the City, no additional exterior changes are proposed. Mr. Jaggi stated that the Planning and Zoning Commission recommended approval with conditions at their meeting on March 17, 2025.



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Natalie Nye of Life Time, Inc., presented further details on the amendments (see Exhibit B, Slides 1-5), noting that Life Time has addressed the concerns of neighboring residents. Ms. Nye stated that while the new lighting meets City code, they have made adjustments, such as turning off the new parking lot lights at midnight daily, adding more headlight screening, and ensuring all outdoor events conclude by 10:00 PM daily.

Ms. Nye also discussed the interior changes and stated that the facility would remain open and operational during the construction process.

Josh Barcus of Stock and Associates presented specific details of the site development plan (see Exhibit B, Slides 6-9), covering lighting, stormwater management and landscaping. Mr. Barcus stated that they are adhering to the City's stormwater ordinance of no adverse impact and will retain the differential runoff for the 15-year, 20-minute storm event. He also mentioned that this would involve tying into the existing public stormwater system nearby.

Council Member Spence expressed concern that residents west of the lot, situated at a lower elevation, would see the 16-foot light poles. She recommended taller trees or foliage to help mitigate both headlight glare and pole light visibility. Mr. Barcus responded that the lights are designed not to project beyond the parking lot boundary but offered to review their placement. He added that the west side presents coverage challenges due to existing power lines along that property line.

Council Member Martinich questioned the specifics of the proposed stormwater mitigation, particularly the speed at which runoff enters and is retained within the swale. Mr. Barcus clarified that runoff would sheet flow into a swale containing a stormwater inlet. This inlet would capture the water and pipe it to an existing pipe that ultimately connects to a public MSD storm sewer south of the property. He emphasized that the swale's design complies with City code by matching the runoff rate and flow for the 15-minute, 20-year rain event. Mr. Barcus also highlighted that the proposed piping system would redirect runoff to an existing stormwater pipe, effectively reducing the runoff volume compared to the original westward sheet flow.

Council Member Martinich expressed concern regarding a potential increase in water volume and reiterated his question about the rate of entry into the stormwater system. Mr. Barcus explained that the pavement slope would result in immediate runoff. Council Member Martinich responded that such an increase in volume could worsen existing stormwater problems. Mr. Barcus clarified that the current condition involves water sheet flowing directly to the west of the property, while their proposed system would capture and convey the runoff via piping into a public MSD sewer system.



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Council Member Spence expressed concern that channeling runoff from an impervious surface directly into the MSD sewer system would contribute to the overloading of existing pipes, thereby worsening existing stormwater conditions in light of increasingly intense and frequent rainfall. She emphasized the necessity of water detention. Mr. Barcus noted that the Public Works department had reviewed the proposal and offered no comments.

Mr. Jaggi stated that City ordinance does not allow increased runoff, and requires any additional stormwater to be captured on-site, which he stated this proposal indicates. He added that the connection is permitted through MSD. Any concerns, he noted, would typically be raised by MSD as it involves their public stormwater pipe. Mr. Jaggi confirmed that the proposal was shared with Public Works and there were no concerns regarding the design. He added that a site improvement permit would not be issued until MSD has approved.

Council Member Spence recommended 3000 Kelvin lighting, given the property's location within a neighborhood. Mr. Jaggi replied that the zoning code requires no light spillage onto adjacent properties, which is being met, and that they are within the height standard. Mr. Jaggi stated the council could discuss the Kelvin recommendation, but it is not a standard, and the developer wasn't informed and hasn't designed the lighting that way.

Jim Steger, resident of 12632 Conway Club Court, shared his concerns regarding the absence of a landscaping plan for the eastern boundary of the property.

8. Bill No. 6167 - An Ordinance amending section 140.060 Investments of the City of Creve Coeur Code of Ordinances. First Reading.

City Clerk read Bill No. 6167 for the first time.

Director of Finance Lori Obermoeller provided an overview of the amendment and stated it is necessary for compliance with new state statute.

9. Resolution No. 1786 - A Resolution of the City Council of the City of Creve Coeur, Missouri endorsing Saint Louis County's grant program for the City's waste reduction efforts.

City Clerk read Resolution No. 1786.



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Public Information Officer and Management Analyst Melissa Bradford provided an overview of a grant application through St. Louis County Department of Public Health

for 2025 and stated the grant would provide funding for the upcoming shredding event on Saturday, June 21, 2025, and an electronics recycling event on Saturday, October 11, 2025. Ms. Bradford stated most of the funding would be allocated to cover the fees for negative value items.

Council Member Carney stated that this is an important and worthwhile event in which residents regularly participate.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

10. Resolution No. 1787 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with MTI Distributing for the purchase of a 2025 Toro Greensmower Triflex Hybrid 3320 Greensmower for the sum of \$58,876.94.

City Clerk read Resolution No. 1787.

Director of Recreation Jason Valvero addressed an error in the agenda, confirming the purchase price as \$53,876.94. He presented the recommended contract, noting that the current machine would be kept in inventory to allow for extra greens cutting if required.

City Administrator Mark Perkins highlighted that the purchase would be funded through the Municipal Enterprise Fund.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.



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11. Resolution No. 1788 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Commercial Irrigation, Inc. for the replacement of the golf course irrigation system in an amount of \$812,100.00

City Clerk read Resolution No. 1788.

Director of Recreation Jason Valvero presented the recommended contract and noted that a separate expenditure would be needed to extend electric service to the new pump house, with an estimated cost of \$100,000. This portion of the project would be bid on separately and brought before the City Council for review and approval.

Mr. Valvero indicated that approving the Resolution would place the project on the contractor's schedule for October 2025, but the contract award would not occur before July 1st.

Council Member Saunders expressed surprise at the significant difference between the lowest and highest bids, pointing out that the highest bid was nearly double the lowest.

In response to a question from Council Member Manlin, Mr. Valvero stated the new system would not require trenching and the existing system would be abandoned.

Council Member Spence asked if there were grant opportunities for the new pump house. Mr. Valvero stated that while \$525,000 from a Municipal Parks grant is allocated to the irrigation system project, no specific grants have been identified for a standalone pump station.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

12. Resolution No. 1789 - A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with Sweetens Concrete Services, LLC, for concrete roadway and sidewalk repairs as part of the 2025 Fiscal Year Street and Sidewalk Maintenance Program for the not-to-exceed contract sum of \$453,354.00.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 14, 2025
7:00 PM**

City Clerk read Resolution No. 1789.

Assistant Director of Public Works/City Engineer Steven Berecz provided an overview of the recommended contract, stating that the project addresses five primary locations, in addition to two locations involving trench drains and sewer work.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Carney
AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

13. Resolution No. 1790 - A Resolution of the City Council of the City of Creve Coeur, Missouri, adopting the Five-Year Capital Improvement Program for the City for Fiscal Years 2026 through 2030.

City Clerk read Resolution No. 1790.

City Administrator Mark Perkins thanked Mr. Berecz for his excellent work on this year's plan.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Carney
AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

14. Council Liaison Reports

Mayor Hoffman noted that this was the last official meeting for departing Council Members Carney and Martinich, highlighting their past roles as Council Presidents, and thanked them for their dedicated service.

Mr. Perkins reminded the Council of the incoming and outgoing reception for the Council members at 6:30 p.m. on April 28, 2025.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 14, 2025
7:00 PM**

BUSINESS FROM CITY ADMINISTRATOR

15. Cancel MOU for Opioid Settlement Funds Effective the End of Calendar Year 2025

Director of Finance Lori Obermoeller stated that new uses for the funds have been identified, and the memorandum of understanding (MOU) related to the Opioid Settlement Funds is no longer necessary and requires termination of the existing agreement.

RESULT: APPROVED (UNANIMOUS)

MOVER: Saunders

SECONDER: Carney

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

16. Recreation Department Sponsorship Update

Director of Recreation Jason Valvero stated the Heart-to-Heart Run will take place on June 7, 2025, and gave an update on sponsors for the 2025 Concert Series and the Heart-to-Heart Run/Walk. He noted that the Creve Coeur Olivette Chamber of Commerce is partnering only on the Concert Series.

Mayor Hoffman announced that the City's Arbor Day event will be held on Sunday, April 27th, at Millennium Park.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Manlin

SECONDER: Saunders

AYES: Manlin, Spence, Carney, Norwood, Newman, Martinich, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried.

The meeting adjourned at 8:20 p.m.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 14, 2025
7:00 PM**

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

DRAFT



FY2026-FY2030 CAPITAL IMPROVEMENT PROGRAM PUBLIC HEARING

APRIL 14, 2025

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

INTRODUCTION TO THE CIP



CIP Criteria

- Project Cost - \$20,000 or more
- Lifespan – 5 years or more

Basis for Recommendations

- Availability of Outside Funding
- Beautification
- Community Demand
- Condition of Existing Facility
- Coordination
- Economic Growth
- Operating Efficiency
- Protection and Conservation
- Public Safety

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

INTRODUCTION TO THE CIP



The purpose of the CIP is to provide:

1. A road map for funding the City's capital investments for the next five years
2. A process for public involvement in how public funds are used
3. An easy-to-read document for public use
4. Transparency for the City's use of public funds

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE



December - Citizen and committee recommendations
January

February Staff prepares draft of CIP

February 24 Draft CIP submitted to City Council

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE



March 10	City Council and Finance Committee
March 12	Stormwater & Parks & Historic Preservation Committees
March 17	Planning and Zoning Commission

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CIP SCHEDULE (CONTINUED)



- March 24 City Council #2 & Finance Committee
- CIP revisions, Questions & Answers if necessary
- April 14 City Council
- Public hearing
 - Adoption of the CIP



FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM
FUND SUMMARIES

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY – CAPITAL FUND



Funding Sources

Half-Cent Sales Tax

Grants and Outside Funding

Transfers from the General Fund

ARPA funds

Categories Financed

Government Facilities

Parks (Dielmann Recreation Complex)

Streets and Sidewalks

Capital Equipment

Capital Project Administration

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

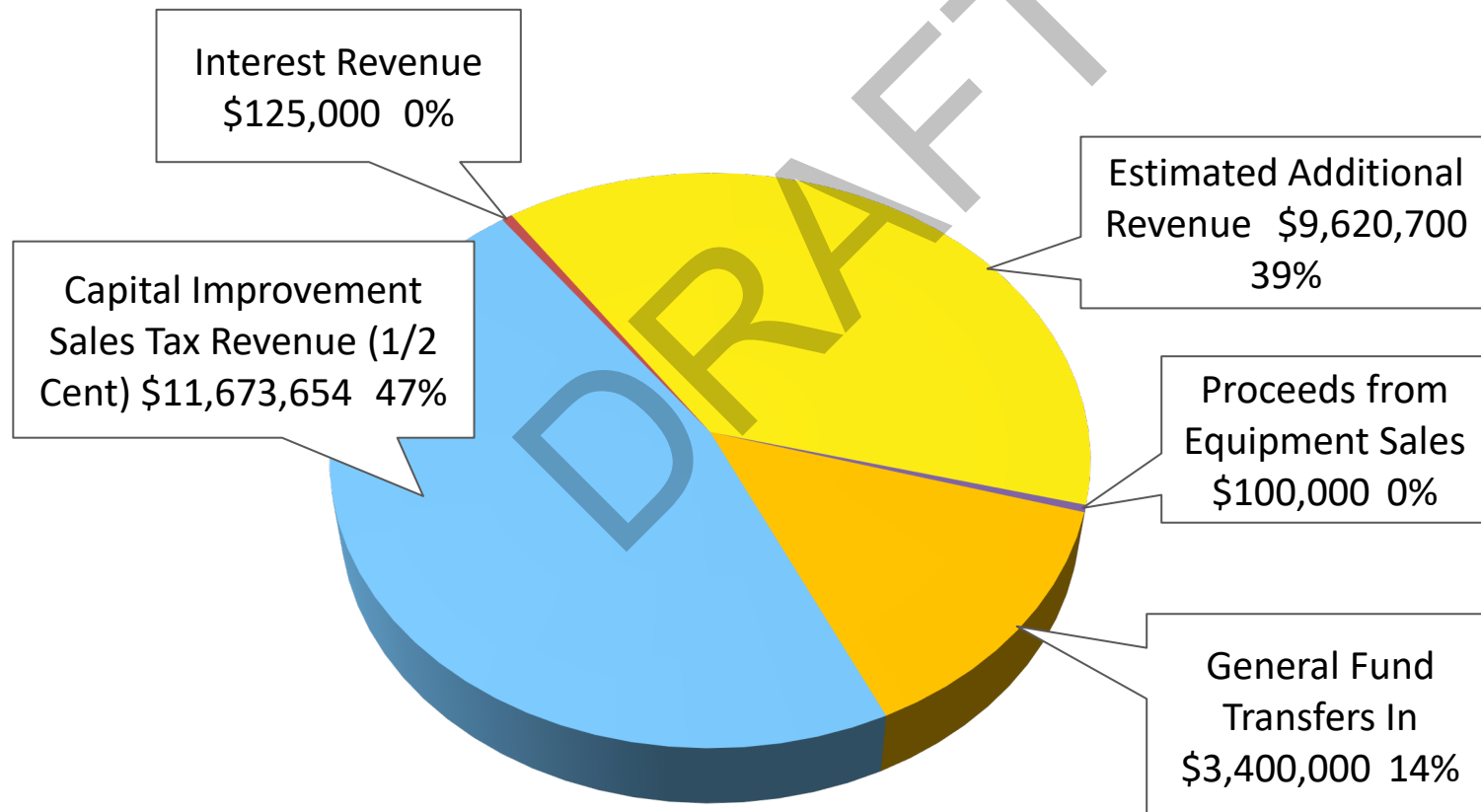
FUND SUMMARY – CAPITAL FUND



Ten-Year Half Cent Sales Tax FY2021 - FY2030									
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
\$1,950,326	\$2,195,653	\$2,291,905	\$2,339,563	\$2,300,000	\$2,311,500	\$2,323,058	\$2,334,673	\$2,346,346	\$2,358,078

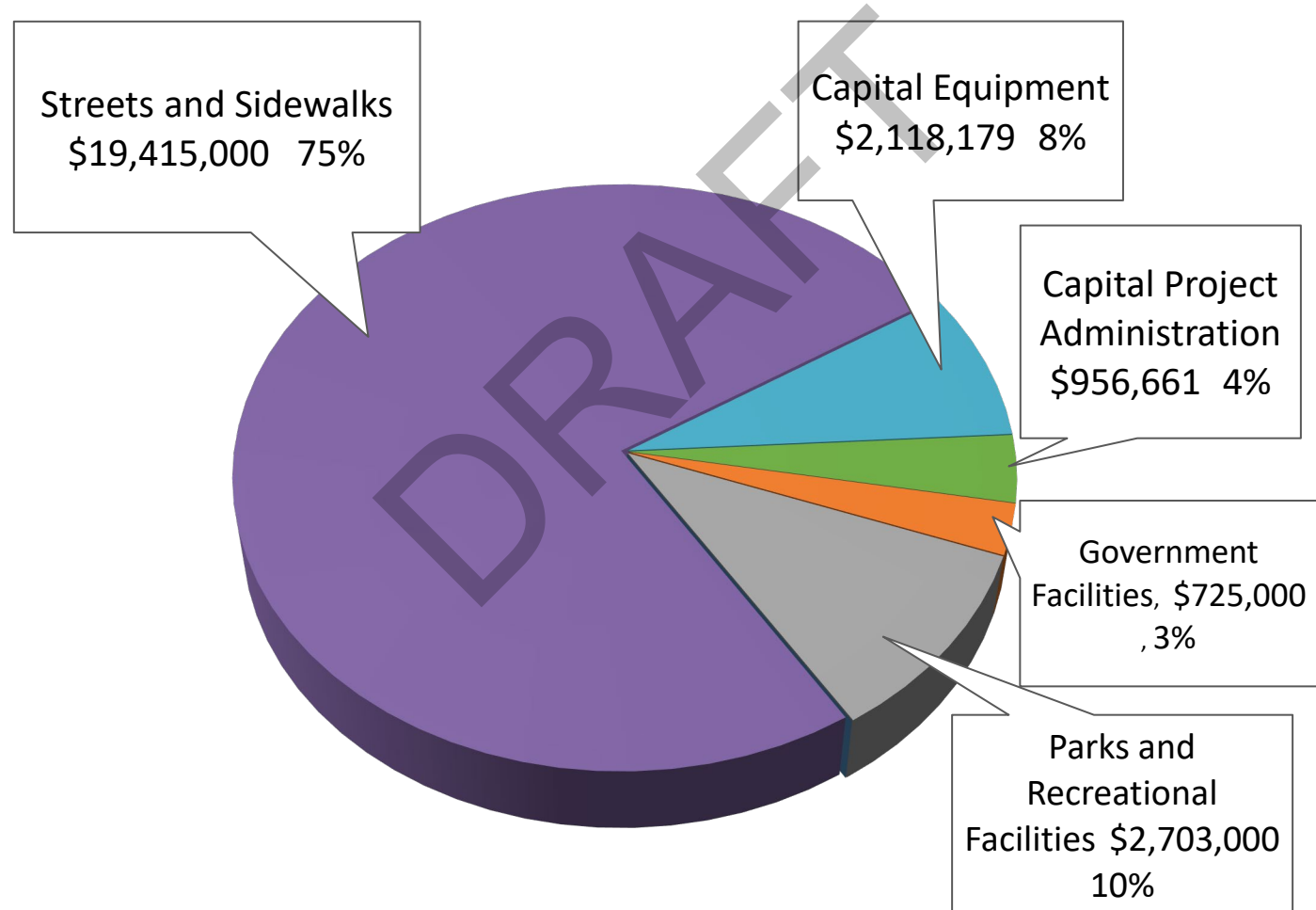
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CAPITAL REVENUE FUND SUMMARY – \$25.1 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

CAPITAL EXPENDITURES FUND SUMMARY – \$26.1 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY – PARKS-STORMWATER FUND



Voters' approval of Prop. C created parks-stormwater tax

Tax revenue is supplemented by MSD reimbursements

Proposed tax allocation:

- 32% Parks Projects
- 45% Stormwater Projects
- 17% Parks/Stormwater Operations & Maintenance
- 6% Capital Project Administration

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY – PARKS & STORMWATER FUND

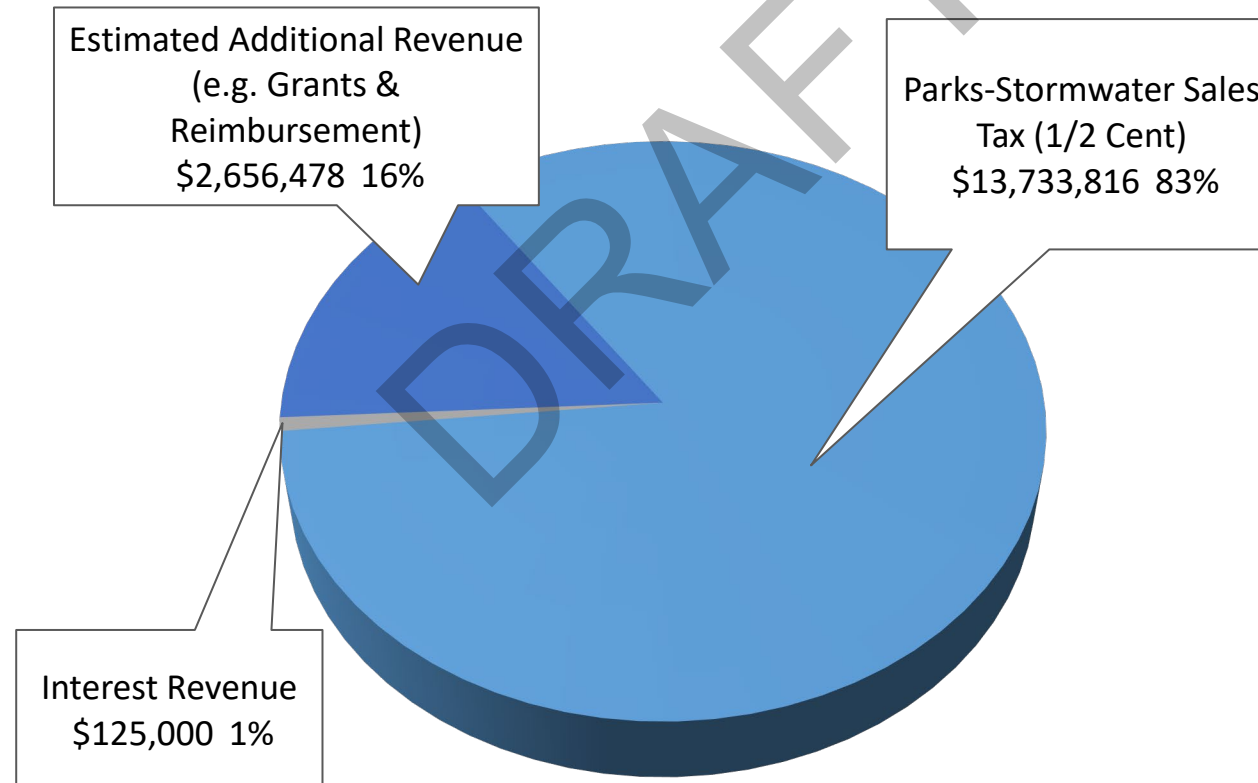


Ten-Year Half Cent Sales Tax FY2021 - FY2030									
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
\$485,907	\$2,564,852	\$2,685,791	\$2,746,471	\$2,705,903	\$2,719,433	\$2,733,030	\$2,746,695	\$2,760,428	\$2,774,230

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

PARKS-STORMWATER REVENUE FUND SUMMARY

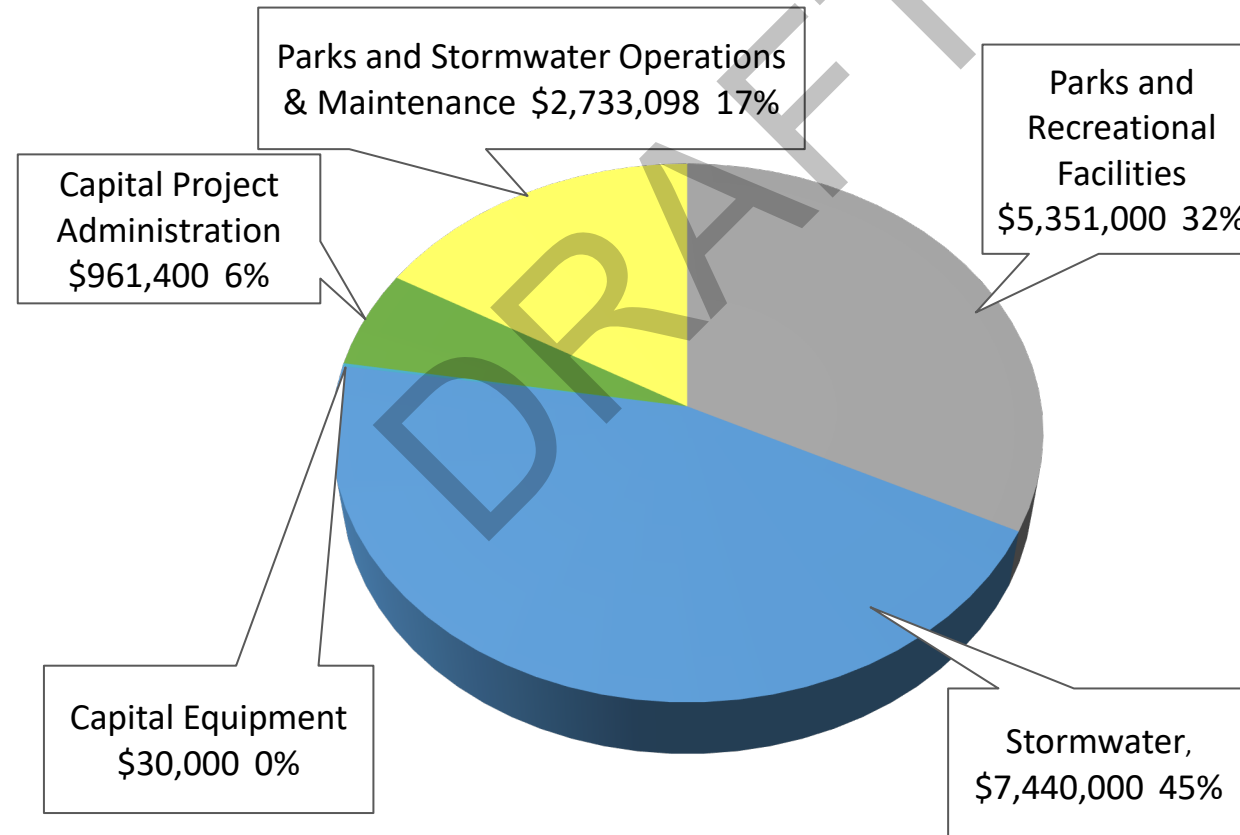
\$16.5 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

PARKS-STORMWATER EXPENDITURE FUND SUMMARY

\$16.5 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

FUND SUMMARY **BUILDING PROJECT BOND FUND**



Police Department building is complete

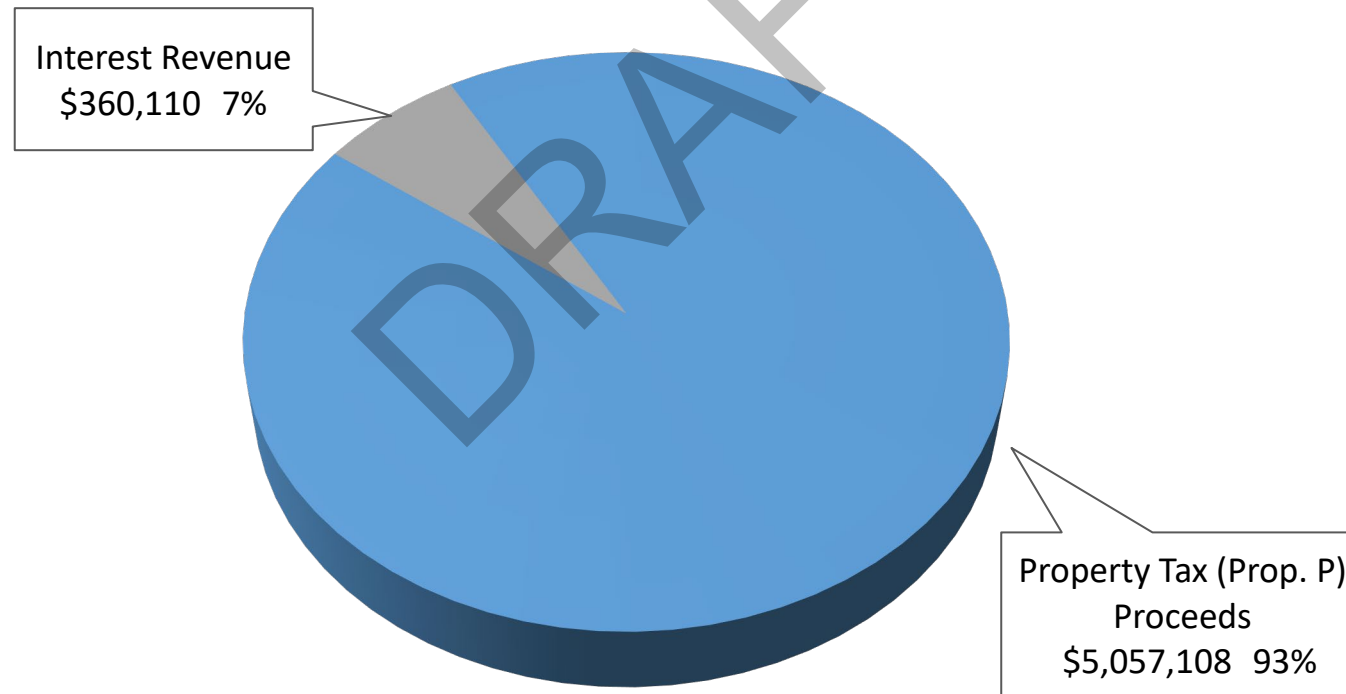
User of Funds:

1. Debt service

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

BUILDING PROJECT BOND REVENUE FUND

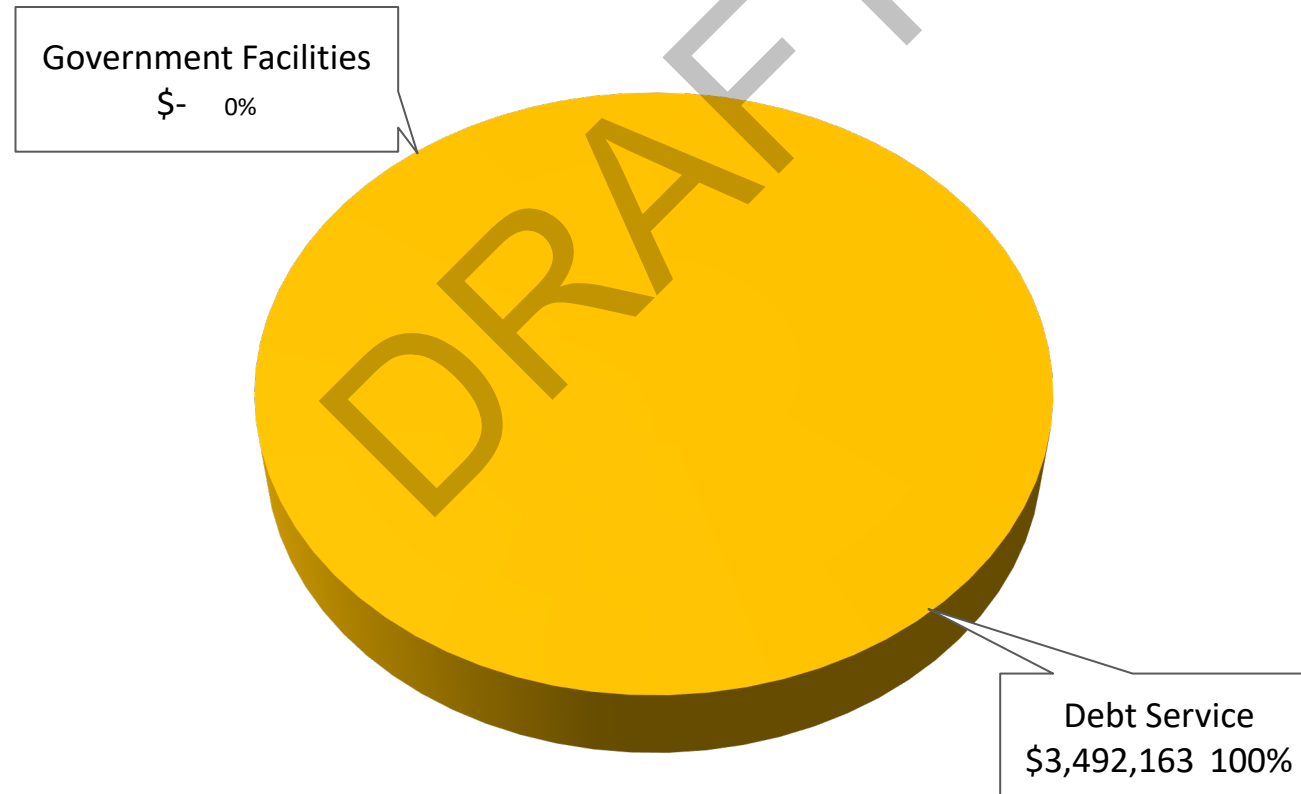
\$5.4 MILLION



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

BUILDING PROJECT BOND EXPENDITURE FUND

\$3.5 MILLION





FY2026-FY2030
CAPITAL IMPROVEMENT PROGRAM

ACCOUNT SUMMARIES

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – GOVERNMENT FACILITIES**



Primary funding through Capital Fund

Additional General Fund Transfer of \$900,000 for re-roofing of various facilities

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – GOVERNMENT FACILITIES**



Project Highlights

Government Center Renovations Capital Fund

- FY2026-FY2030 - \$30,000 annually

Roofing for Public Works Garage Capital Fund

- FY2026 - \$575,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Project Highlights

Roofing for Ice Arena Capital Fund

- FY2026 - \$425,000
- Insurance claim issue

Golf Course Irrigation System Capital Fund

- FY2026 - \$1,220,000
- Municipal Park Grant of \$525,000

DRC Concessions & Pro Shop Renovation Capital Fund

- FY2026 - \$75,000 for design services
- FY2027 - \$600,000 for construction

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – PARKS AND REC. FACILITIES**



Project Highlights (Continued)

Lake School Park Improvements PSW Fund

- FY2026, \$150,000 bathroom renovations, \$50,000 design
- FY2027, \$375,000 – New playground construction
- FY2028, \$150,000 – Design of major park renovations
- FY2029, \$1,500,000 – Construction (staff recommending that proceeds from the sale of Fountain Park {\$750,000} be utilized for renovations)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



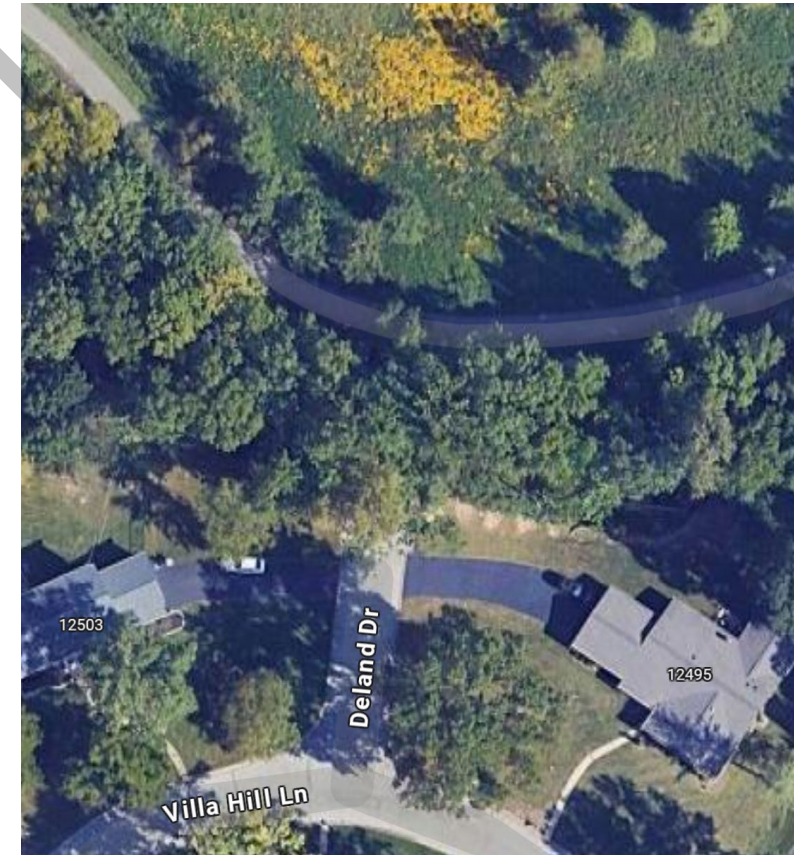
Project Highlights (Continued)

Millennium Park Improvements

PSW Fund

- FY2027, \$100,000 – design for Phase 2 – Deland Drive Bridge & trails – anticipate applying for a municipal park grant (\$525,000)
- FY2028, \$650,000 – Ridgemoor Forest connection (Deland Dr.) and construction of Phase 2 design
- FY2029, \$70,000 – Phase 3 design – Parking lot & park entrance
- FY2030, \$400,000 – Construction of FY2029 design

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – PARKS AND REC. FACILITIES**



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Project Highlights (Continued)

39N Greenway Connection to Centennial Trail PSW Fund

- FY2027 - \$300,000 – design for 39N Greenway Connection
- FY2029 - \$700,000 – construction of first segment

Malcolm Terrace Park Pavilion Replacement PSW Fund

- FY2026 - \$80,000

Conway Park Pavilion PSW Fund

- FY2026 - \$70,000

Demolition of Bridge in Malcolm Terrace Park (50%)PSW Fund

- FY2026 - \$75,000

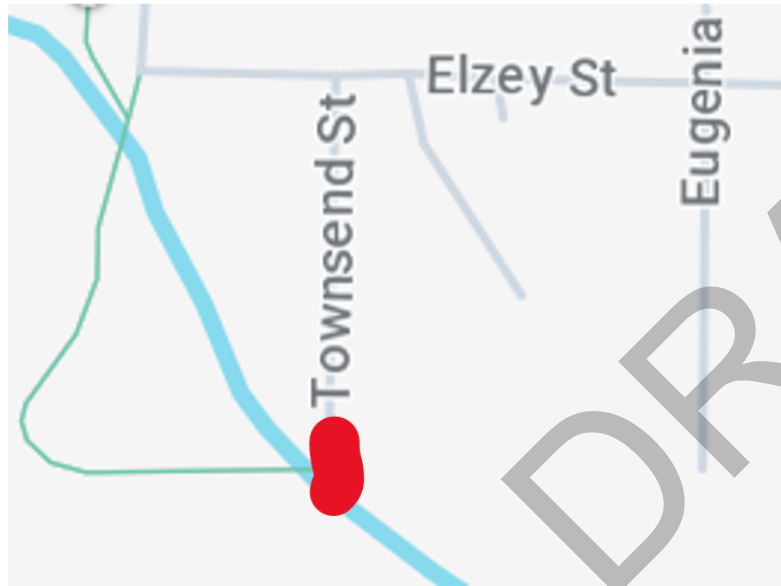
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – PARKS AND REC. FACILITIES



Bridge location is red highlight
above, crossing Deer Creek



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights

Pond Rehabilitation PSW Fund

- FY2026 - \$500,000 Conway Park Pocket Wetland
- FY2027 - \$40,000 Design for Golf Course Ponds
- FY2028 - \$500,000 Golf Course pond construction

Stormwater Management Cost Share Program PSW Fund

- FY2026 – FY2030 - \$60,000/year

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

FY2025 Stormwater Projects PSW Fund

- FY2026 - \$75,000 Mason Forest, Fernpark & Bellington (const.)
- FY2026- \$75,000 Woodbridge Manor – final design
- FY2026- \$300,000 Woodbridge Manor – construction

Sona Lane PSW Fund

- FY2026 - \$50,000 (preliminary design)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

Beaver Drive Crossing PSW Fund

- FY2026 - \$650,000 (construction) (Deer Creek OMCI funding)

Demolition of Bridge in MTP (50% costs) PSW Fund

- FY2026 - \$75,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Project Highlights (Continued)

Stormwater Projects from WMP PSW Fund

- FY2026 Stormwater Projects - \$160,000 design in FY2026
- FY2026 Stormwater Projects - \$435,000 construction in FY2027
- FY2027 Stormwater Projects - \$295,000 design in FY2027
- FY2027 Stormwater Projects - \$535,000 construction in FY2028
- FY2028 Stormwater Projects - \$300,000 design in FY2028
- Projects from WMP - \$1,300,000 in FY2029 & \$1,500,000 in FY2030 (design & construction)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

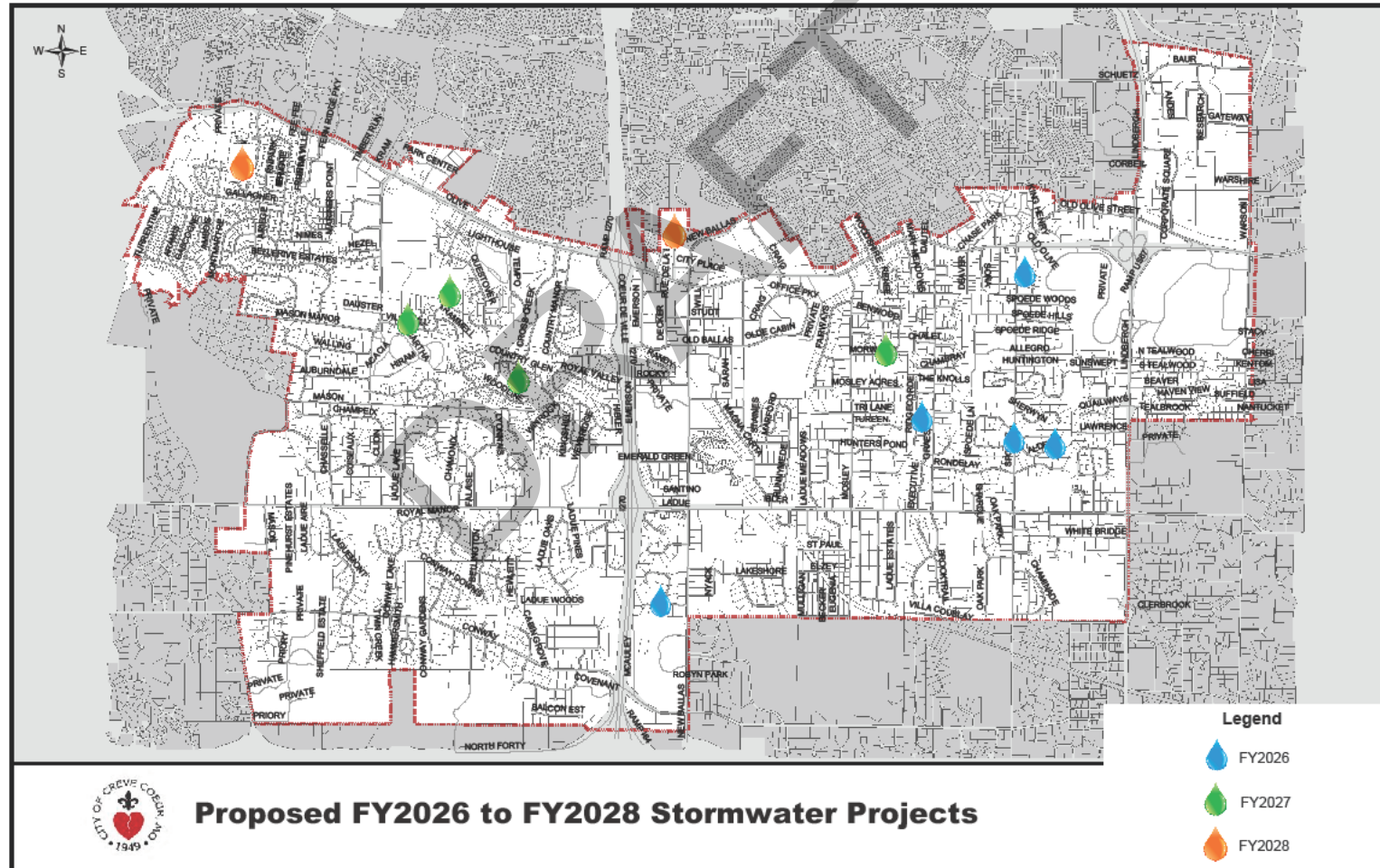
ACCOUNT SUMMARY – STORMWATER



Stormwater Projects	Benefit/Cost Ratio
FY2026 Stormwater Projects	
DC-S-19 308 South Spoede Road	1.21
DC-S-22 North Spoede Road & Mission Hills Court	1.19
DC-S-09 Pine Manor Drive	1.05
DC-S-02 18 Sackston Woods Lane	2.08
DC-C-18 Alden Lane	1.47
FY2027 Stormwater Projects	
CC-C-16 Villa Hill Lane	2.28
CC-S-05 740 North Mason Road	1.06
CC-C-23 Oak Hollow Drive	1.55
DC-S-13 Morwood Lane	0.94
FY2028 Stormwater Projects	
DC-C-03 996 East Rue De La Banque Street	1.52
CC-C-07 Ferngate Lane	1.09

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



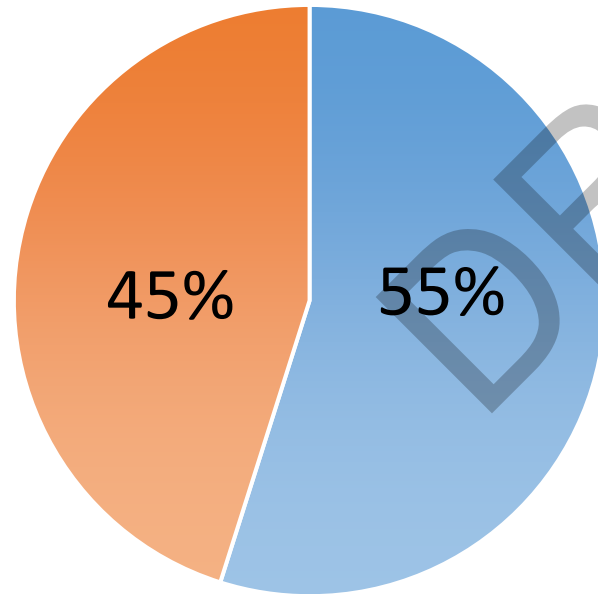
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STORMWATER



Stormwater Program Progress

Percentage of Total Sum of Benefit/Cost Ratios
Programmed FY2024-FY2030



■ Benefit/Cost Ratios of Projects Not Yet in a CIP

■ Benefit/Cost Ratios of Programmed Projects

The WMP lists 102 possible public projects. The sum total of the 102 possible public project's benefit/cost ratios is 93.36.

A measure of progress can be the percentage of the total sum of benefit/cost ratios that the City has programed in past and current CIPs. Using that measure, within the first seven years of the 2024 WMP, projects representing 45% of the sum of all the possible project's benefit/cost ratios will be programed.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Proposed CIP includes:

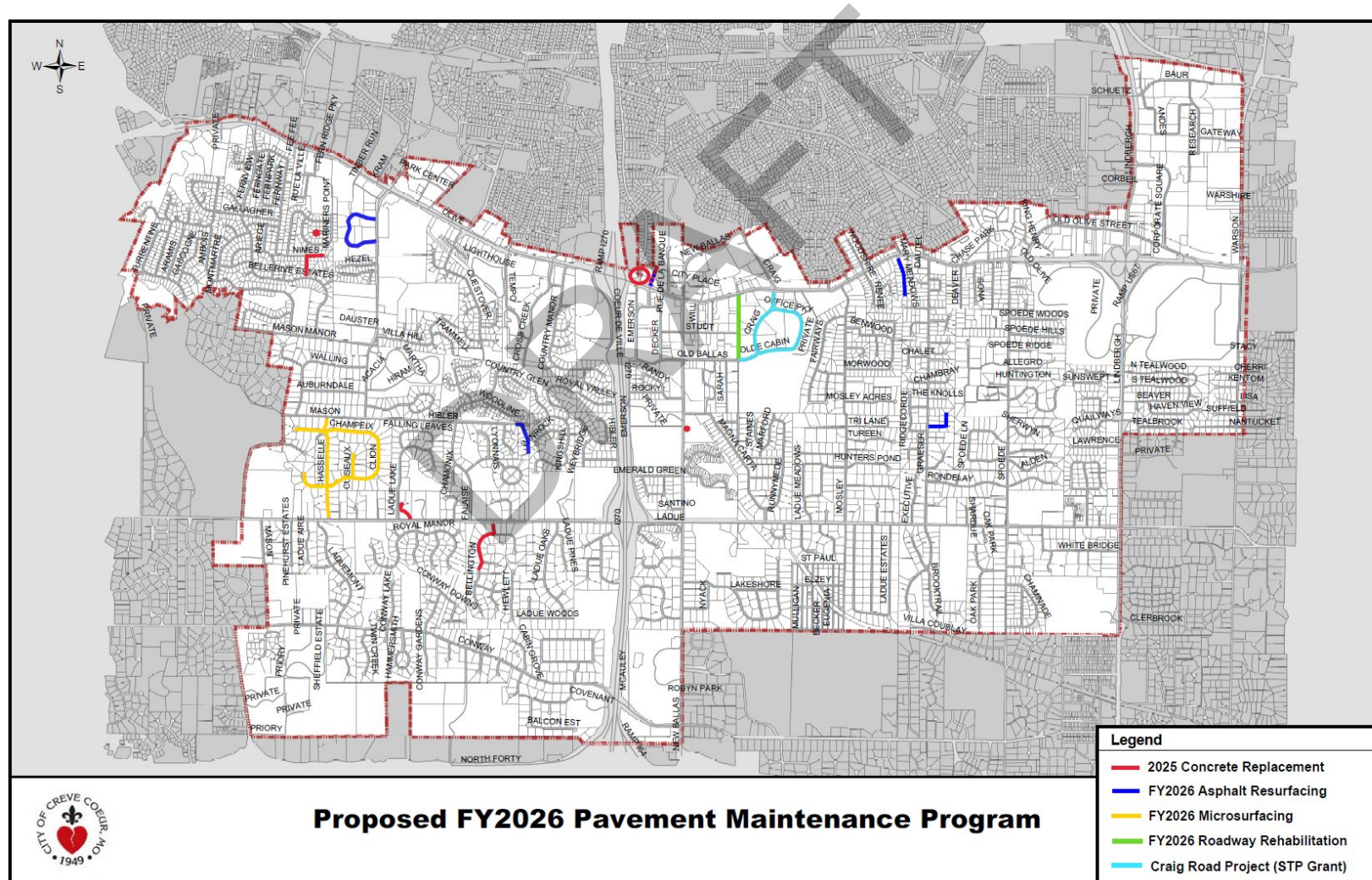
- \$19.5 million for roadway and sidewalk improvements
- \$ 6.1 million in grant reimbursement funds **awarded**
- \$ 2.3 million in grant reimbursement funds **projected**
- \$ 3.4 million transfer from General Fund
 - \$500,000 annually, plus \$900,000 in FY2026 for roofing improvements to the Ice Arena and Public Works

Street and Sidewalk Maintenance program

- \$1.5 to 1.6 million annually

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights

Fernview Sidewalk Phase 1 (Olive to Gallagher) (TAP Grant) Capital Fund

- FY2026 – \$ 230,000 (ROW & easement acquisition – 20% City match)
- FY2027 – \$ 645,000 (construction – 20% City grant match)
- TAP Grant secured.

Fernview Sidewalk Phase 2 (LeHavre to Gallagher) (TAP Grant) Capital Fund

- FY2028 – \$ 125,000 (Design – local funds only)
- TAP grant has not yet been applied for, but anticipate applying for \$720,000 grant to fund ROW & construction (FY29 ROW \$100,000 and FY30 Construction \$800,000 – 20% City grant match)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Craig Road Improvements (STP Grant) Capital Fund

- FY2026 – \$100,000 (easement acquisition – 20% City match)
- FY2026 – \$1,500,000 (construction – 20% City grant match)
- STP grant has been secured.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights (Continued)

New Ballas Improvements – Phase 2 (STP Grant) Capital Fund

- City limits to Ladue
- FY2026 – \$ 1,315,000 (construction & ROW – 20% City grant match)
- STP grant has been secured.

New Ballas Improvements – Phase 3 (STP Grant) Capital Fund

- FY2026 – \$150,000 (design – local funds only) (Ladue to Magna Carta)
- FY2027 – \$ 10,000 (easement acquisition – 20% City match)
- FY2028 – \$ 850,000 (construction – 20% City match)
- STP grant applied for in Feb. 2025. \$680,000 grant projected

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

New Ballas Improvements – Phase 4 (STP Grant) Capital Fund

- FY2027 - \$150,000 (design – local funds only) (Magna Carta to Olive)
- FY2028 - \$ 25,000 (acquisition – 20% City match)
- FY2029 - \$ 1,100,000 (construction – 20% City match)
- STP grant has not yet been applied for. Anticipate grant applied for in Feb. 2026 in amount of \$900,000.

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights (Continued)

Ladue Rd. Improvements – Phase 1 (STP Grant) Capital Fund

- FY2026 - \$ 25,000 (acquisition – 20% City match)
- FY2027 - \$ 1,800,000 (construction – 28% City match)
- STP grant awarded for \$1,300,000

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Project Highlights (Continued)

Ladue Road Bike Lane Study Capital Fund

- FY2026 – \$35,000 (study)

Feasibility Studies – Falaise SW & Pathways Capital Fund

- FY2026 – \$35,000 (study)

Sidewalk Rehabilitation Program Capital Fund

- FY2026-FY2030 – \$100,000 (construction)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030 **ACCOUNT SUMMARY – STREETS AND SIDEWALKS**



Project Highlights (Continued)

Olive @ City Place Drive / Old Ballas Capital Fund

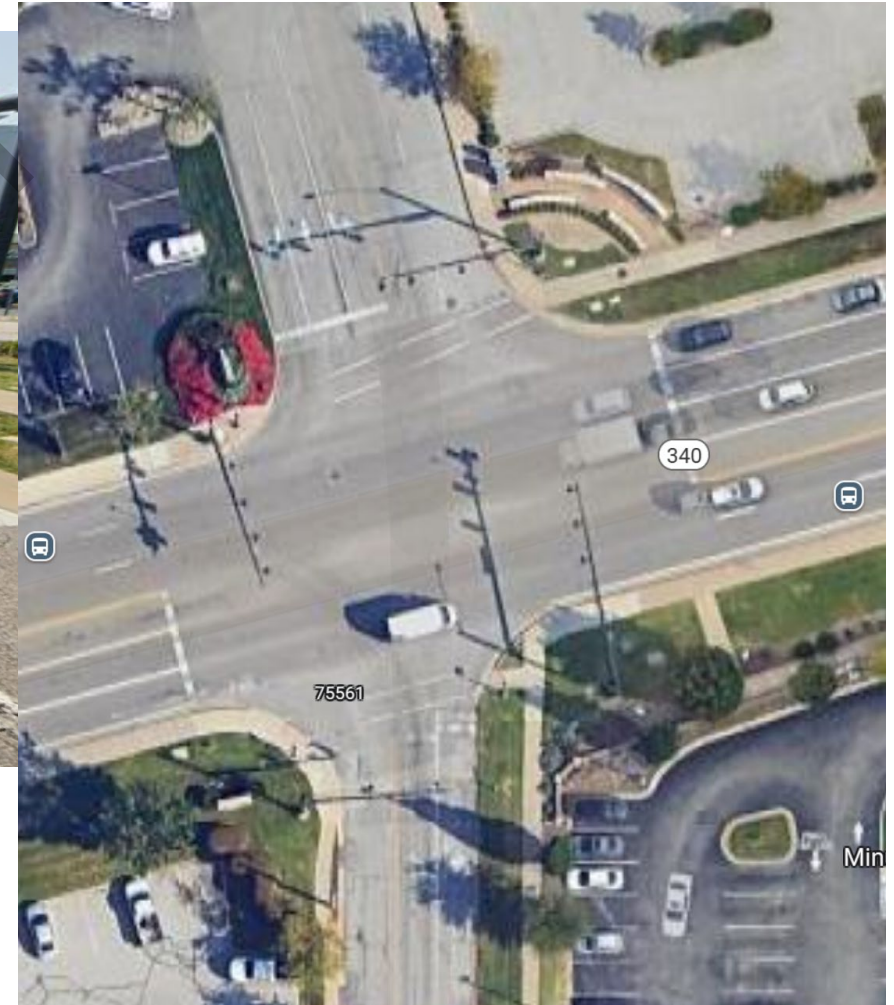
- Pedestrian Crossing likely on east side of intersection
- New push buttons, signal timing updates, accessible sidewalk improvements, striping and associated work
- FY2026 - \$100,000 – design and construction

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



LOOKING WEST ON OLIVE



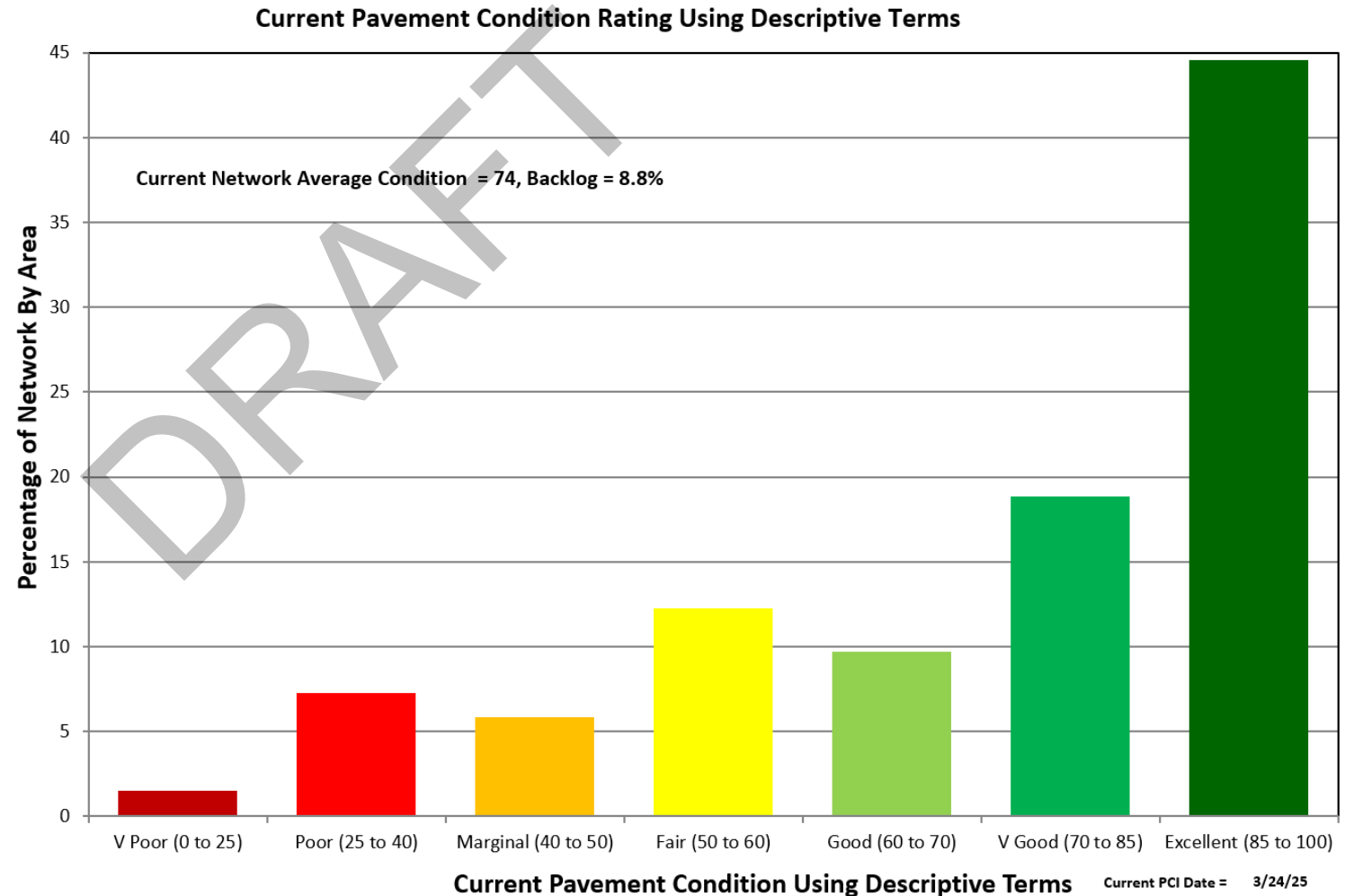
CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – STREETS AND SIDEWALKS



Pavement Ratings

- 2022 last survey
- FY2027 - \$58,000
- 74% Good to Excellent
- 12% Fair – microsurfacing
- 14% Poor or Very poor – resurface / replace
- Lane Miles of
 - Asphalt – 76 miles
 - Concrete – 51 miles
 - Composite – 33 miles



CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – CAPITAL EQUIPMENT



Project Highlights

Public Works Capital Equipment Capital Fund

- Average \$424,000/year for vehicle and equipment replacement

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY – CAPITAL EQUIPMENT



Project Highlights (Continued)

Parks Capital Equipment

Parks-Stormwater Tax Fund

- FY2026 - \$30,000 (mini-excavator) (50% cost shared with Capital)

CAPITAL IMPROVEMENT PROGRAM FY2026-FY2030

ACCOUNT SUMMARY **CAPITAL PROJECT ADMINISTRATION**



Time and attention is required to ensure that projects are designed and constructed correctly

Capital Fund provides for 1.5 full time employees.

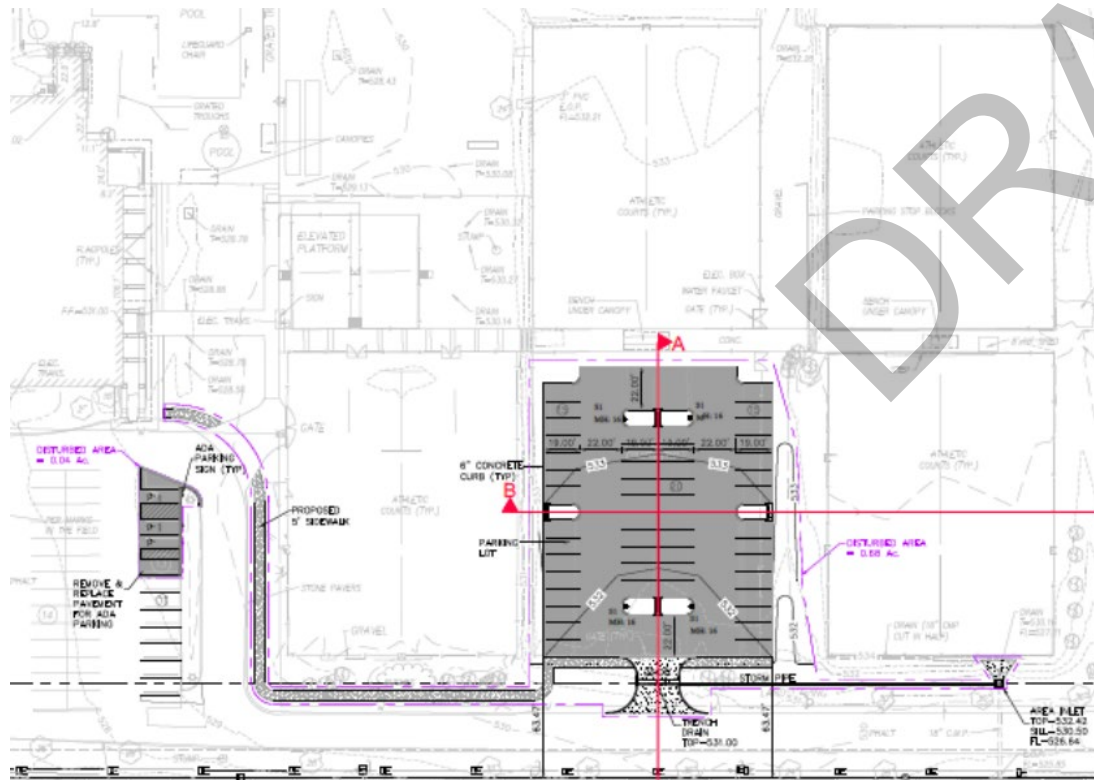
Parks-Stormwater Fund provides for 1.5 full-time employees.



QUESTIONS AND DISCUSSION

Life Time Creve Coeur





175+ Athletic Resorts Nationwide



St. Louis Metro Locations



Life Time

12691 Conway Road

(Zoned: A – Single Family Residential)

April 14, 2025: City of Creve Coeur – City Council

Conditional Use Permit
Site Development Plan

Development Team:

Life Time - Natalie Nye, Associate Development Manager

Stock & Associates Consulting Engineers, Inc. – Civil Engineer/Surveyor: Josh Barcus, P.E., Senior Associate

Loomis Associates – Landscape Architect: Rusty Saunders, PLA, ASLA

Quarles – Attorney: Jaimie Mansfield, Partner

Life Time

12691 Conway Road

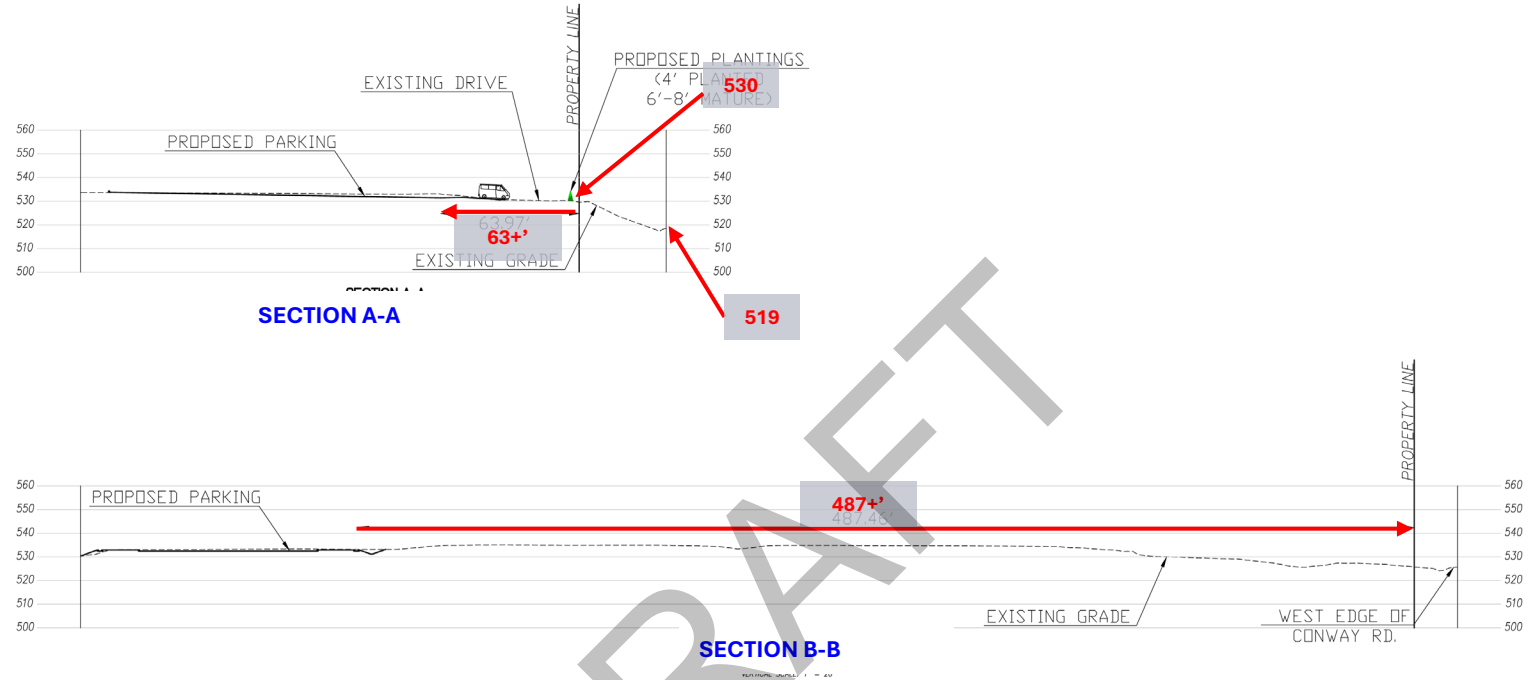
(Zoned: A – Single Family Residential)

April 14, 2025: City of Creve Coeur – City Council (Bill No. 6166)

A request for:

1. Amendment to Conditional Use Permit and Site Development Plan for an expansion of parking to include 50 additional parking stalls with new parking lot lighting and landscaping.
- Design meets recommendations of Design Guidelines
 - New parking lot will not encroach into 50-foot buffer and is in compliance with the Comprehensive Plan
 - Will not cause substantial injury to the value of the neighboring property
 - Plans will include erosion control and stormwater management in accordance with City and Metropolitan St. Louis Sewer District Standards and requirements.
 - Will continue to be compatible with the character of the surrounding areas and not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicle traffic or on community facilities or services.

SITE SECTIONS



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

257 Chestfield Business Parkway
Baltimore, MD 21205 PH (410) 520-8000
FAX (410) 520-8020
e-mail: general@stockinc.com
Web: www.stockinc.com

LIFE TIME
12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 0000008

REVISIONS:	
1.	REVISED FOR PLANNING & ZONING DISCUSSIONS.

DRIVEN BY: J.E.S.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO. 224-7563
W.S. P # P-XXXX-XX	BASE MAP # 189 & 19P
S.L.C. MAP # N/A	MAP SUP. # N/A
W.S.N.R. # MO-XXXXXXX	

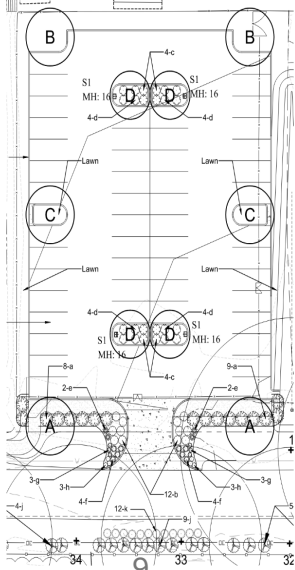
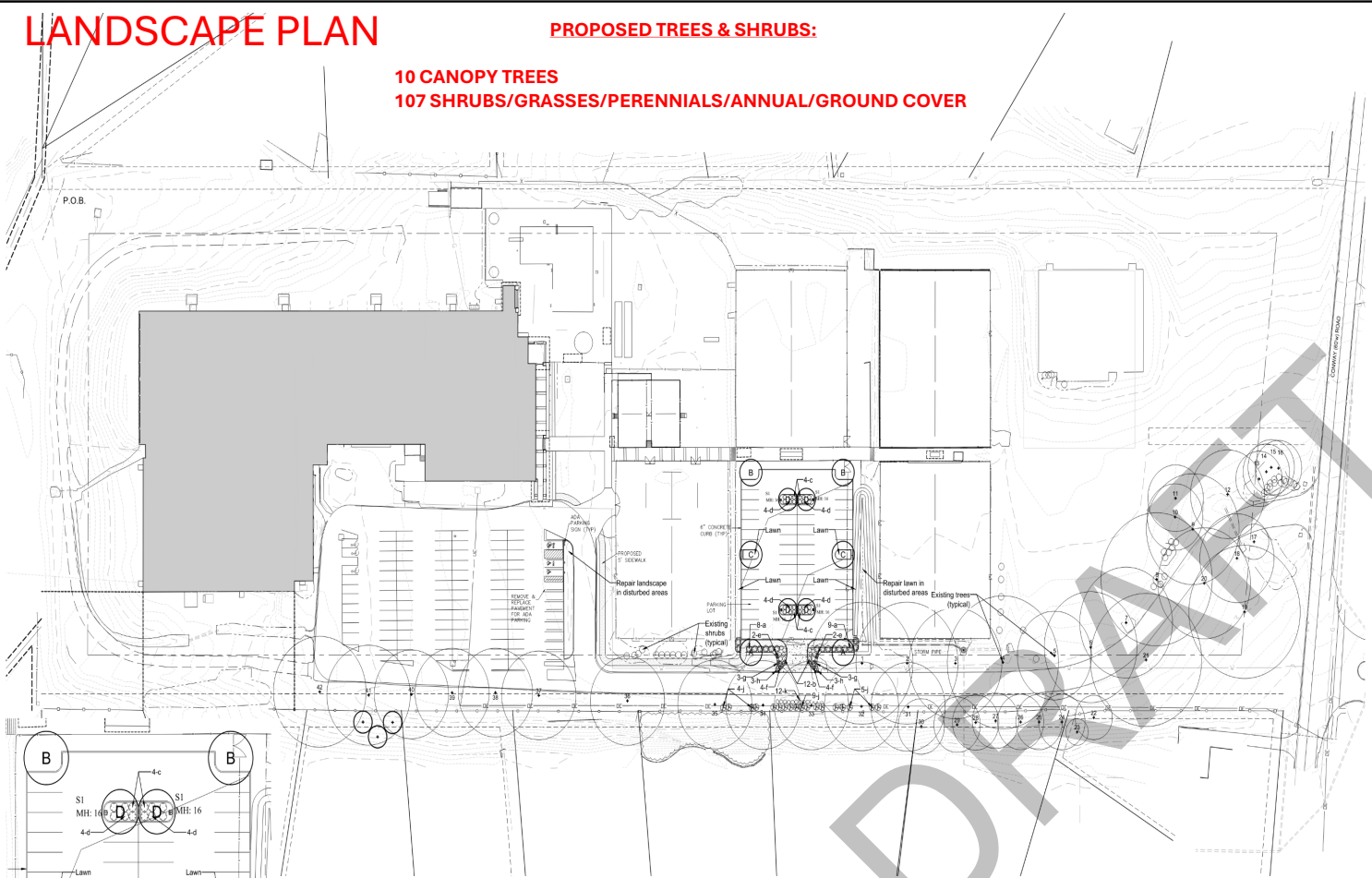
SITE SECTIONS

SHEET NO.: SDP 5.0

LANDSCAPE PLAN

PROPOSED TREES & SHRUBS:

10 CANOPY TREES
107 SHRUBS/GRASSES/PERENNIALS/ANNUAL/GROUND COVER

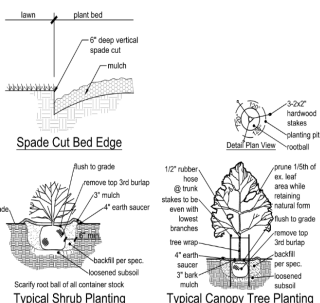


Partial Landscape Plan
SCALE 1"=20'

Landscape Plan
SCALE 1"=40'

PLANTING SCHEDULE					
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY SHADE TREE					
A	2	Quercus shumardi	Shumard Oak	3" caliper	B & B
B	2	Quercus bicolor	Swamp White Oak	3" caliper	B & B
C	2	Acer saccharum	Sugar Maple	3" caliper	B & B
D	4	Acer rubrum 'Boonhall'	Boonhall Red Maple	3" caliper	B & B

SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUND COVER					
a	17	See a resources 'Blue Girl' & 'Blue Boy'	Bern-Magic Kids Holly Combination	24"	72" o.c.
b	12	Hydrangea paniculata 'SM-PLOP'	Little Quick Fire Hardy Hydrangea	18"	SPACING
c	8	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
d	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	48" o.c.
e	4	Hydrangea paniculata 'SMN-PC'	Fire Light Tidbit Panicle Hydrangea	18"	36" o.c.
f	8	Hypericum frondosum 'Sunburst'	Sunburst St. John's Wort	18"	36" o.c.
g	6	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	18"	24" o.c.
h	6	Spiraea japonica 'Watsuma'	Magic Carpet Spirea	18"	24" o.c.
i	18	Buxus 'Green Mountain'	Green Mountain Boxwood	48"	72" o.c.
k	12	Weigelia florida 'Doublestar'	Spotted Wine Weigelia	18"	48" o.c.



Landscape Notes:

1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.

2) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.

3) Topsoil in all disturbed lawn areas at 6" depth.

4) Soil mix in all shrub beds at 8" depth.

5) All mulch to be double ground bark mulch.

6) Bed edges to be spade cut.

7) Per City of Creve Coeur (Section 405.540) Landscaping F.10.1: In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopment projects.

8) For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.

9) Refer to Tree Census, sheet TC, for existing conditions, tree survey information, and tree preservation measures.

Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141

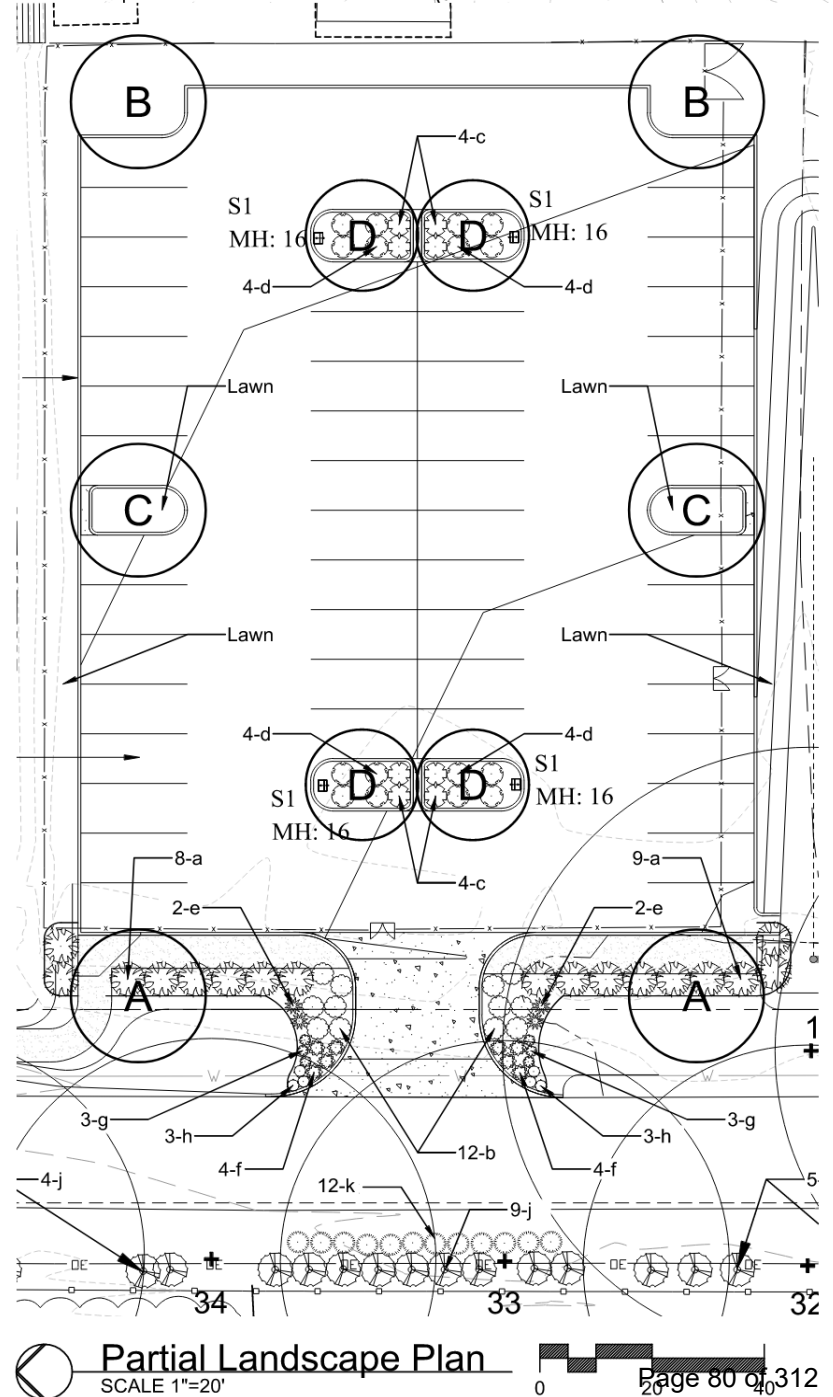
Revisions:

Date	Description	No.
4/7/25	City Comments	1

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architecture + planning
1101 West 12th Street, Suite 200
St. Louis, Missouri 63102
www.loomisassociates.com
Phone: 314.433.1100
Fax: 314.433.1101

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 2/21/25
Job #: 613.149



Partial Landscape Plan
SCALE 1"=20'

Page 80 of 312

Thank you!

DRAFT



MEMORANDUM

DATE: April 23, 2025

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from April 10, 2025 to April 23, 2025 in the amount of \$540,349.34.



Creve Coeur, MO

Council Report of Invoices Paid Listing

By Fund

Payment Dates 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND						
PAYROLL MS CONTRIBUTION	INV0002423	04/11/2025	ICMA ROTH IRA %	01-2319	DFT0010537	200.51
FAMILY SUPPORT DIVISION	INV0002424	04/11/2025	CHILD SUPPORT	01-2113	DFT0010538	184.62
CHILD SUPPORT OFFICE						
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ER PENSION 10%	01-2312	DFT0010539	833.70
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	MS ROTH IRA CATCHUP\$	01-2318	DFT0010539	40.00
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ICMA ROTH 457 \$	01-2318	DFT0010539	1,927.31
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ICMA ROTH 457 %	01-2318	DFT0010539	5,060.16
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ICMA ROTH IRA \$	01-2319	DFT0010539	477.70
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ICMA 457 \$	01-2322	DFT0010539	7,950.14
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ICMA 457 %	01-2322	DFT0010539	2,598.89
PAYROLL MS CONTRIBUTION	INV0002425	04/11/2025	ICMA 457 \$	01-2322	DFT0010539	889.69
MOST MISSOURIS 529	INV0002426	04/11/2025	MOST 529 COLLEGE SAVINGS	01-2323	DFT0010540	825.00
SAVINGS PLAN						
VOYA	INV0002427	04/11/2025	VOYA 457 %	01-2321	DFT0010541	112.49
VOYA	INV0002427	04/11/2025	VOYA 457\$	01-2321	DFT0010541	288.00
VOYA	INV0002427	04/11/2025	VOYA 457 %	01-2321	DFT0010541	1,615.76
DEPARTMENT OF TREASURY	INV0002428	04/11/2025	SOCIAL SECURITY	01-2102	DFT0010542	43,063.48
DEPARTMENT OF TREASURY	INV0002428	04/11/2025	MEDICARE	01-2103	DFT0010542	10,071.36
DEPARTMENT OF TREASURY	INV0002428	04/11/2025	FEDERAL WITHHOLDING	01-2104	DFT0010542	33,390.72
PAYROLL MISSOURI	INV0002429	04/11/2025	STATE WITHHOLDING	01-2105	DFT0010543	12,142.00
WITHHOLDING TAXES						
CATHOLIC CHARITIES	121491	04/18/2025	TELEPHONE INTERPRETER-R	01-2410	68525	24.90
FOUNDATION						
REITZ & JENS INC	16846	04/18/2025	OLIA - PROFESSIONAL SERVI	01-2806	1879	4,552.80
EVERGREEN PROPERTIES I IN	BP42386	04/18/2025	BLDG PERMIT 42386 ESCRO	01-4424	68551	5,000.00
BRAUN CONSTRUCTION	BP42849	04/18/2025	BLDG PERMIT 42849 ESCRO	01-4424	68550	2,500.00
MANAGEMENT SERVICES IN						
CHRISTINE SCHUERMANN	INS REFUND-04/14/25	04/18/2025	CHRISTINE SCHUERMANN S	01-2222	68528	20.69
CHERYL BASS	INS REFUND-04/14/25	04/18/2025	CHERYL BASS SHORT TERM I	01-2222	68527	22.34
PEOPLEREADY INC	REFUND-04/07/25	04/18/2025	PEOPLEREADY BL FEE AND L	01-4402	68542	75.00
HAXE FITNESS LLC	REFUND-04/07/25	04/18/2025	HAXE FITNESS BL FEE	01-4402	68531	20.00
CLARKSON EYECARE C/O	REFUND-04/07/25	04/18/2025	CLARKSON EYECARE BL REFU	01-4402	68530	150.00
AVALARA						
HAXE FITNESS LLC	REFUND-04/07/25	04/18/2025	HAXE FITNESS OCCUPANCY F	01-4426	68531	65.00

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
GREGORY FX DALY COLLECTOR OF REVENUE	2025 Q1 EARNINGS	04/23/2025	2025 1ST QUARTER EARNIN	01-2101	68554	910.98
						135,013.24
						135,013.24
Department: 11 - LEGISLATIVE SERVICES						
Division: 12 - MAYOR AND CITY COUNCIL						
CHAMBER OF COMMERCE	8622	04/18/2025	CHAMBER OF COMMERCE M	01-11-12-6262	68526	1,075.00
CREVE COEUR OLIVETTE						
MUNICIPAL LEAGUE OF METRO ST LOUIS	DINNER MAY 25	04/18/2025	INSTALLATION DINNER 2025	01-11-12-6264	68539	100.00
MUNICIPAL LEAGUE OF METRO ST LOUIS	DINNER-05/01/25	04/18/2025	ELECTED OFFICIALS EVENT B	01-11-12-6264	68539	70.00
Division 12 - MAYOR AND CITY COUNCIL Total:						1,245.00
Department 11 - LEGISLATIVE SERVICES Total:						1,245.00
Department: 12 - ADMINISTRATION						
Division: 11 - ADMINISTRATIVE						
SAMS CLUB/SYNCHRONY BANK	000000-02/18/25	04/18/2025	COOKIE PLATTER FOR EMPLO	01-12-11-6203	68545	23.98
MERCY CORPORATE HEALTH	751900	04/18/2025	PRE-EMPLOYMENT SCREENI	01-12-11-6271	68535	55.25
PAYLOCITY CORPORATION	INV2748282	04/18/2025	COBRA FEES R BOOS & C DR	01-12-11-6203	68541	7.90
ICMA	STOTT DUES-04/09/25	04/18/2025	MEMBERSHIP DUES STOTT 4	01-12-11-6262	68532	752.02
Division 11 - ADMINISTRATIVE Total:						839.15
Division: 14 - MUNICIPAL COURT						
RICOH USA INC	109077619	04/18/2025	COURT COPIER LEASE 3/18/2	01-12-14-6213	68544	202.26
Division 14 - MUNICIPAL COURT Total:						202.26
Department 12 - ADMINISTRATION Total:						1,041.41
Department: 13 - FINANCE						
Division: 11 - ADMINISTRATIVE						
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002429	04/11/2025	STATE WITHHOLDING	01-13-11-6202	DFT0010543	0.50
Division 11 - ADMINISTRATIVE Total:						0.50
Division: 15 - INTERDEPARTMENTAL						
ODP BUSINESS SOLUTIONS LLC	413692416001	04/18/2025	BLACK, CYAN, MAGENTA, AN	01-13-15-7312	68540	853.53
ODP BUSINESS SOLUTIONS LLC	418784693001	04/18/2025	(20) ID REELS	01-13-15-7312	68540	54.69
KONICA MINOLTA BUSINESS SOLUTIONS	501412807	04/18/2025	BIZHUB 658 MONTHLY MAIN	01-13-15-6213	68533	60.00
QUADIENT FINANCE USA INC	17687543	04/23/2025	CERTIFIED MAIL	01-13-15-7304	68563	122.55
QUADIENT FINANCE USA INC	17687543-CR	04/23/2025	CREDIT FOR CERTIFIED MAIL	01-13-15-7304	68563	-122.55
QUADIENT FINANCE USA INC	17713117	04/23/2025	INK CARTRIDGE FOR METER	01-13-15-7304	68563	175.75
AT&T	314983-27050760-04/07/25	04/23/2025	MONITOR LINE ICE ARENA 4/	01-13-15-6253	68552	216.96

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC	417687213001	04/23/2025	STAPLE REMOVER	01-13-15-7312	68561	6.66
ODP BUSINESS SOLUTIONS LLC	417692483001	04/23/2025	STAPLER & BLACK HY INK	01-13-15-7312	68561	54.86
ODP BUSINESS SOLUTIONS LLC	418425956001	04/23/2025	CALCULATOR TAPE ROLLS	01-13-15-7312	68561	6.91
ODP BUSINESS SOLUTIONS LLC	419516891001	04/23/2025	(5) PENS	01-13-15-7312	68561	6.39

Division 15 - INTERDEPARTMENTAL Total: **1,435.75**

Department 13 - FINANCE Total: **1,436.25**

Department: 14 - COMMUNITY SERVICES

Division: 11 - ADMINISTRATIVE

MYRLYNN HENLEY	128B	04/18/2025	TAI CHI INSTRUCTION [MM/	01-14-11-6202	1876	239.25
DOUGLAS VENTURES LLC	504221224-062	04/18/2025	PARK CLEANING FOR APRIL 2	01-14-11-6203	1868	460.43
US BANK EQUIPMENT FINANCE	552152225	04/18/2025	DRC COPIER USE FEES	01-14-11-6213	68549	46.46
WOLTMAN COMPANIES	86910	04/23/2025	TROPHIES FOR HEART TO HE	01-14-11-6281	1898	272.00

Division 11 - ADMINISTRATIVE Total: **1,018.14**

Department 14 - COMMUNITY SERVICES Total: **1,018.14**

Department: 16 - MUNICIPAL FACILITIES MAINTENANCE

Division: 11 - ADMINISTRATIVE

AMERENUE	55031-62002-03/31/25	04/14/2025	ELECTRIC CITY HALL MAR 25	01-16-11-6250	DFT0010597	3,802.79
MISSOURI AMERICAN WATER CO	1017-210013915103-04/01/	04/18/2025	300 N NEW BALLAS RD DOM	01-16-11-6254	68536	32.98
UNIFIRST CORPORATION	1880177397	04/18/2025	MAINTENANCE UNIFORMS	01-16-11-7308	1883	8.19
CK POWER	SVI136097	04/18/2025	SVI082609 KATOLIGHT GENE	01-16-11-6211	68529	2,571.45
NEW SYSTEM LLC	107653	04/23/2025	SUPPLIES FOR GC - TOWELS	01-16-11-6212	1895	909.73
CERTASITE LLC	12649213	04/23/2025	GC ANNUAL INSPECTION, FIR	01-16-11-6211	1888	568.96
METROPOLITAN ST LOUIS SEWER DISTRICT	1482769-5 4/16/25	04/23/2025	APRIL STORMWATER BILL - 3	01-16-11-6254	68558	172.20
UNIFIRST CORPORATION	1880178673	04/23/2025	MAINTENANCE UNIFORMS	01-16-11-7308	1897	8.19

Division 11 - ADMINISTRATIVE Total: **8,074.49**

Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: **8,074.49**

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

UNIFIRST CORPORATION	1880177397	04/18/2025	MAINTENANCE UNIFORMS	01-21-11-7308	1883	8.19
VERIZON WIRELESS SERVICES LLC	6110234965	04/18/2025	TABLETS AND AIRCARDS PD	01-21-11-6253	1884	240.06
MERCY CORPORATE HEALTH	749960	04/18/2025	PRE-EMPLOYEEMENT SCREE	01-21-11-6271	68535	690.05
MARCO HOLDINGS LLC	INV13725665	04/18/2025	RECORDS COPIER MAINT 4/1	01-21-11-6213	68534	144.00
UNIFIRST CORPORATION	1880178673	04/23/2025	MAINTENANCE UNIFORMS	01-21-11-7308	1897	8.19

Division 11 - ADMINISTRATIVE Total: **1,090.49**

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 22 - PATROL						
LEON UNIFORM CO INC	631992-02	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	162.00
LEON UNIFORM CO INC	635152	04/18/2025	BALLISTIC VEST FOR CHAPLAI	01-21-22-7308	1874	895.00
LEON UNIFORM CO INC	635153	04/18/2025	GUARDIAN G3 CUSTOM VES	01-21-22-7308	1874	318.00
LEON UNIFORM CO INC	637305-90	04/18/2025	CREDIT - PATROL UNIFORM P	01-21-22-7308	1874	-2.19
LEON UNIFORM CO INC	638183-02	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	145.00
LEON UNIFORM CO INC	638988-80	04/18/2025	CREDIT - PATROL UNIFORM	01-21-22-7308	1874	-294.00
LEON UNIFORM CO INC	639536-01	04/18/2025	4 GEN7 TOURN CASES W/SHI	01-21-22-7308	1874	191.96
LEON UNIFORM CO INC	639976-01	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	46.00
LEON UNIFORM CO INC	642076	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	498.51
LEON UNIFORM CO INC	642115	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	294.51
LEON UNIFORM CO INC	642174	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	106.50
LEON UNIFORM CO INC	642181	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	14.50
LEON UNIFORM CO INC	642236	04/18/2025	PATROL UNIFORM PURCHAS	01-21-22-7308	1874	124.00
GRAINGER	9458322212	04/18/2025	TOOLS FOR AIR COMPRESSO	01-21-22-7313	1871	32.38
Division 22 - PATROL Total:						2,532.17
Department 21 - POLICE Total:						3,622.66
Department: 31 - PUBLIC WORKS						
Division: 41 - STREET MAINTENANCE						
AMERENUE	55031-62002-03/31/25	04/14/2025	ELECTRIC STREET DEPT MAR	01-31-41-6250	DFT0010597	1,092.01
AMERENUE	55031-62002-03/31/25	04/14/2025	ELECTRIC STREET LIGHTING	01-31-41-6251	DFT0010597	10,797.83
HUMAN RESOURCE STAFFIN	1001081690	04/18/2025	PW TEMPORARY EMPLOYEE	01-31-41-6207	1873	1,647.36
NEW FRONTIER MATERIALS LLC	12833272	04/18/2025	GABION ON CHILTON TICKET	01-31-41-7318	1878	59.65
NEW FRONTIER MATERIALS LLC	12833511	04/18/2025	HOTMIX POTHOLES PWG TIC	01-31-41-7305	1878	184.59
NEW FRONTIER MATERIALS LLC	12834213	04/18/2025	POTHOLES HOTMIX PWG	01-31-41-7305	1878	181.07
NEW FRONTIER MATERIALS LLC	12834697	04/18/2025	POTHOLES TICKET #4301851	01-31-41-7305	1878	187.23
NEW FRONTIER MATERIALS LLC	12835144	04/18/2025	POTHOLES TICKET #4301867	01-31-41-7305	1878	174.04
UNIFIRST CORPORATION	1880178706	04/18/2025	PW UNIFORMS WEEK OF 04/	01-31-41-7308	1883	67.54
NELSON COUNTY LAND MAINTENANCE LLC	21894	04/18/2025	FY2025 MOWING- PW MARC	01-31-41-6212	1877	7,331.00
FASTSIGNS OF BRIDGETON	270-84642	04/18/2025	72"X48" LAMINATE - DRY ER	01-31-41-6213	1869	375.00
WARNING LITES OF SOUTHERN ILLINOIS LLC	36437	04/18/2025	SIGN STOCK	01-31-41-7311	1886	785.75
WARNING LITES OF SOUTHERN ILLINOIS LLC	36438	04/18/2025	CHEVRONS FOR MOSLEY	01-31-41-7311	1886	105.75
AMERENUE	4512505153 - 04/10/2025	04/18/2025	1030 N LINDBERGH - LEAF SI	01-31-41-6250	68523	8.75
HUMAN RESOURCE STAFFIN	1001081786	04/23/2025	PW TEMPORARY EMPLOYEE	01-31-41-6207	1892	909.48
NEW FRONTIER MATERIALS LLC	12836578	04/23/2025	TICKET #57194559 MOSLEY	01-31-41-7305	1894	262.82

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
SITEONE LANDSCAPE SUPPLY HOLDING LLC	152181800-001	04/23/2025	IRRIGATION VALVES	01-31-41-6212	68565	242.88
SITEONE LANDSCAPE SUPPLY HOLDING LLC	152214601-001	04/23/2025	IRRIGATION SUPPLIES AND	01-31-41-6212	68565	289.77
MCCONNELLS OF ST LOUIS INC	2504-110489	04/23/2025	SS1 TAC & FLAG TAPE	01-31-41-7305	1893	201.57
WEBER CHEVROLET COMPANY	2600520	04/23/2025	106 FUSE BLOCK	01-31-41-6210	68566	322.12
LUBY EQUIPMENT SERVICES	PSO102096-1	04/23/2025	SKID STEER THROTTLE CONT	01-31-41-6211	68556	366.74
Division 41 - STREET MAINTENANCE Total:						25,592.95
Division: 43 - PARKS MAINTENANCE						
AMERENUE	55031-62002-03/31/25	04/14/2025	ELECTRIC PARKS DEPT MAR 2	01-31-43-6250	DFT0010597	1,976.52
HUMAN RESOURCE STAFFIN	1001081690	04/18/2025	PW TEMPORARY EMPLOYEE	01-31-43-6207	1873	549.12
MISSOURI AMERICAN WATER CO	1017-210013559299-03/26/	04/18/2025	12301 CONWAY RD 2/25/25-	01-31-43-6254	68538	3.59
TIMBERCREEK EQUIPMENT CO LLC	1023626	04/18/2025	REPLACEMENT AUGER FOR B	01-31-43-9503	68548	536.79
UNIFIRST CORPORATION	1880178706	04/18/2025	PW UNIFORMS WEEK OF 04/	01-31-43-7308	1883	22.52
NELSON COUNTY LAND MAINTENANCE LLC	21894	04/18/2025	FY2025 MOWING-PARK MAR	01-31-43-6212	1877	1,705.00
HUMAN RESOURCE STAFFIN	1001081786	04/23/2025	PW TEMPORARY EMPLOYEE	01-31-43-6207	1892	303.16
METROPOLITAN ST LOUIS SEWER DISTRICT	1473499-0 4/16/25	04/23/2025	APRIL 25 STORMWATER BILL	01-31-43-6224	68559	65.10
SITEONE LANDSCAPE SUPPLY HOLDING LLC	152214601-001	04/23/2025	IRRIGATION SUPPLIES AND	01-31-43-7302	68565	133.86
WEBER CHEVROLET COMPANY	2600520	04/23/2025	106 FUSE BLOCK	01-31-43-6210	68566	107.38
LUBY EQUIPMENT SERVICES	PSO102096-1	04/23/2025	SKID STEER THROTTLE CONT	01-31-43-6211	68556	122.25
WHOLESALE PLUMBING SUPPLY COMPANY INC	53788922.001	04/23/2025	PLUMBING FOR TAPPMAYER	01-31-43-6224	68567	8.38
Division 43 - PARKS MAINTENANCE Total:						5,533.67
Department 31 - PUBLIC WORKS Total:						31,126.62
Department: 32 - COMMUNIITY DEVELOPMENT						
Division: 11 - ADMINISTRATIVE						
MCLAUGHLIN COURT REPORTING SERVICES INC	040825-1	04/18/2025	P&Z PROJECT #25-006 TACO	01-32-11-6202	1875	111.60
BRIDGETOWER OPCO LLC	745774046	04/18/2025	PUBLIC NOTICE 04-21-2025 T	01-32-11-6260	1867	66.64
Division 11 - ADMINISTRATIVE Total:						178.24

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 61 - BUILDING DEPARTMENT						
VERIZON WIRELESS SERVICES LLC	6110234965	04/18/2025	TABLETS AND AIRCARDS BLD	01-32-61-6253	1884	240.06
Division 61 - BUILDING DEPARTMENT Total:						240.06
Department 32 - COMMUNIITY DEVELOPMENT Total:						418.30
Fund 01 - GENERAL FUND Total:						182,996.11
Fund: 02 - CAPITAL IMPROVEMENT FUND						
Department: 61 - CIP						
Division: 71 - CIP						
TOTAL MECHANICAL SERVICES INC	10	04/18/2025	Ice Rink R-22 Switchover Proj	02-61-71-9506	1882	127,998.25
SHANNON & WILSON INC	155297	04/18/2025	PW SETTLEMENT STUDY - PR	02-61-71-9501	68546	1,728.67
SHANNON & WILSON INC	155298	04/18/2025	PW SETTLEMENT STUDY PRO	02-61-71-9501	68546	1,427.40
HORNER AND SHIFRIN INC	75964	04/18/2025	ENG BALLAS SIDEWALK PH 3	02-61-71-9510	1872	8,332.50
M & H CONCRETE	5 & 6	04/23/2025	24 CONCRETE PAVEMENT RE	02-61-71-9510	68557	97,263.03
HORNER AND SHIFRIN INC	76026	04/23/2025	NEW BALLAS IMPRO PH 2 D	02-61-71-9510	1891	4,469.25
FLAGSHIP CPT ASC JV I LLC	PARCEL #6	04/23/2025	11525 OLDE CABIN RD - EAS	02-61-71-9510	1890	12,575.00
Division 71 - CIP Total:						253,794.10
Department 61 - CIP Total:						253,794.10
Fund 02 - CAPITAL IMPROVEMENT FUND Total:						253,794.10
Fund: 05 - PARKS & STORMWATER FUND						
Department: 61 - CIP						
Division: 71 - CIP						
TREKK DESIGN GROUP LLC	25-000604	04/23/2025	FY25 STORMWATER PROJ B	05-61-71-9509	1896	26,264.73
Division 71 - CIP Total:						26,264.73
Department 61 - CIP Total:						26,264.73
Fund 05 - PARKS & STORMWATER FUND Total:						26,264.73
Fund: 06 - MUNICIPAL ENTERPRISE FUND						
CALLAWAY GOLF SALES COMPANY	940007489	04/18/2025	GOLF BALL FOR RESALE	06-1625	68524	367.44
CALLAWAY GOLF SALES COMPANY	940007490	04/18/2025	GOLF BALLS FOR RESALE	06-1625	68524	244.32
ROGER CLEVELAND GOLF COMPANY INC	8344717SO	04/23/2025	GOLF BALLS FOR RESALE	06-1625	68564	82.96
ROGER CLEVELAND GOLF COMPANY INC	8384613SO	04/23/2025	GOLF BALLS FOR RESALE	06-1625	68564	331.36
						1,026.08
						1,026.08

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Department: 14 - COMMUNITY SERVICES						
Division: 31 - ICE ARENA						
MISSOURI AMERICAN WATER CO	1017-210013831861-04/02/	04/18/2025	11400 OLDE CABIN FIRE SER	06-14-31-6254	68537	75.68
REGAL MIDWEST INC	5185	04/18/2025	STAFF UNIFORMS	06-14-31-7308	68543	1,683.20
US BANK EQUIPMENT FINANCE	552152225	04/18/2025	DRC COPIER USE FEES	06-14-31-6213	68549	46.44
VESTIS GROUP INC	6170396783	04/18/2025	DRC MOP & TOWEL FEES	06-14-31-7301	1885	31.27
VESTIS GROUP INC	6170403059	04/18/2025	DRC MOP & TOWEL SERVICE	06-14-31-7301	1885	31.27
RENTOKIL NORTH AMERICA INC	76256242	04/18/2025	PEST CONTROL FOR DRC & G	06-14-31-6212	1880	84.70
RHINE PARACO GAS OF ST LOUIS LLC	898488	04/18/2025	OLYMPIA PROPANE FEES	06-14-31-7307	1881	192.51
Division 31 - ICE ARENA Total:						2,145.07
Division: 32 - GOLF MAINTENANCE						
SITEONE LANDSCAPE SUPPLY HOLDING LLC	152018521-001	04/18/2025	TURFPLEX FERTLIZER & STRO	06-14-32-7303	68547	1,074.72
RENTOKIL NORTH AMERICA INC	76256242	04/18/2025	PEST CONTROL FOR DRC & G	06-14-32-6212	1880	36.30
ADVANCED TURF SOLUTIONS INC	SO1269403.2	04/18/2025	CUP CUTTER BLADE	06-14-32-6212	1866	88.75
ADVANCED TURF SOLUTIONS INC	SO1296332	04/23/2025	BALATA INSECTICIDE ROTATO	06-14-32-7303	1887	1,585.88
Division 32 - GOLF MAINTENANCE Total:						2,785.65
Division: 33 - PRO-SHOP						
REGAL MIDWEST INC	5185	04/18/2025	STAFF UNIFORMS	06-14-33-7308	68543	800.00
US BANK EQUIPMENT FINANCE	552152225	04/18/2025	DRC COPIER USE FEES	06-14-33-6213	68549	46.44
VESTIS GROUP INC	6170396783	04/18/2025	DRC MOP & TOWEL FEES	06-14-33-7301	1885	22.02
VESTIS GROUP INC	6170403059	04/18/2025	DRC MOP & TOWEL SERVICE	06-14-33-7301	1885	22.02
CALLAWAY GOLF SALES COMPANY	940007489	04/18/2025	GOLF BALL FOR RESALE	06-14-33-8324	68524	0.30
CALLAWAY GOLF SALES COMPANY	940007490	04/18/2025	GOLF BALLS FOR RESALE	06-14-33-8324	68524	0.36
ROGER CLEVELAND GOLF COMPANY INC	8344717SO	04/23/2025	GOLF BALLS FOR RESALE	06-14-33-8324	68564	0.04
ROGER CLEVELAND GOLF COMPANY INC	8384613SO	04/23/2025	GOLF BALLS FOR RESALE	06-14-33-8324	68564	0.39
Division 33 - PRO-SHOP Total:						891.57
Division: 34 - FOOD SERVICES						
VESTIS GROUP INC	6170396783	04/18/2025	DRC MOP & TOWEL FEES	06-14-34-7301	1885	17.77
VESTIS GROUP INC	6170403059	04/18/2025	DRC MOP & TOWEL SERVICE	06-14-34-7301	1885	17.77
BREAKTHRU BEVERAGE GROUP	121043568	04/23/2025	BEER FOR RESALE	06-14-34-8316	68553	215.25

Council Report of Invoices Paid Listing

Payment Dates: 4/10/2025 - 4/23/2025

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
D AND D DISTRIBUTORS LLP	323768	04/23/2025	BEER FOR RESALE	06-14-34-8316	1889	392.75
PERFORMANCE FOOD GROUP INC	4972669	04/23/2025	CONCESSION SUPPLIES FOR	06-14-34-7304	68562	110.92
PERFORMANCE FOOD GROUP INC	4972669	04/23/2025	CONCESSION SUPPLIES FOR	06-14-34-8315	68562	258.98
PERFORMANCE FOOD GROUP INC	4972669	04/23/2025	CONCESSION SUPPLIES FOR	06-14-34-8317	68562	149.10
PERFORMANCE FOOD GROUP INC	4972669	04/23/2025	CONCESSION SUPPLIES FOR	06-14-34-8319	68562	524.57
Division 34 - FOOD SERVICES Total:						1,687.11
Department 14 - COMMUNITY SERVICES Total:						7,509.40
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:						8,535.48
Fund: 19 - PUBLIC SAFETY FUND						
Department: 21 - POLICE						
Division: 23 - PUBLIC SAFETY						
AA KEY & LOCK SERVICE	115596	04/18/2025	BROKEN KEY IN AED BOX IN L	19-21-23-6211	68522	180.00
FOREMOST FITNESS GROUP LLC	2565	04/18/2025	PREVENTIVE MAINT SVC ON	19-21-23-6211	1870	250.00
AMERENUE	0427008070-03/31/25	04/22/2025	350 N NEW BALLAS POLICE 2	19-21-23-6250	DFT0010596	3,662.46
MISSOURI AMERICAN WATER CO	1017-220023905773-04/02/	04/23/2025	350 N NEW BALLAS RD FIRE	19-21-23-6254	68560	139.70
KIESLERS POLICE SUPPLY	SI104958	04/23/2025	63 GLOCK 45 MOS FIREARM	19-21-23-9503	68555	57,473.50
Division 23 - PUBLIC SAFETY Total:						61,705.66
Department 21 - POLICE Total:						61,705.66
Fund 19 - PUBLIC SAFETY FUND Total:						61,705.66
Fund: 99 - POOLED CASH						
ARVEST BANK	1797-04/14/25	04/16/2025	EPAYMENT 4/16/25	99-2809	DFT0010594	2,074.10
ARVEST BANK	1797-04/21/25	04/23/2025	EPAYMENT 4/23/25	99-2809	DFT0010595	4,979.16
						7,053.26
						7,053.26
Fund 99 - POOLED CASH Total:						7,053.26
Grand Total:						540,349.34

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	182,996.11
02 - CAPITAL IMPROVEMENT FUND	253,794.10
05 - PARKS & STORMWATER FUND	26,264.73
06 - MUNICIPAL ENTERPRISE FUND	8,535.48
19 - PUBLIC SAFETY FUND	61,705.66
99 - POOLED CASH	7,053.26
Grand Total:	540,349.34

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-6262	DUES MEMBERSHIPS &	1,075.00
01-11-12-6264	IN TOWN MEETINGS	170.00
01-12-11-6203	PROFESSIONAL SERVICE	31.88
01-12-11-6262	DUES MEMBERSHIPS &	752.02
01-12-11-6271	MEDICAL SUPPLIES	55.25
01-12-14-6213	OFFICE EQUIPMENT MAI	202.26
01-13-11-6202	TECHNICAL AND PERSO	0.50
01-13-15-6213	OFFICE EQUIPMENT MAI	60.00
01-13-15-6253	TELEPHONE	216.96
01-13-15-7304	GENERAL SUPPLIES	175.75
01-13-15-7312	OFFICE SUPPLIES	983.04
01-14-11-6202	TECHNICAL AND PERSO	239.25
01-14-11-6203	PROFESSIONAL SERVICE	460.43
01-14-11-6213	OFFICE EQUIPMENT MAI	46.46
01-14-11-6281	5K RUN EXPENSES	272.00
01-16-11-6211	EQUIPMENT MAINTENA	3,140.41
01-16-11-6212	BUILDING AND GROUND	909.73
01-16-11-6250	ELECTRICITY	3,802.79
01-16-11-6254	WATER AND SEWER	205.18
01-16-11-7308	WEARING APPAREL AND	16.38
01-2101	ST. LOUIS CITY EARNING	910.98
01-2102	FICA WITHHOLDING	43,063.48
01-2103	MEDICARE WITHHOLDIN	10,071.36
01-2104	FEDERAL TAX WITHHOL	33,390.72
01-2105	MISSOURI TAX WITHHOL	12,142.00
01-21-11-6213	OFFICE EQUIPMENT MAI	144.00
01-21-11-6253	TELEPHONE	240.06
01-21-11-6271	MEDICAL SUPPLIES	690.05
01-21-11-7308	WEARING APPAREL AND	16.38
01-2113	PAYROLL CHILD SUPPOR	184.62

Account Summary

Account Number	Account Name	Payment Amount
01-21-22-7308	WEARING APPAREL AND	2,499.79
01-21-22-7313	RANGE SUPPLIES	32.38
01-2222	SHORT TERM DISABILITY	43.03
01-2312	401 - ICMA	833.70
01-2318	ICMA ROTH 457	7,027.47
01-2319	ICMA ROTH IRA	678.21
01-2321	457 - VOYA	2,016.25
01-2322	457 - ICMA	11,438.72
01-2323	MOST PROGRAM	825.00
01-2410	INMATE SECURITY ACCO	24.90
01-2806	OLIA REIMBURSABLE RE	4,552.80
01-31-41-6207	TEMP PROFESSIONAL SE	2,556.84
01-31-41-6210	VEHICLE MAINTENANCE	322.12
01-31-41-6211	EQUIPMENT MAINTENA	366.74
01-31-41-6212	BUILDING AND GROUND	7,863.65
01-31-41-6213	OFFICE EQUIPMENT MAI	375.00
01-31-41-6250	ELECTRICITY	1,100.76
01-31-41-6251	STREET LIGHTING	10,797.83
01-31-41-7305	STREET & SIDEWALK MA	1,191.32
01-31-41-7308	WEARING APPAREL AND	67.54
01-31-41-7311	STREET SIGNS	891.50
01-31-41-7318	SMALL STRMWATR PROJ	59.65
01-31-43-6207	TEMP PROFESSIONAL SE	852.28
01-31-43-6210	VEHICLE MAINTENANCE	107.38
01-31-43-6211	EQUIPMENT MAINTENA	122.25
01-31-43-6212	BUILDING AND GROUND	1,705.00
01-31-43-6224	TAPPMAYER HOUSE MAI	73.48
01-31-43-6250	ELECTRICITY	1,976.52
01-31-43-6254	WATER AND SEWER	3.59
01-31-43-7302	SMALL TOOLS	133.86
01-31-43-7308	WEARING APPAREL AND	22.52
01-31-43-9503	EQUIPMENT	536.79
01-32-11-6202	TECHNICAL AND PERSO	111.60
01-32-11-6260	ADVERTISING	66.64
01-32-61-6253	TELEPHONE	240.06
01-4402	OCCUPATIONAL LICENSE	245.00
01-4424	ESCROW DEDUCTIONS	7,500.00
01-4426	OCCUPANCY PERMITS	65.00
02-61-71-9501	BUILDINGS AND IMPRO	3,156.07
02-61-71-9506	PARK AND RECREATION	127,998.25
02-61-71-9510	STREETS	122,639.78
05-61-71-9509	STORMWATER PROJECTS	26,264.73

Account Summary

Account Number	Account Name	Payment Amount
06-14-31-6212	BUILDING AND GROUND	84.70
06-14-31-6213	OFFICE EQUIPMENT MAI	46.44
06-14-31-6254	WATER AND SEWER	75.68
06-14-31-7301	CHEMICALS & CLEANING	62.54
06-14-31-7307	GASOLINE, PROPANE &	192.51
06-14-31-7308	WEARING APPAREL AND	1,683.20
06-14-32-6212	BUILDING AND GROUND	125.05
06-14-32-7303	HORTICULTURAL SUPPLI	2,660.60
06-14-33-6213	OFFICE EQUIPMENT MAI	46.44
06-14-33-7301	CHEMICALS & CLEANING	44.04
06-14-33-7308	WEARING APPAREL AND	800.00
06-14-33-8324	MERCHANDISE-GOLF BA	1.09
06-14-34-7301	CHEMICALS & CLEANING	35.54
06-14-34-7304	GENERAL SUPPLIES	110.92
06-14-34-8315	SANDWICHES AND HOT	258.98
06-14-34-8316	BEER	608.00
06-14-34-8317	COFFEE,TEA & SOFT DRI	149.10
06-14-34-8319	SNACKS	524.57
06-1625	GOLF BALLS	1,026.08
19-21-23-6211	EQUIPMENT MAINTENA	430.00
19-21-23-6250	ELECTRICITY	3,662.46
19-21-23-6254	WATER AND SEWER	139.70
19-21-23-9503	EQUIPMENT	57,473.50
99-2809	EPAYABLES LIABILITY	7,053.26
Grand Total:		540,349.34

Project Account Summary

Project Account Key	Payment Amount
None	263,421.68
18702E	12,575.00
200E	127,998.25
412E	26,264.73
60022E	97,263.03
604E	8,332.50
608E	4,469.25
ISFE	24.90
Grand Total:	540,349.34



APPLICATION TO PLANNING AND ZONING COMMISSION
#25-006: A CONDITIONAL USE PERMIT FOR A LIMITED-SERVICE
RESTAURANT, TAQUERIA LUNA, LOCATED AT 663-667 N. NEW BALLAS
ROAD WITHIN BAL COEUR PLAZA

FOR THE MEETING OF: Monday, March 17th, 2025, 6:00 PM

LOCATION: 663-667 N. New Ballas Road, within Bal Coeur Plaza. Zoned "CB"
Core Business District

REQUEST: Hugo Villegas, of DAVICAD, LLC, on behalf of Taqueria Luna, has submitted an application for a new conditional use permit for a 2,400 square foot restaurant location at 663-667 N. New Ballas Road within Bal Coeur Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM every day of the week. There will be 44 seats in the restaurant and 5 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Taqueria Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513).

ADDITIONAL INFORMATION: Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

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

Creve Coeur 2030 Plan
References

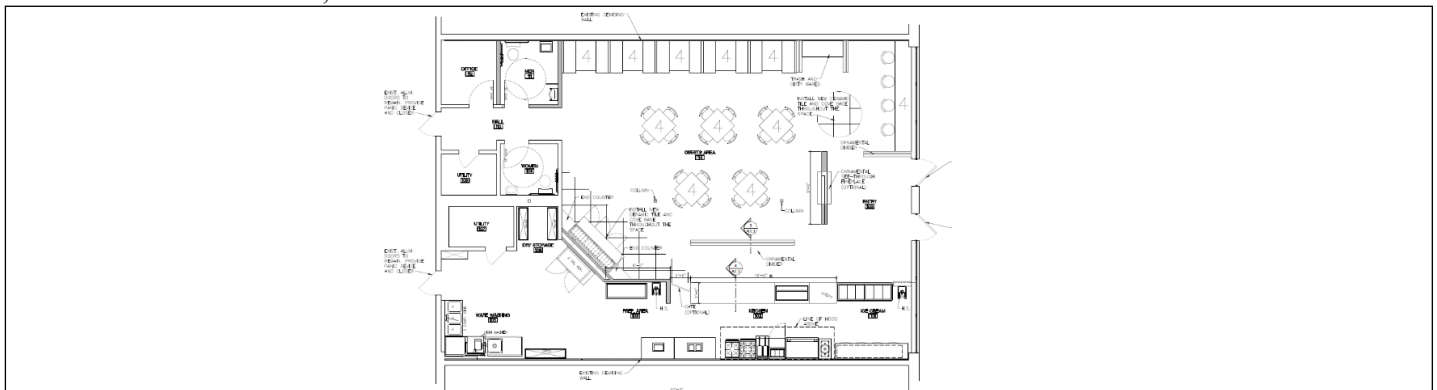
- Mixed-Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Hugo Villegas
DAVICAD, LLC
12012 Charter House Lane
St. Louis, MO 63146

PROPERTY OWNER: Forsyth Investments, LLC
150 N. Meramec Suite 500
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 3/11/2025

ATTACHMENTS: Applicant's Materials received 2/21/25
Draft Ordinance

BACKGROUND:

Bal Coeur Plaza, located at the southwestern corner of Studt Road and North New Ballas Road, was approved and constructed in 1969 and is located within the “CB” Core Business zoning district. This site has pre-existing non-conformities in relation to the current zoning code. The center consists of one 2-story building, currently housing 13 tenant spaces, totaling approximately 16,500 square feet. The subject tenant space was previously used for a hair salon. There are currently no vacancies within the building. Taqueria Luna will be occupying 2,400 square feet within tenant space “2” on the first floor of the building.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for a fast casual restaurant, Taqueria Luna, focusing on offering Mexican tacos for lunch and dinner. The business will take orders and payments at the counter before the customers are seated. The proposed space is 2,400 square feet and no changes to the exterior of the building or the site are proposed in association with this application. Hours of operation are 10:00 AM to 9:00 PM Monday-Friday seven days a week.

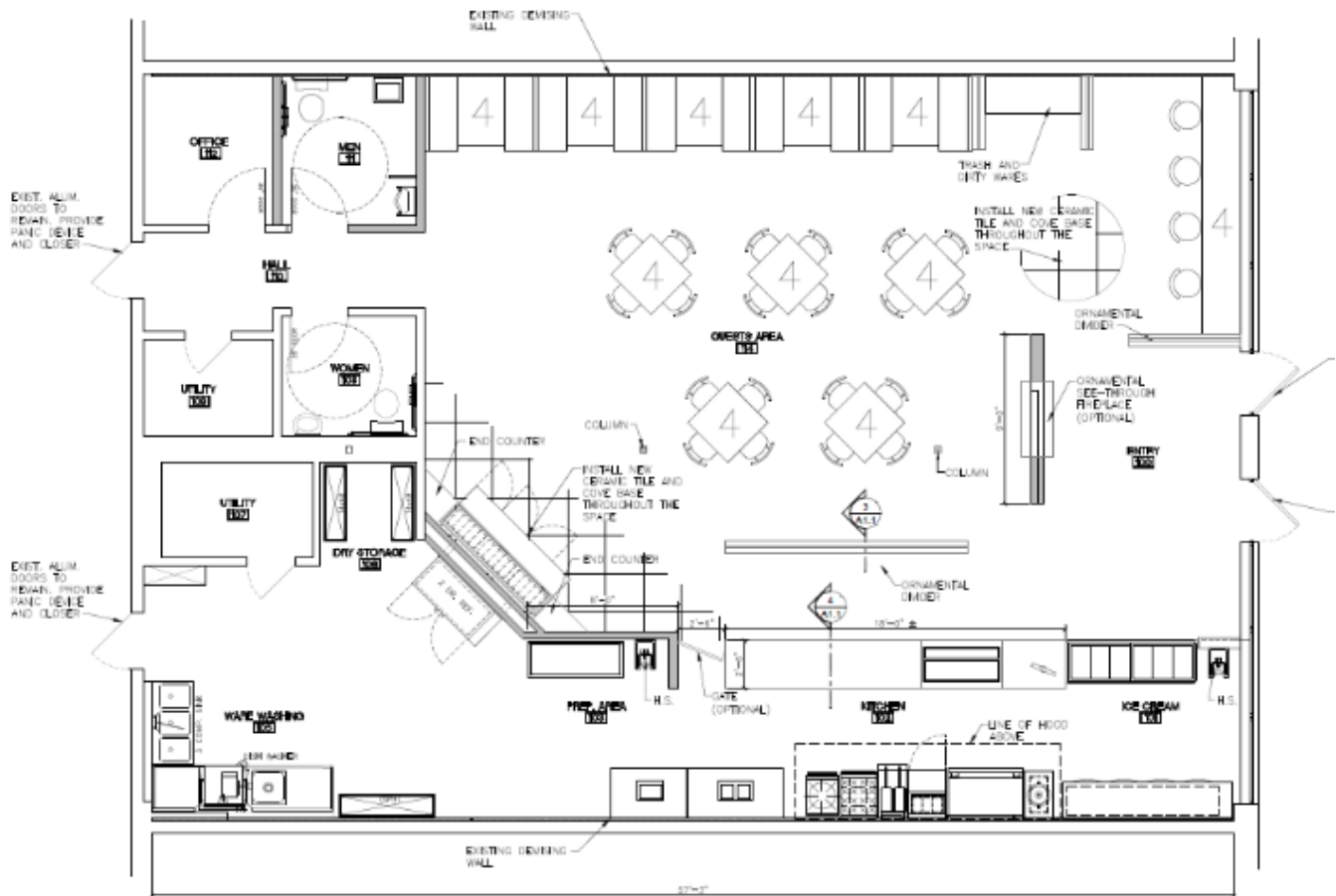
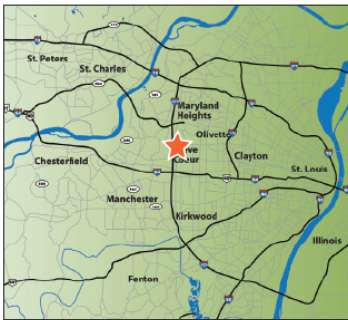


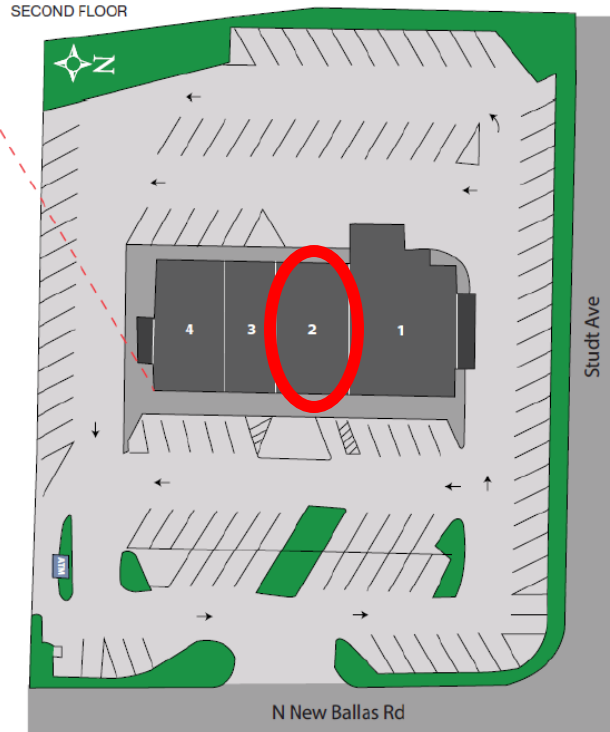
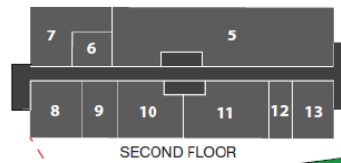
Figure 1: Floor Plan.

#	Address	Tenant	SF	
1	660-673	Central Bank	2,500	Banking
2	663-667	Taco Luna	2,400	Restaurant
3	659	Elite Dental	1,080	Dental Office
4	653-657	True Radiology	2,620	MRI
5	207	Elite Dental	3,314	Dental Office
6	219	Parkway Maintenance	150	Housekeeping
7	221	Star International	579	Plywood Importer
8	220	Sung Kwang Lee	650	Chiropractor
9	218	FLY Counseling	487	Counseling
10	214	Love at Home	841	Home Health Care
11	208	Alynn McManus	1,121	Counseling
12	206	STL Stress Clinic	307	Counseling
13	200	Gelber Family LP	450	Builder/Contractor



11/18/24

Gershman



Bal Coeur

677 N New Ballas Rd
St. Louis, MO 63124

Figure 2: Proposed Location Site Plan. Taqueria Luna shown in red circle.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	Studt Road
South	Commercial	CB-Core Business	N/A
East	Commercial	CB-Core Business	N. New Ballas Road
West	Commercial	CB-Core Business	N/A

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The Creve Coeur 2030 Plan includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use District (MU) place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports

the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is filling a space within a commercial building at Bal Coeur Plaza as a dining establishment which has not previously held restaurant space. No changes to the exterior of the building or site are proposed. The use as a dining establishment is consistent with the Comprehensive Plan..

ZONING REVIEW

NAICS 722513, Limited-Service Restaurants, are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Bal Coeur Plaza complex is 1.61 acres with approximately 16,500 square feet of commercial space. The proposal is for 2,400 square feet, thus representing roughly 14.5% of the building's square footage.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(a) Required Off-Street Parking Spaces requires one (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. The proposed use is a limited-service restaurant, serving both dine-in and carryout customers with a maximum number of 44 indoor seats requiring 25 parking spaces for this use.

Below is the current parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
669-673 N. New Ballas – Central Bank	Bank	2,500	4/1000 sq. ft.	10
663-667 N. New Ballas – Taquería Luna	Restaurant (44 seats)	2,400	1/3 seats in C.U.P. + 1/250 sq. ft.	25
659 N. New Ballas – Elite Dental	Dentist	1,080	4/1000 sq. ft.	5
653-657 N. New Ballas – True Radiology	Ambulatory Health Care Services	2,620	3.3/1000 sq. ft.	10
207 N. New Ballas – Elite Dental	Dentist	3,314	4/1000 sq. ft.	14
219 N. New Ballas – Parkway Maintenance	Housekeeping	150	4/1000 sq. ft.	1
221 N. New Ballas – Star International	General Retail	579	4/1000 sq. ft.	3
220 N. New Ballas – Sung Kwang Lee	Chiropractor	650	4/1000 sq. ft.	3
218 N. New Ballas – FLY Counseling	Counseling	487	4/1000 sq. ft.	2
214 N. New Ballas – Love at Home	Home Health Care	841	4/1000 sq. ft.	4
208 N. New Ballas – Alynn McManus	Counseling	1,121	4/1000 sq. ft.	5
206 N. New Ballas – STL Stress Clinic	Counseling	307	4/1000 sq. ft.	2

200 N. New Ballas – Gelber Family LP	General Retail	450	4/1000 sq. ft.	2
Total # of Parking Spaces Required:				86
Total Available On-site:				111
Excess Parking:				25

Trash Enclosure

Trash for the restaurant will utilize the existing dumpsters located behind the building. There are currently two dumpsters placed within designated parking stalls without an enclosure. Staff has included a condition of approval to require dumpster enclosures to meet the City's Design Guidelines. The responsibility for the dumpster enclosures will likely be a responsibility of the landlord and not the applicant as these dumpsters are not for the exclusive use of the proposed restaurant.

Parking Lot

The parking lot is in good condition and appears to have been restriped fairly recently as the paint is clearly visible.

Lighting

No new lighting is proposed as part of this application and the existing site lighting consisting of several pole lights appear to be adequate for the site and are downcast and shielded.

Landscaping

Due to the age of this development, there is not an updated landscaping plan on record for the site but there is existing landscaping that appears to be well maintained and in good condition.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 2,400 square foot Limited-Service Restaurant, NAICS 722513, establishment at 663-667 North New Ballas Road, within Bal Coeur Plaza.
2. Maximum seating permitted is limited to 44 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be from 10:00 AM to 9:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Dumpster enclosures shall be provided for all dumpsters on-site. The design and location of the dumpster enclosures shall meet the Design Guidelines for staff approval prior to the issuance of a final occupancy permit.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. All existing landscaping shall be maintained in good condition and any dying or dead plant material shall be replaced in order to maintain the existing standard.

8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

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

MOTION

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

“I move to recommend approval of a Conditional Use Permit for Taqueria Luna located at 663-667 N. New Ballas Road, within Bal Coeur Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of March 17, 2025” (conditions may be added, eliminated, or modified by preceding motion).

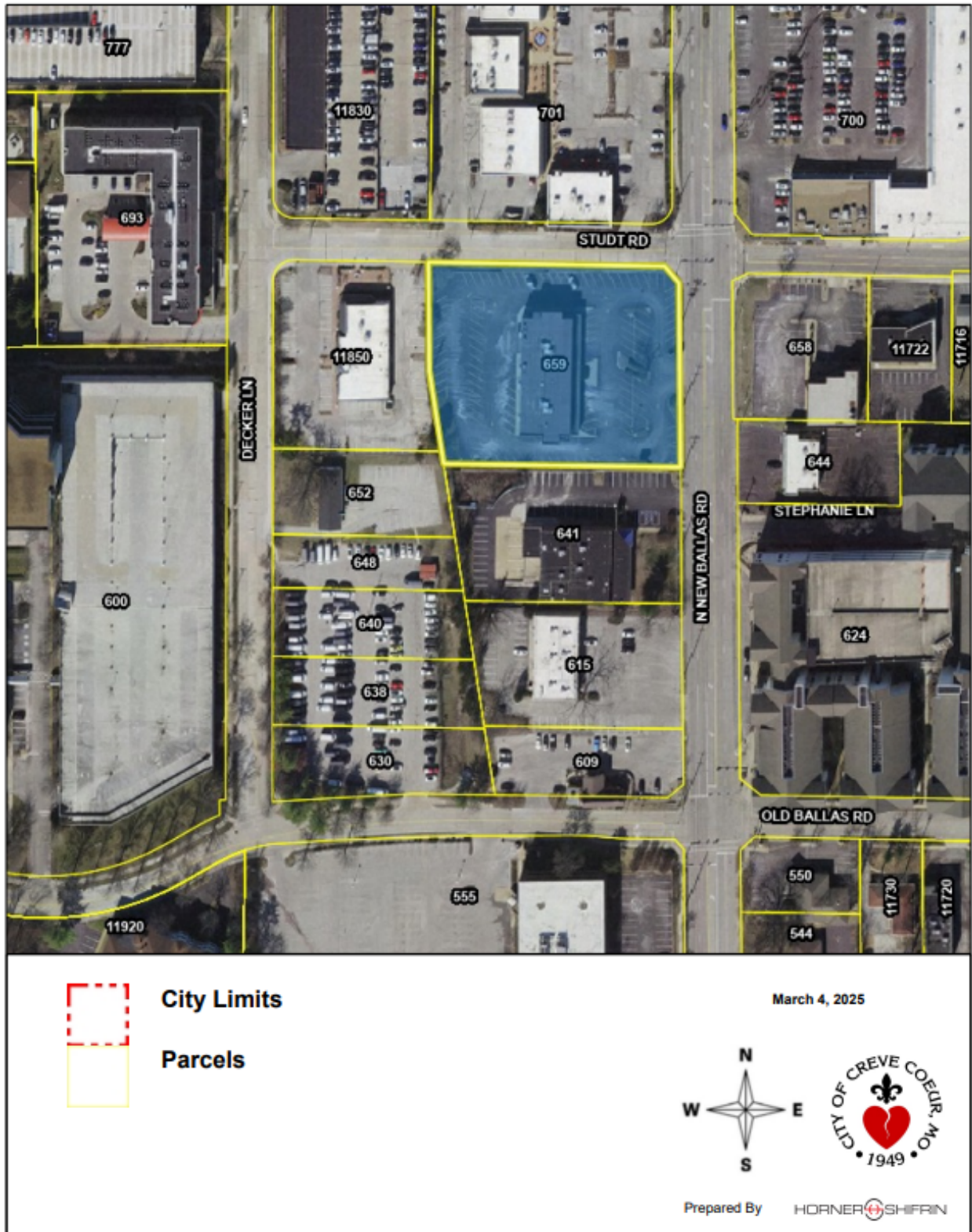
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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



AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A 2,400 SQUARE-FOOT LIMITED-SERVICE RESTAURANT, TACO LUNA, LOCATED AT 663-667 NORTH NEW BALLAS ROAD, WITHIN BAL COEUR PLAZA

WHEREAS, under Section 405.360(C), limited-service restaurants in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Hugo Villegas, of DAVICAD, LLC, submitted an application for a conditional use permit for a 2,400 square foot limited-service restaurant, Taco Luna, at 663-667 N. New Ballas Road, within the Bal Coeur Plaza; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 7, 2025, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 17, 2025; and

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

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

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City’s Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.

5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a limited-service restaurant located at 663-667 N. New Ballas Road, in the "CB" Core Business zoning district, within Bal Coeur Plaza, whose legal description is as follows:

Parcel No.1: Part of Lots 5 and 6 of the Subdivision of Studt's Hone Place, a Subdivision in St Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 30 of the St Louis County Records and described as follows:

Beginning at a point in the West line of New Ballas Road, 60 feet wide, as established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56. Said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6; thence North 89 degrees 54 minutes West, a distance of 28900 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344; thence along said West line, North 9 degrees 43 minutes West, a distance of 10812 feet to a point; thence North 0 degrees 53minutes West, a distance of 130.31 feet to a point; thence South 89 degrees 53 minutes East, a distance o f30347 feel to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 235.75 feet to the point of beginning, EXCEPTING that part conveyed to the City of Creve Coeur by instruments recorded in Book 7538 page 1242 and Book 10818 page 1713 of the St. Louis County Records.

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

1. The Conditional Use Permit shall be for the operation of an approximately 2,400 square foot Limited-Service Restaurant, NAICS 722513, establishment at 663-667 North New Ballas Road, within Bal Coeur Plaza.
2. Maximum seating permitted is limited to 44 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.

3. Hours of operation shall be from 10:00 AM to 9:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Dumpster enclosures shall be provided for all dumpsters on-site. The design and location of the dumpster enclosures shall meet the Design Guidelines for staff approval prior to the issuance of a final occupancy permit.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. All existing landscaping shall be maintained in good condition and any dying or dead plant material shall be replaced in order to maintain the existing standard.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

BILL NO. 6165

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

(667 N. New Ballas Rd.) Taqueria Luna

- Rationale:

We are respectfully requesting the Conditional Use Permit approval for our new Taqueria Luna, to be located at 667 N. New Ballas Rd., on the existing Bal Coeur Plaza.

The building is mainly used for Business and Offices and has plenty of parking at all sides of the building, providing a total of 111 spaces to be shared by all tenants. We do not anticipate the need for more parking so the impact to the surrounding areas should be minimal.

We believe our Taqueria (Mexican Tacos), will be a great addition not only to the plaza but to the whole area composed of Residences, Offices and other businesses.

We operate another successful restaurant in the area "Carretas Mexican Restaurant" located at 11939 Olive Blvd., Creve Coeur 63141, and recently opened another in Twin Oaks.

Thank you very much for your consideration and hopefully approval of our plans.

Best regards,

Jose Perez



Bethany Moore <bmoore@crevecoeurmo.gov>

Conditional Use Permit Application Information

Hugo Villegas <divicad18@gmail.com>

Wed, Feb 26, 2025 at 10:27 AM

To: Bethany Moore <bmoore@crevecoeurmo.gov>

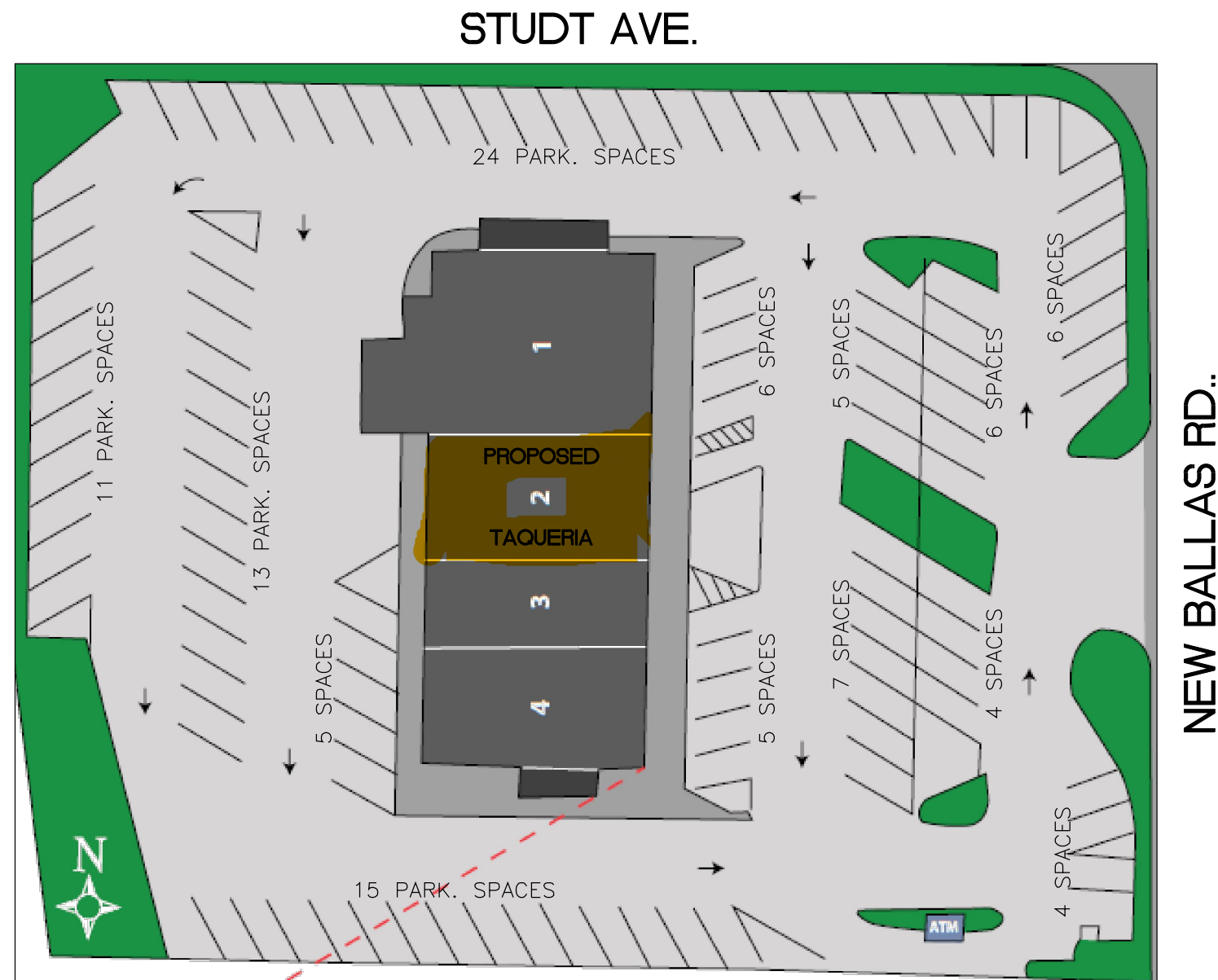
Good morning Bethany,

- They will have 5 employees at the busiest shift.
- We show 44 seats total - but the model is more Grab-and-Go. They can do it with fewer seats if necessary.
- They will operate everyday of the week from 10:00 am to 9:00 pm.

Thanks,

Hugo Villegas
314-452-3968

[Quoted text hidden]

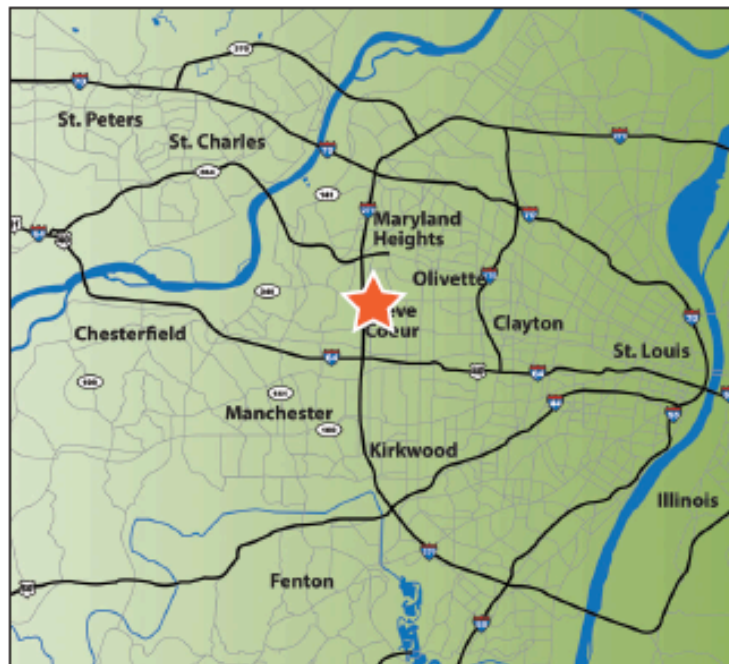
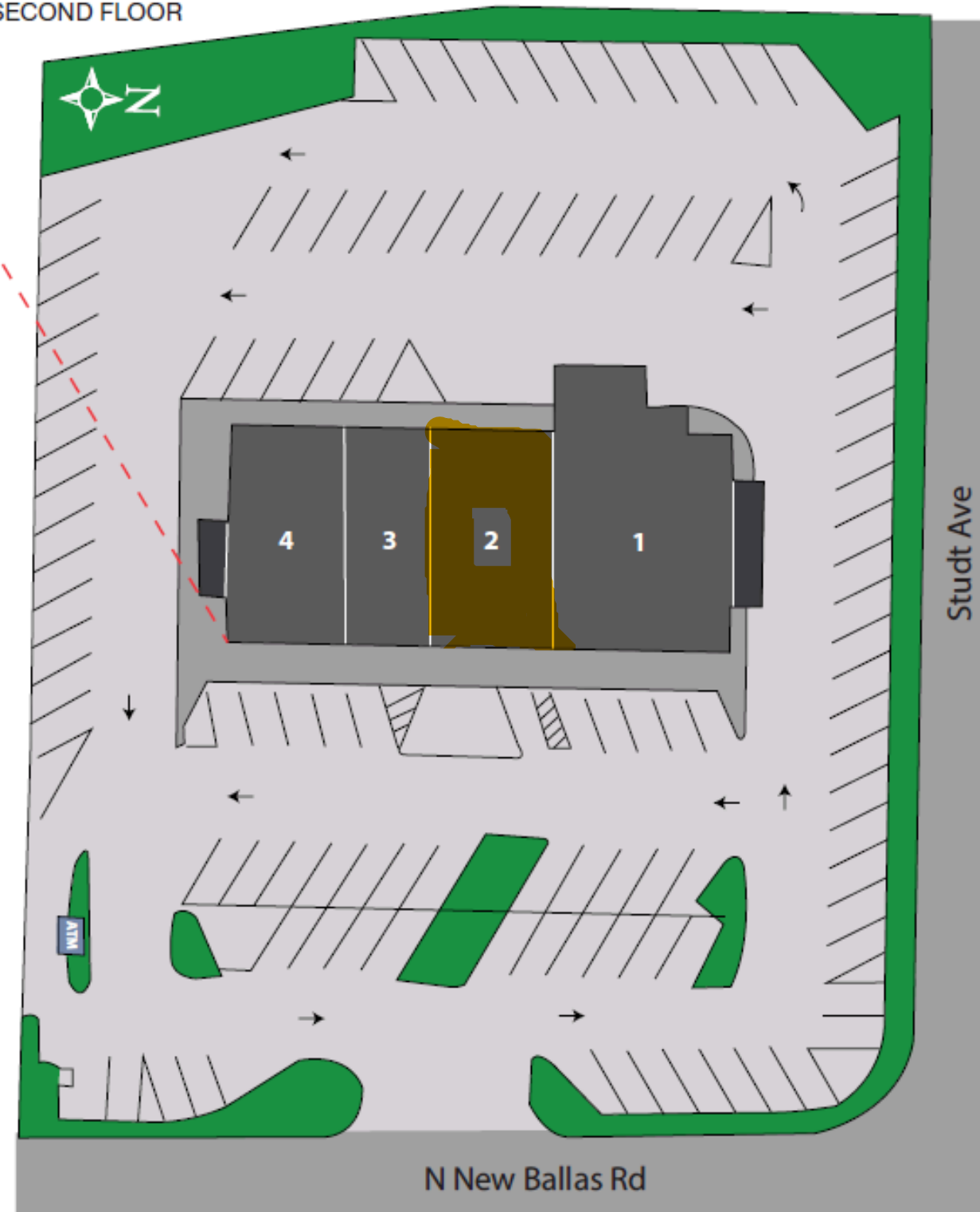
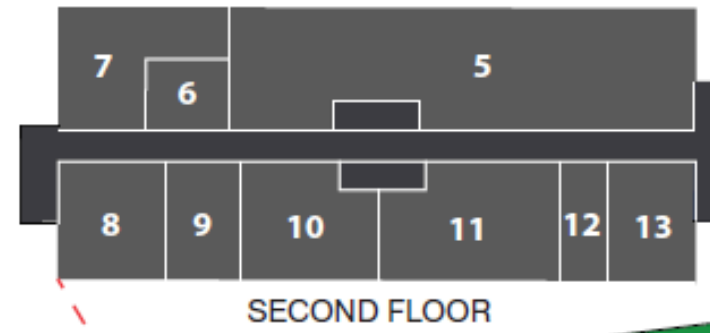


11	PARK. SPACES
24	PARK. SPACES
13	PARK. SPACES
5	SPACES
4	SPACES
5	SPACES
6	SPACES
5	SPACES
7	SPACES
15	PARK. SPACES
4	SPACES
6	SPACES
6	SPACES
111	PARK. SPACES
-TOTAL-	

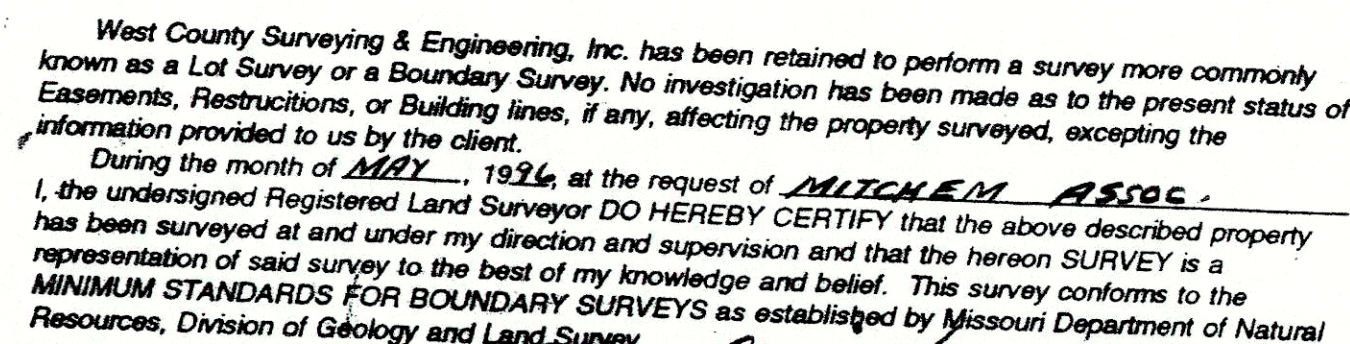
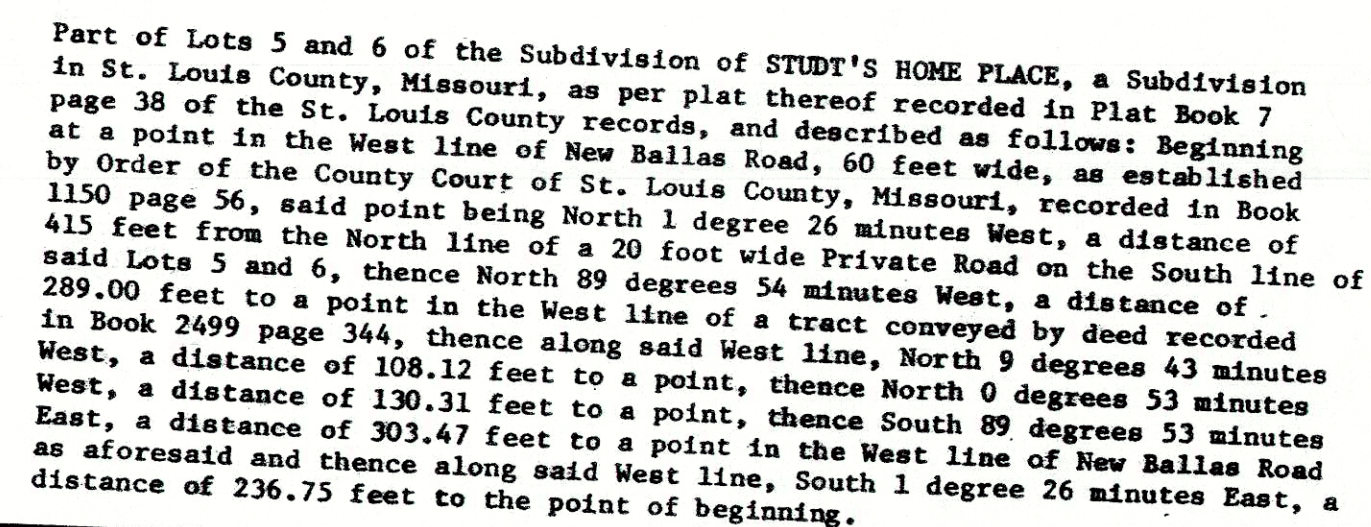
Bal Coeur

677 N New Ballas Rd
St. Louis, MO 63124

#	Address	Tenant	SF	
1	669-673	Central Bank	2,500	Banking
2	663-667	Taco Luna	2,400	Restaurant
3	659	Elite Dental	1,080	Dental Office
4	653-657	True Radiology	2,620	MRI
5	207	Elite Dental	3,314	Dental Office
6	219	Parkway Maintenance	150	Housekeeping
7	221	Star International	579	Plywood Importer
8	220	Sung Kwang Lee	650	Chiropractor
9	218	FLY Counseling	487	Counseling
10	214	Love at Home	841	Home Health Care
11	208	Alynn McManus	1,121	Counseling
12	206	STL Stress Clinic	307	Counseling
13	200	Gelber Family LP	450	Builder/Contractor



11/18/24



MITCHEM ASSOC.
14323 S. OUTER 40
CHESTERFIELD, MO
OFF = 434-0029

394-6090

Page 109 of 312

We obtained the following legal description from the deed that was recorded when the property was acquired in March 2008.

Parcel No.1: Part of Lots 5 and 6 of the Subdivision of Studt's Hone Place, a Subdivision in St Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 30 of the St Louis County Records and described as follows:

Beginning at a point in the West line of New Ballas Road, 60feetwide, as established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56. Said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6; thence North 89 degrees 54 minutes West, a distance of 28900 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344; thence along said West line, North 9 degrees 43 minutes West, a distance of 10812 feet to a point; thence North 0 degrees 53minutes West, a distance of 130.31 feet to a point; thence South 89 degrees 53 minutes East, a distance of 30347 feet to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 235.75 feet to the point of beginning, EXCEPTING that part conveyed to the City of Creve Coeur by instruments recorded in Book 7538 page 1242 and Book 10818 page 1713 of the St. Louis County Records.



MEMORANDUM

DATE: April 23, 2025
TO: Mayor and City Council
FROM: Jason Jaggi, AICP Director of Community Development
CC:
SUBJECT: Lifetime Fitness Creve Coeur Revised Plans

BACKGROUND INFORMATION:

Based on the comments received at the last City Council meeting, the applicant has submitted revised plans modifying the landscape screening adjacent to the residential property line on the west end of the site and the stormwater plans which have been clarified to show the amount of detention with additional details. Please refer to the revised plans dated 4-23-25 and cover memo submitted by Stock and Associates. The applicant will present these changes at the meeting.

A Substitute Bill has been prepared to reference the revised plans received 4-23-25.

ATTACHMENTS: Cover memo and revised plans submitted by Stock and Associates 4-23-25; Substitute Bill No. 6166

**AN ORDINANCE AMENDING ORDINANCE NO. 5635 AUTHORIZING A
CONDITIONAL USE PERMIT FOR THE CREVE COEUR RACQUET CLUB,
NOW LIFE TIME CREVE COEUR, LOCATED AT 12691 CONWAY ROAD**

WHEREAS, an application was submitted by Natalie Nye, on behalf of Life Time, Inc, for an amendment to the conditional use permit (CUP), Ordinance No. 5635, to modify the terms and conditions of the ordinance relating to parking, and to include a Site Development Plan for a new parking lot with lighting and landscaping; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the “A”, Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 17, 2025 beginning at 6:00 p.m. or immediately following the close of the previous public hearing, for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 17, 2025; and

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

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

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: Ordinance Numbers 5635 is hereby amended.

Section 2: Ordinance 5635, the Conditional Use Permit, is authorized to be amended pursuant to Section 4 hereof for Life Time Creve Coeur at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 3: All requirements of Ordinance No. 5635 shall remain in effect except as amended below:

1. Condition #8 of Ordinance #5635 is no longer valid and is to be removed.

2. Condition #9 of Ordinance #5635 is to be amended to state the following: No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot.
3. The parking lot expansion shall be in substantial conformance with the site improvements as shown on the Revised Site Development Plan and Landscape Plan received ~~February 21~~April 23, 2025 as prepared by Stock and Associates.

~~4. All new interior sidewalks to be 6 feet in width per the requirements of Section 405.730(A)(2).~~

~~5.4.~~ The new parking lot lighting shall be turned off at Midnight daily.

~~6.5.~~ The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Revised Site Development Plans and the Landscape Plan submitted on ~~February 21, 2025~~April 23, 2025 as bound together and submitted in conjunction with Application #25-004 by Stock and Associates, and as amended below.

~~7.6.~~ All landscaping shall be maintained to the same standard as is shown in the existing landscaping plan and the revised parking lot landscaping plan submitted as part of Application #25-004 by Stock and Associates on ~~February 21~~April 25, 2025. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping. All landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of Section 405.540 as noted on the landscaping plan.

~~8. A final landscaping plan shall be submitted for Staff review including additional evergreen landscaping along the western fence line opposite the proposed parking lot to block headlight glare from residential uses.~~

~~9.7.~~ Conditions #5 and #14 shall be amended to limit outdoor events to no later than 10:00 PM daily.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit amendment in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations set forth in Ordinance 5635 amended as hereinabove set out in Section 3 of this ordinance.

SUBSTITUTE BILL NO. 6166

ORDINANCE NO. _____

Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



Memo Date April 23, 2025
Project Life Time - 12691 Conway Road, Creve Coeur, MO 63141 [Bill No. 6166}
Project Number 224-7593

Dear Mr. Jaggi,

Pursuant to the City Council Meeting held on April 14, 2025 and our further discussion on April 16, 2025, we have the following to offer.

Stormwater Management

Per Section 425.030 of the City Code, there is a “No Adverse Impact” requirement for any site improvement or building addition or permanent land disturbance of 2,000 square feet or more.

No adverse impact shall mean that the proposed changes to a property will not increase the volume, direction, velocity, or intensity of the stormwater runoff for adjoining properties for the 15-yr, 20-min design storm.

The proposed parking lot is shown to drain to a new vegetated, grassed swale with a french drain system at the bottom of the swale area. This area provides storage for the design storm runoff. During this design event, stormwater will be stored within the vegetated swale. The french drain system then allows this storm volume to be release via a perforated underdrain pipe. The outfall yard drain’s sill is set at the storage elevation. This allows larger storm events to pass through the drain, while storing the differential runoff volume for the required design storm. The stormwater will ultimately drain to an existing private 18” corrugated metal pipe to the south, which is then tributary to an existing public 18” corrugated metal pipe owned and maintained by the Metropolitan St. Louis Sewer District.

Further details for this vegetated/grassed swale have been added to Sheet SDP_5.0 to include an enlarged plan of the stormwater management area and sections of this area notating the storage provided. All calculations and details will be included in the Site Improvement Plan for review and approval by the City of Creve Coeur and the Metropolitan St. Louis Sewer District.

Landscaping & Screening

The Landscape Plan has been revised to include the boxwoods to be installed at an initial height of 6’ versus the 4’ installed height previously shown. The proposed boxwoods can grow up to 8’-10’ in height and be managed as to not conflict with the existing power lines that run along the west side of the existing drive. Coupled with the existing 4’ high wooden fence provides screening to the neighboring property.

The light standards proposed will continue to meet the City Code at a maximum of 16’ in height, which will be turned off at midnight daily as conditioned in the Conditional Use Permit.

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

Sincerely,

Josh Barcus

Josh Barcus, P.E.
Senior Associate

CC: George Stock, P.E., President

Natalie Nye, AICP - Associate Development Manager - Life Time

Megan Larson, PE - Engineering Manager - Property Development - Life Time

Rusty Saunders, Principal - Loomis Associates

Jaimie Mansfield, Partner - Quarles

SITE DEVELOPMENT PLAN
LIFE TIME
A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT, THENCE, LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

25.3% [3.81 Ac. - BASED ON 15.035 Ac]

(MAXIMUM SITE COVERAGE = 40%)

PARKING PROVIDED:

152 SPACES (INCLUDING ACCESSIBLE PARKING SPACES)

ACCESSIBLE PARKING PROVIDED:

6 SPACES (2 OF WHICH ARE LIFT VAN ACCESSIBLE)

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

16' MAX HEIGHT

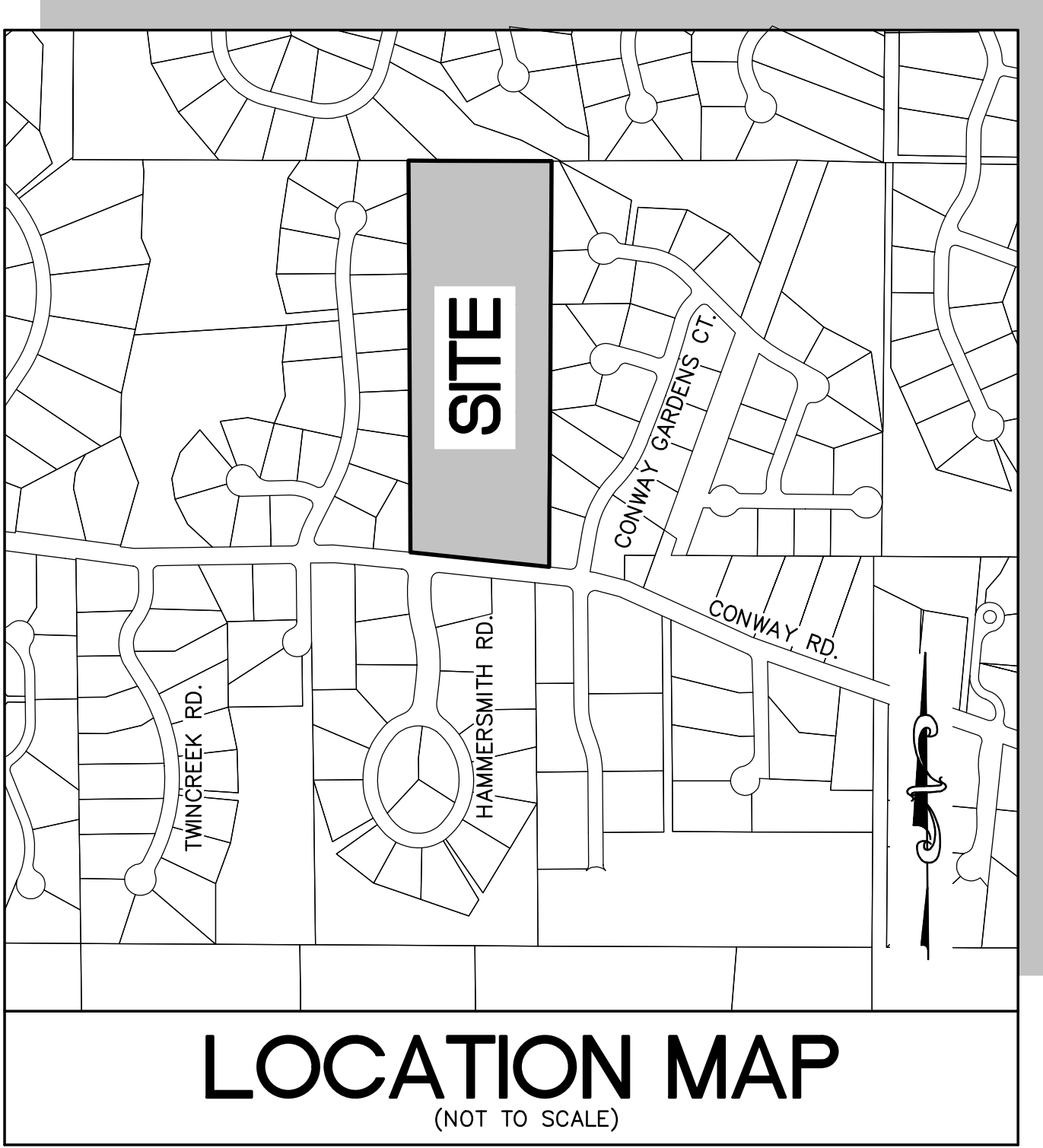
FIXTURES TO BE DOWNCAST, CUTOFF AT
73° FROM VERTICAL AND FULLY SHIELDED

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS



PERTINENT DATA:

SITE ACREAGE	=	15.035 Ac.
OWNER UNDER	=	APTED-HULLING INC.
LOCATOR No.	=	18P320056
ZONING	=	'A' SINGLE FAMILY
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PATTONVILLE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141

GENERAL NOTES:

1) Subject property is Zoned Single Family Residential with a CUP Per Ord. # 5635

Single Family Residential District Regulations:

- 1) Front Yard 50'
- 2) Side Yard 50'
- 3) Rear Yard 50'

4) Maximum structure height for all uses except schools, churches and other places of worship. Two and one-half (2½) stories or thirty-five (35) feet, whichever is less.

5) Buffer yard for conditional uses. any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0189K with effective date of 02/04/2015.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

4) There are 100 regular and 4 handicapped parking stalls onsite.

5) Subject property has direct access to Conway Road a public right of way.

6) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

7) There are no known changes in street right of way lines.

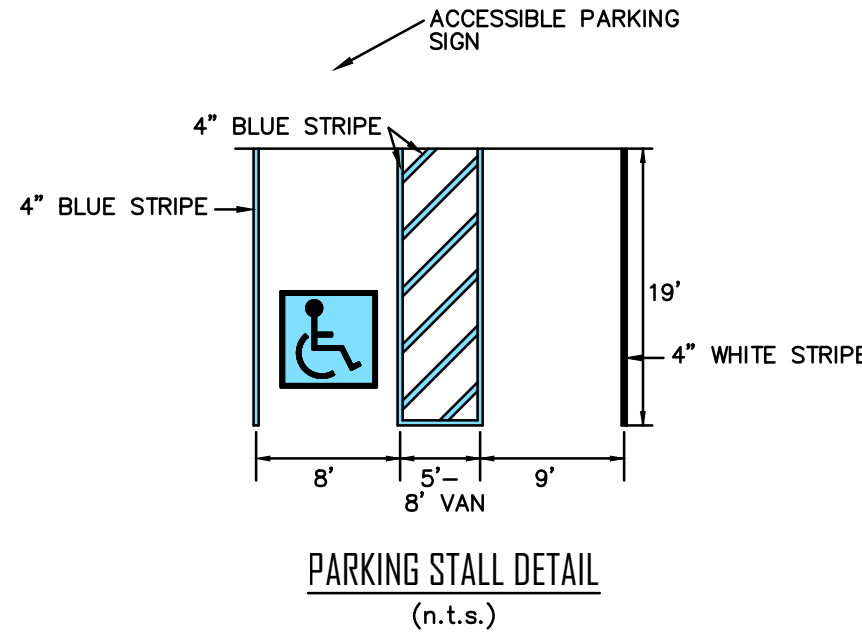
8) There was no evidence of recent sidewalk/street construction at the time of this survey.

9) There are possible encroachments of the Brick Entrance Monument signs into the Right of way of Conway Road. There are possible fence encroachments along the East and West Property lines of subject property.



ABBREVIATIONS

C.O.	=	CLEANOUT
D.B.	=	DEED BOOK
E.	=	ELECTRIC
FL	=	FLOWLINE
FT	=	FEET
FND.	=	FOUND
G	=	GAS
M.H.	=	MANHOLE
N/F	=	NOW OR FORMERLY
P.B.	=	PLAT BOOK
P.C.	=	PAGE
P.V.C.	=	POLYVINYL CHLORIDE PIPE
R.B.	=	RADIAL BEARING
R.C.P.	=	REINFORCED CONCRETE PIPE
SA	=	SQUARE
T	=	TELEPHONE CABLE
V.C.P.	=	VETTERED CLAY PIPE
W	=	WATER
(88°W)	=	RIGHT-OF-WAY WIDTH



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: (314) 615-0215
SIGNALS & LIGHTING:

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SHEET INDEX

SDP_1.0	TITLE SHEET
SDP_2.0	EXISTING CONDITIONS PLAN
SDP_3.0	SITE DEVELOPMENT PLAN
SDP_4.0	SITE PHOTOMETRIC PLAN
SDP_5.0	SITE SECTIONS & ENLARGED STORMWATER PLANS
TC	TREE CENSUS
L1.01	LANDSCAPE PLAN

PREPARED FOR:
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PLACE
CHANHASSEN, MN 55317
ATTN: MS. NATALIE NYE
ASSOCIATE DEVELOPMENT MANAGER

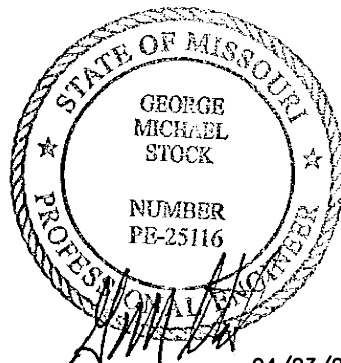
PREPARED BY:

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

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



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

REVISIONS:

1. REVISED PER PLANNING & ZONING DISCUSSIONS.
2. REVISED PER CITY COUNCIL DISCUSSION.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
W.S. P. # P-XXXX-XX	BAKE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT S.U.P. # N/A
W.D.N.R. # MO-XXXXXXX	

SHEET TITLE:

TITLE SHEET

SHEET NO.: SDP_1.0

EXISTING SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

22.5% (3.39 Ac. - BASED ON 15.035 Ac.)
(BUILDINGS/PARKING LOT/DRIVES)

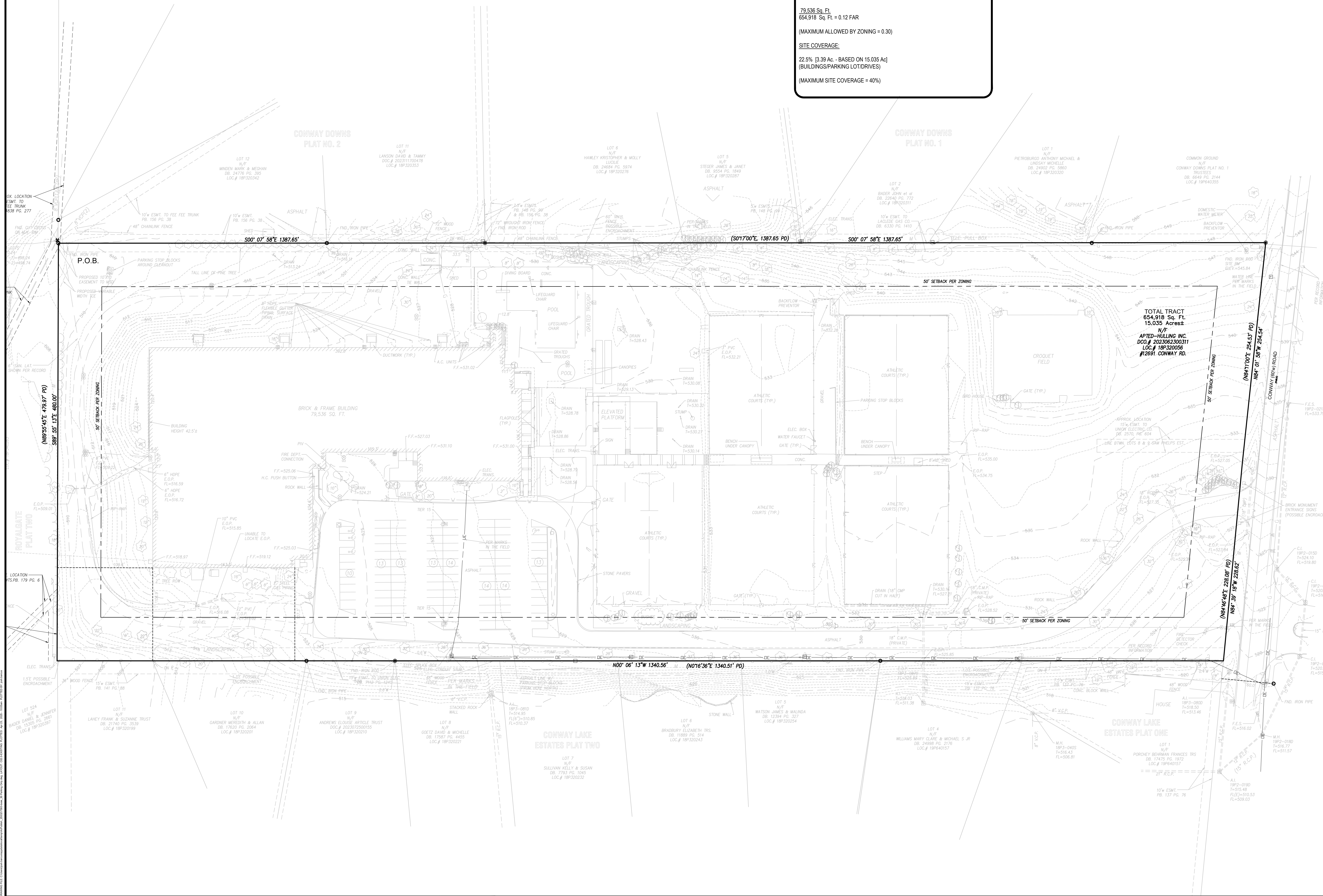
(MAXIMUM SITE COVERAGE = 40%)

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MISSOURI STATE PLANE
GRID NORTH EAST ZONE



TOTAL TRACT
654,918 Sq. Ft.
15.035 Acres±
APTD-HULLING INC.
DOC # 2023062300311
LOC # 18P320056
#12691 CONWAY RD.

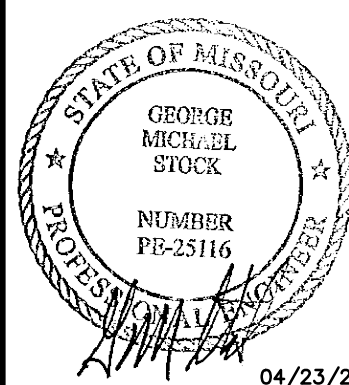
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
5301-9301 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



04/23/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- REVISED PER PLANNING & ZONING DISCUSSIONS.
- REVISED PER CITY COUNCIL DISCUSSION.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
KEY: P # P-XXXX-XX	BASE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
M.D.N.R. # MO-XXXXXXX	
SHEET TITLE: EXISTING CONDITIONS PLAN	
SHEET NO.: SDP_2.0	

PROPOSED SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

25.3% [3.81 Ac - BASED ON 15.035 Ac]
(BUILDINGS/PARKING LOT/DRIVES)

(MAXIMUM SITE COVERAGE = 40%)

GRAPHIC SCALE



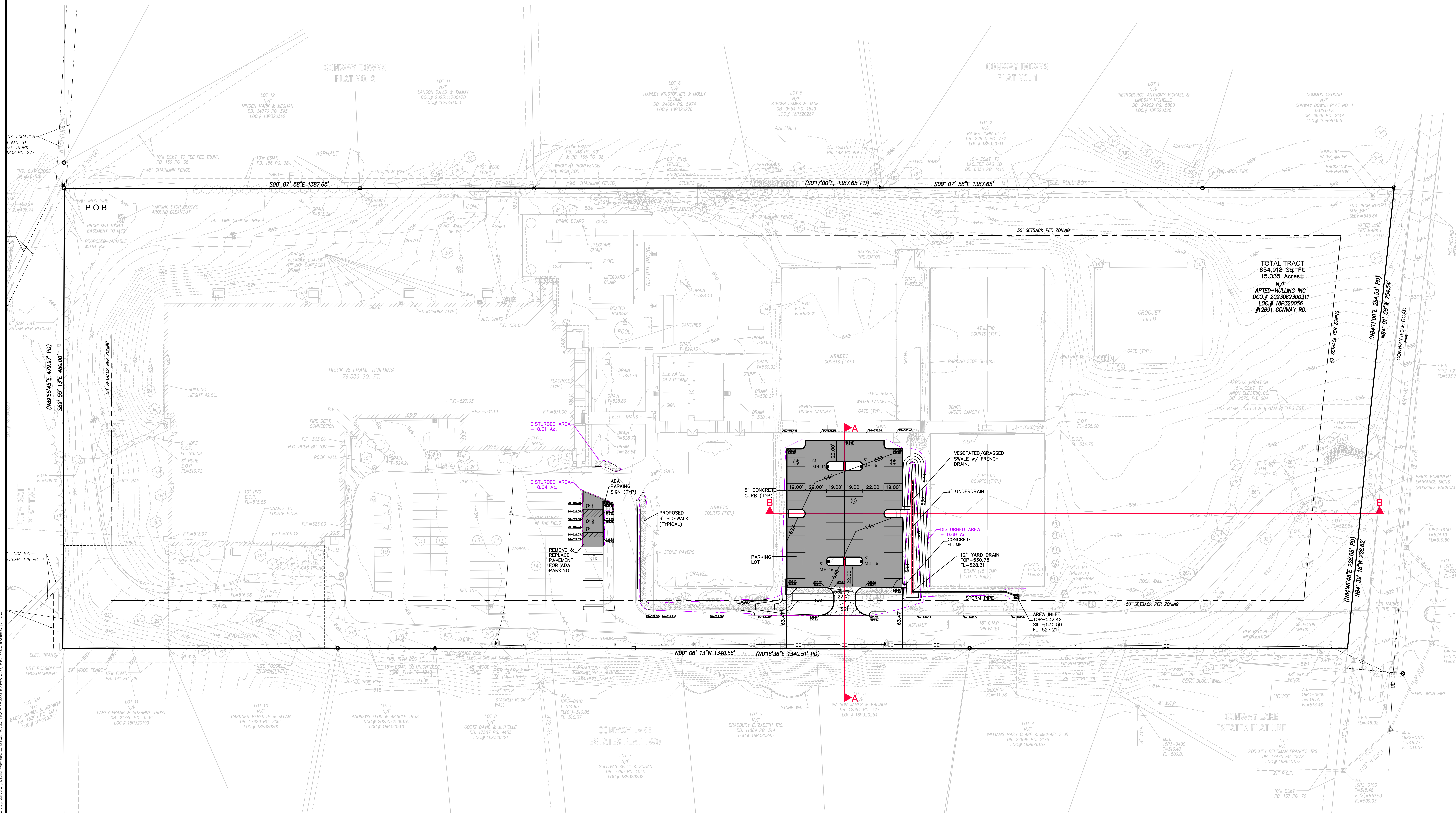
MISSOURI STATE PLANE
GRID NORTH EAST ZONE

STORMWATER:

DIFFERENTIAL FOR 15-YR, 20-MIN STORM EVENT:

0.86 c.f.s. * 60 min/hr * 20 min = 1,032 c.f.

STORAGE PROVIDED = 1,138 c.f.



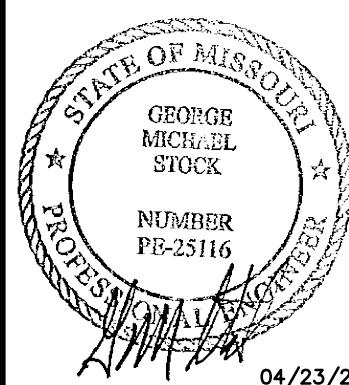
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



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

REVISIONS:

1. REVISED PER PLANNING & ZONING DISCUSSIONS.
2. REVISED PER CITY COUNCIL DISCUSSION.

DRAWN BY:	C.M.S.
CHECKED BY:	C.M.S.
DATE:	02/21/25
JOB NO:	224-7593
SCALE:	P-XXXX-XX
BASE MAP:	189 & 19P
S.L.C. HAT #	N/A
HAT SUP. #	N/A
M.D.N.R. #	MO-XXXXXX

SHEET TITLE
**SITE DEVELOPMENT
PLAN**

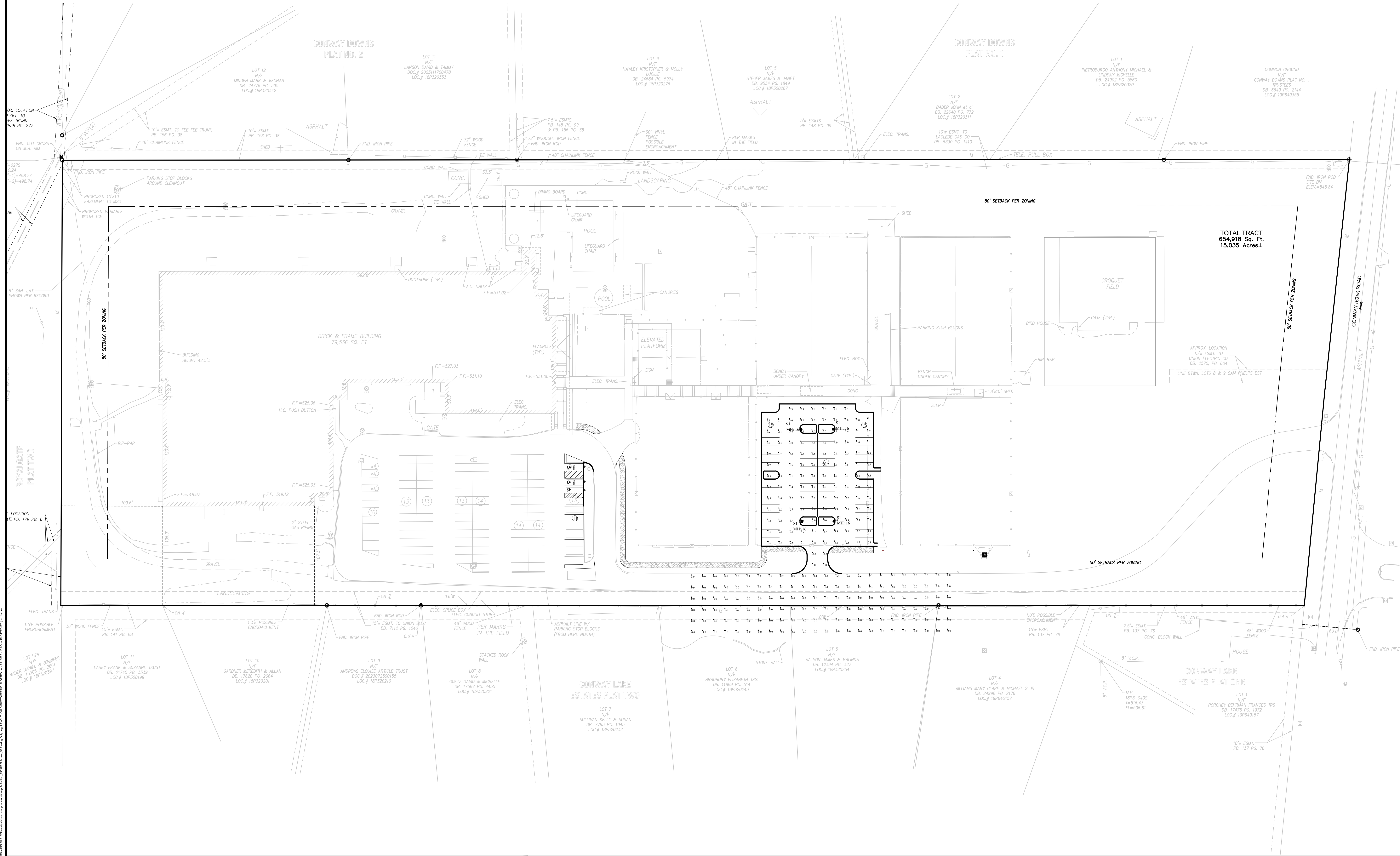
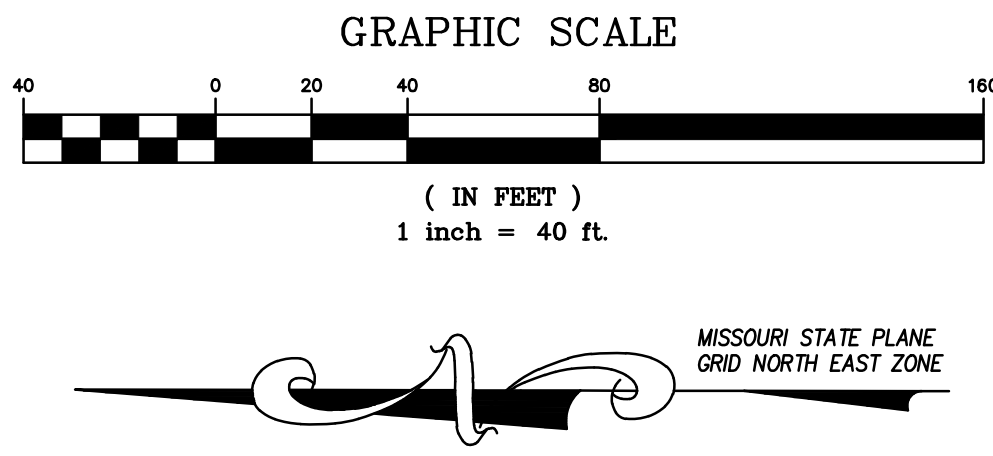
SHEET NO:
SDP_3.0

POLE FIXTURES MOUNTED ON 13' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.44	5.9	0.5	4.9	11.8
SPILL LIGHT	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	S1	Single	0.900	113	452	GPC-SA2C-740-U-5WQ

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



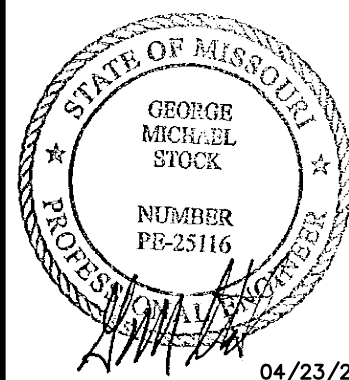
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



04/23/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
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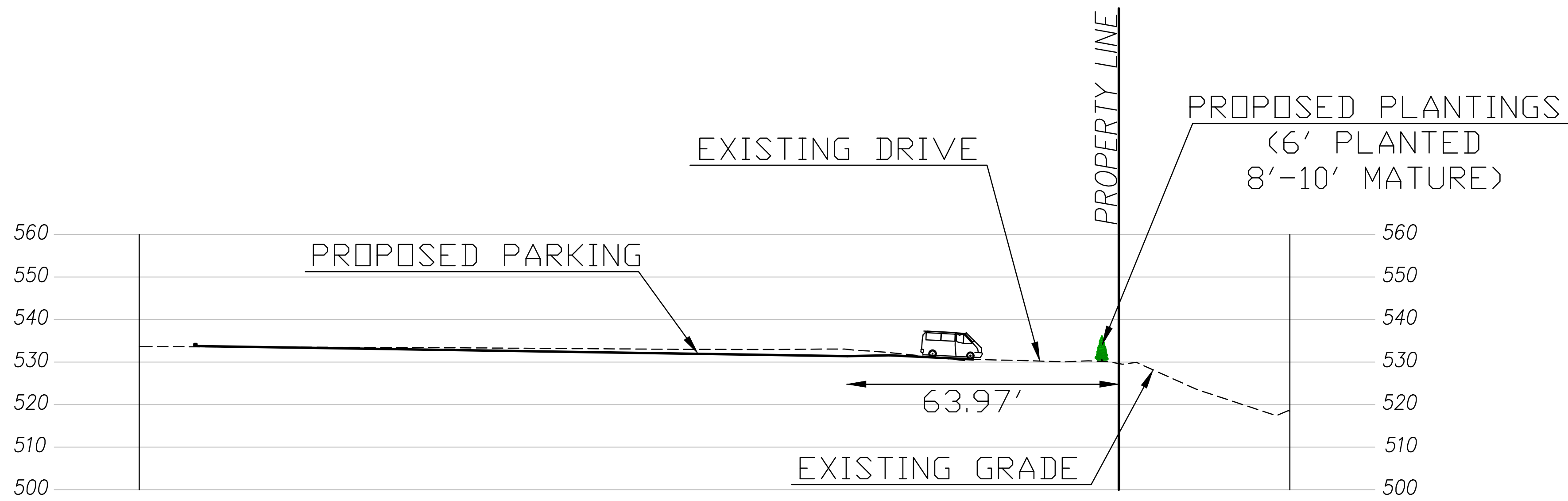
REVISIONS:

- REVISED PER PLANNING & ZONING DISCUSSIONS.
- REVISED PER CITY COUNCIL DISCUSSION.

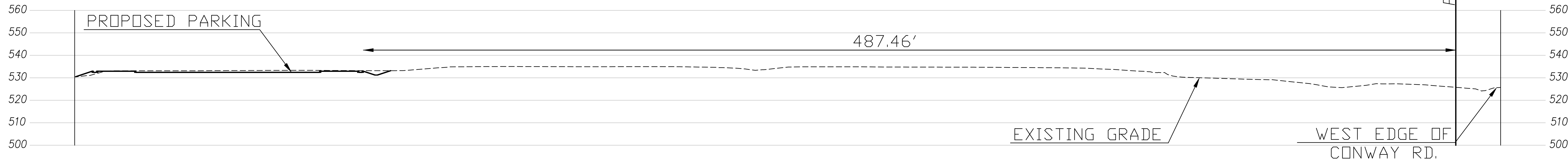
DRAWN BY:	CHEKED BY:
J.E.B.	G.M.S.
DATE:	JOB NO:
02/21/25	224-7593
WKS. P. #	BASE MAP #
P-XXXX-XX	189 & 19P
S.L.C. HAT #	HAT SUP. #
N/A	N/A
M.D.N.R. #	MO-XXXXXX
SHEET TITLE	

SITE PHOTOMETRIC
PLAN

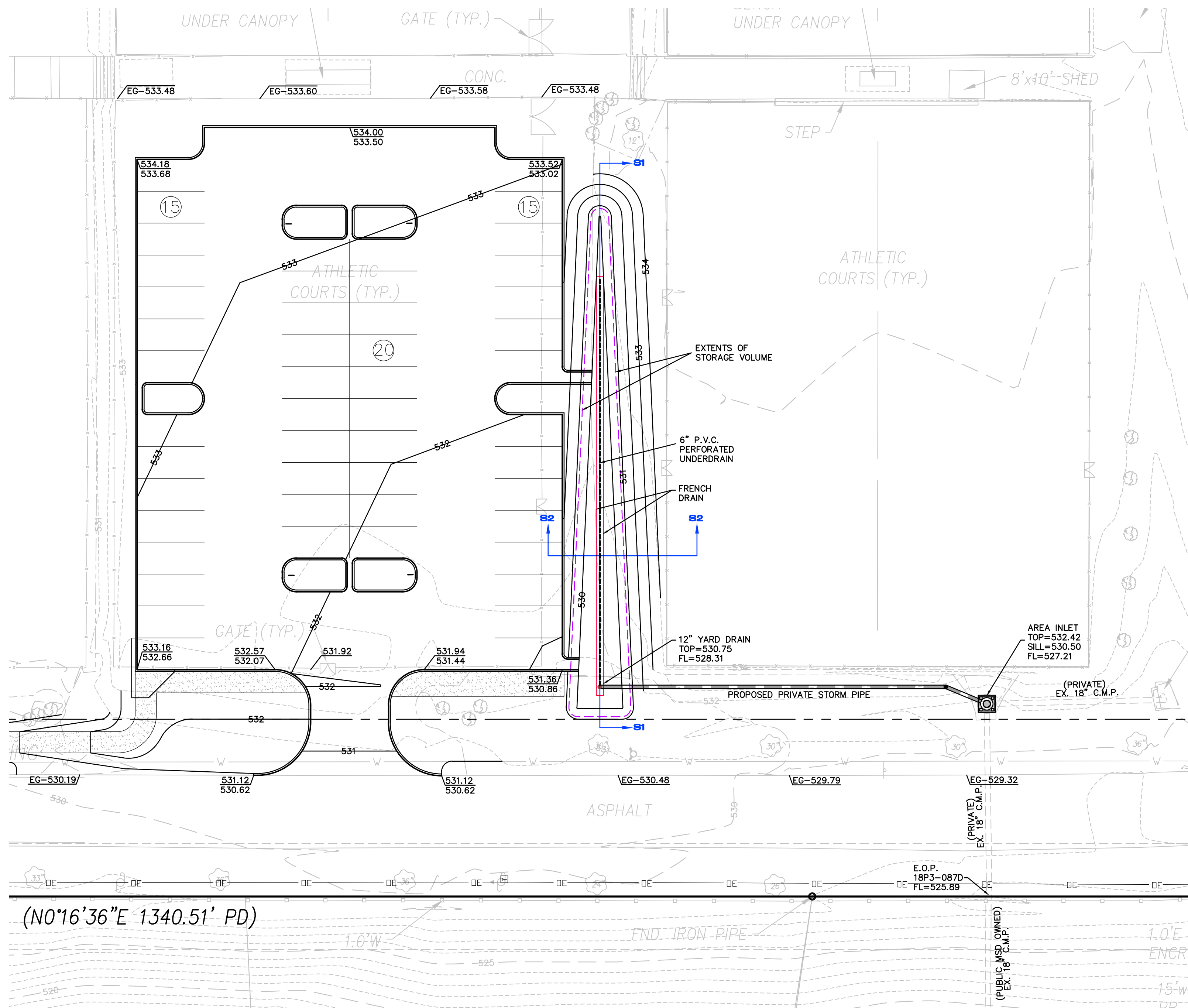
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SDP_4.0



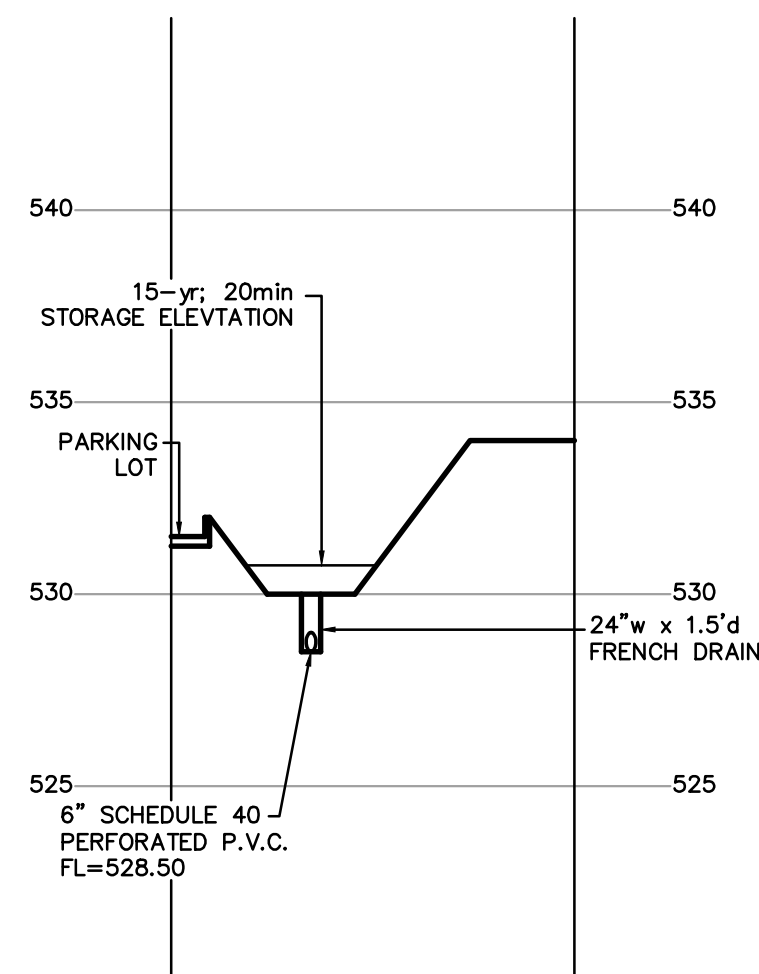
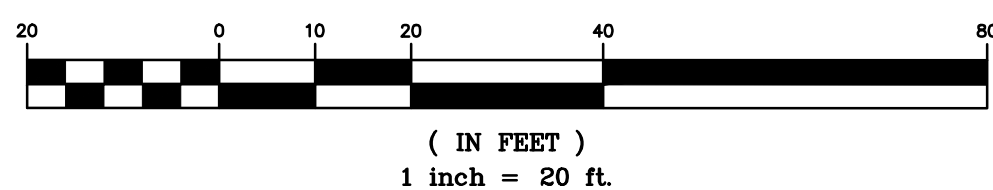
SECTION A-A
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



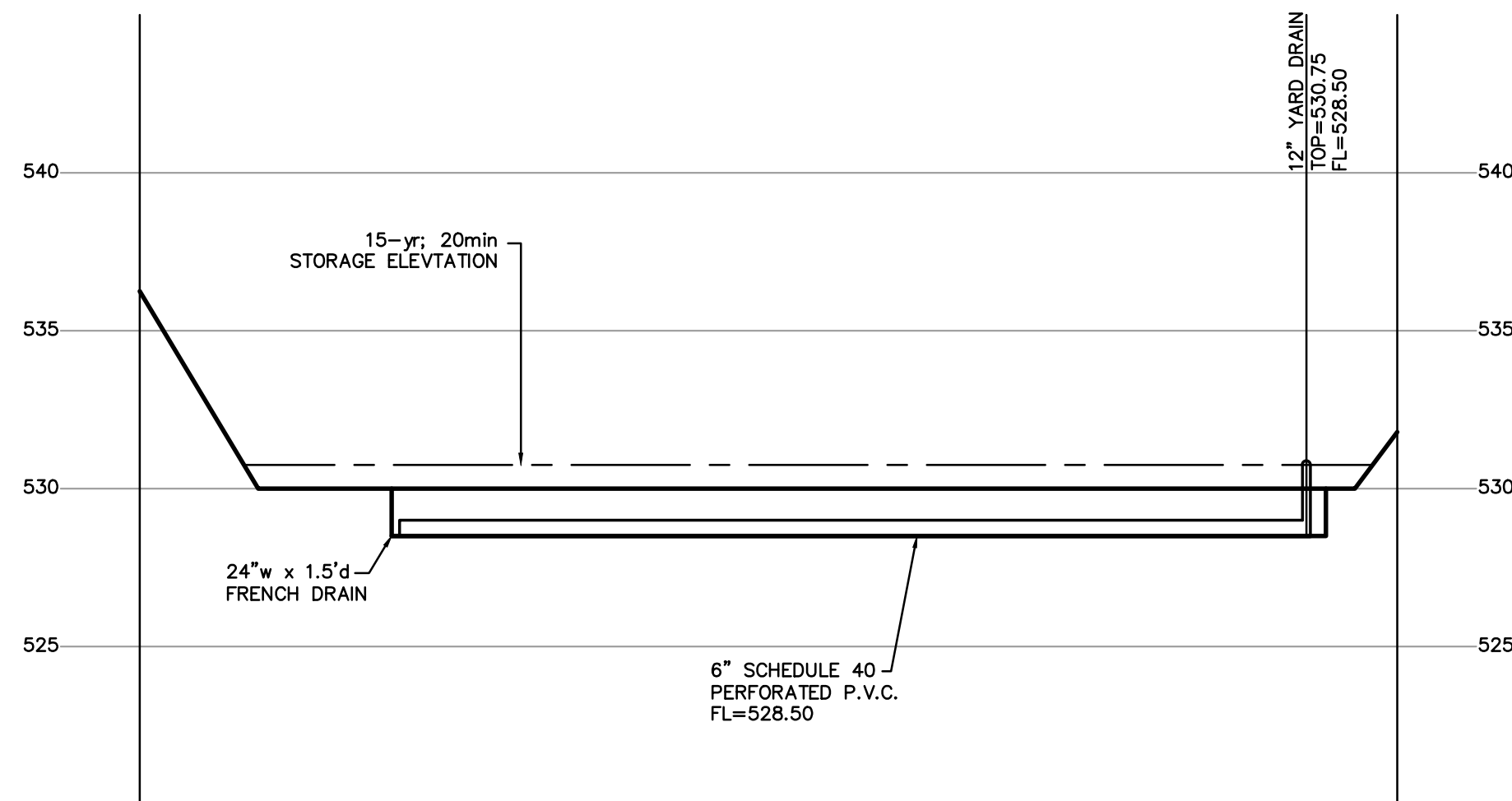
SECTION B-B
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



GRAPHIC SCALE

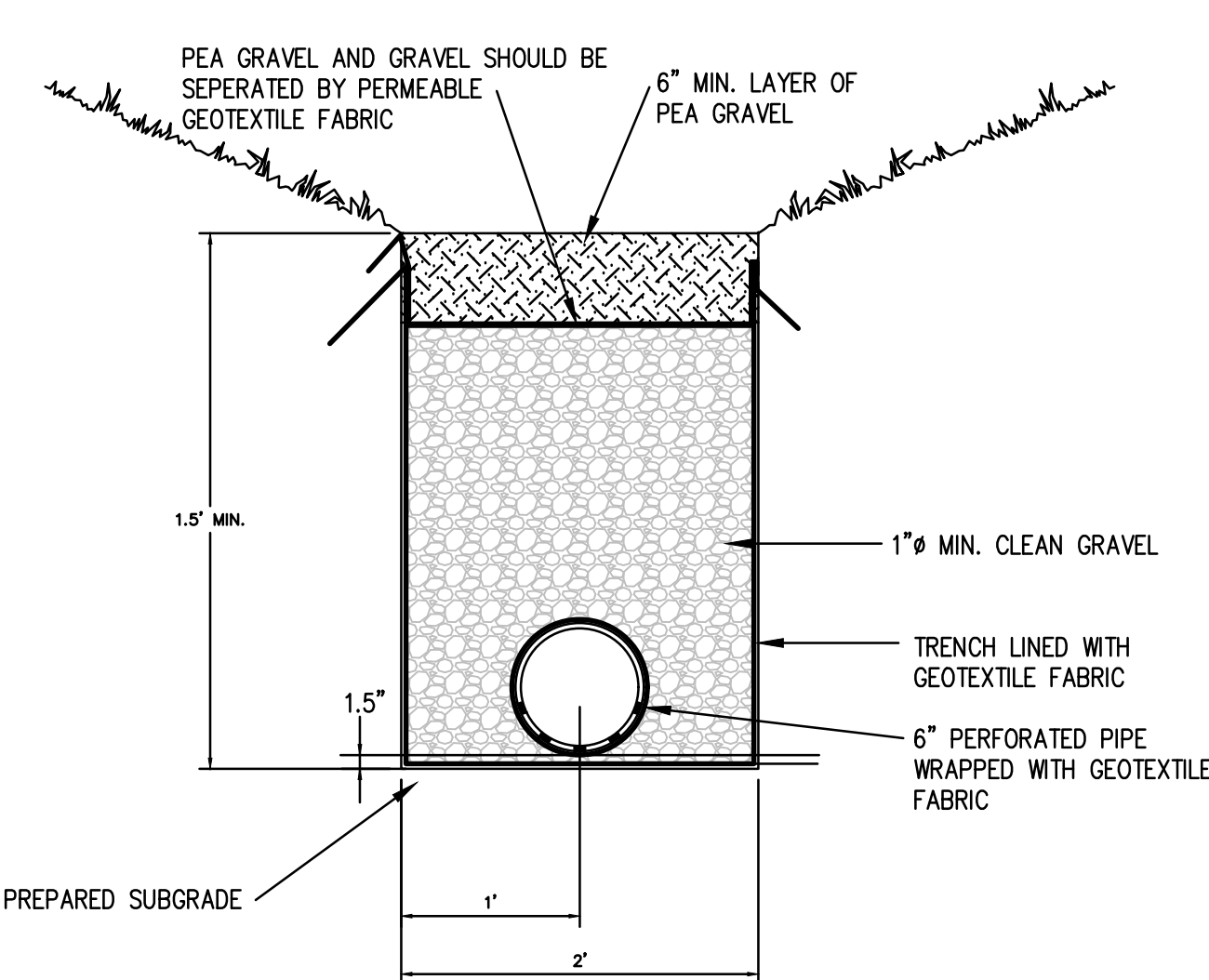


SECTION S1
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



SECTION S2
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

STORMWATER:
DIFFERENTIAL FOR 15-YR, 20-MIN STORM EVENT:
0.86 c.f.s. * 60 min/hr * 20 min = 1,032 c.f.
STORAGE PROVIDED = 1,138 c.f.



FRENCH DRAIN DETAIL
SCALE: N.T.S.

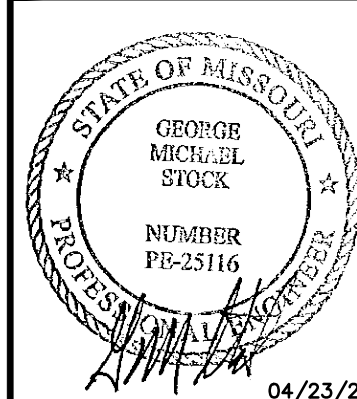
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

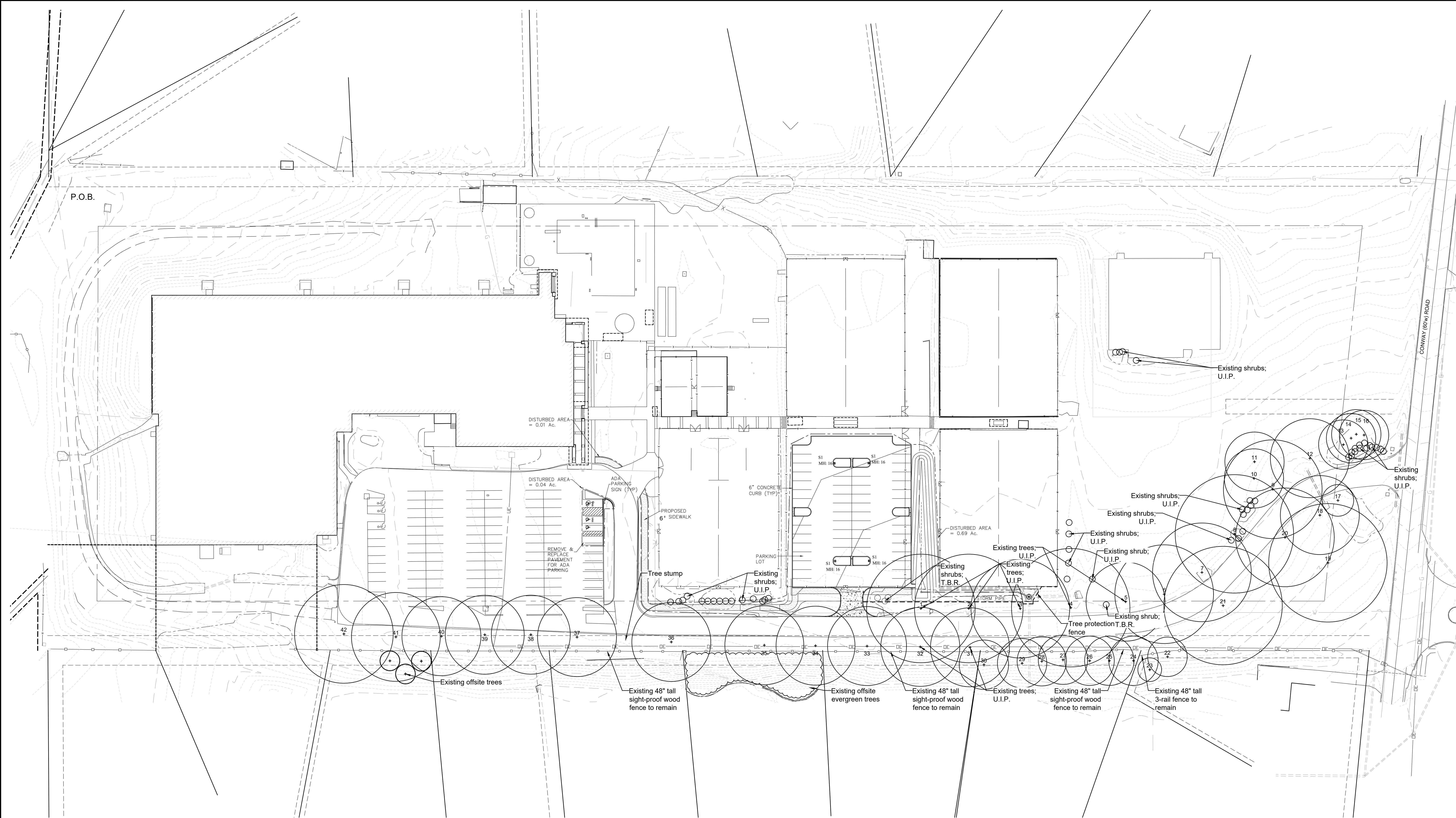
LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



- REVISIONS:
1. REVISED PER PLANNING & ZONING DISCUSSIONS.
 2. REVISED PER CITY COUNCIL DISCUSSION.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
W.S.D. #: P-XXXX-XX	BASE MAP #: 189 & 19P
S.L.C. HAT #: N/A	HAT SUP. #: N/A
M.D.N.R. #: MO-XXXXXX	
SHEET TITLE: SITE SECTIONS & ENLARGED STORMWATER PLANS	
SHEET NO.: SDP_5.0	

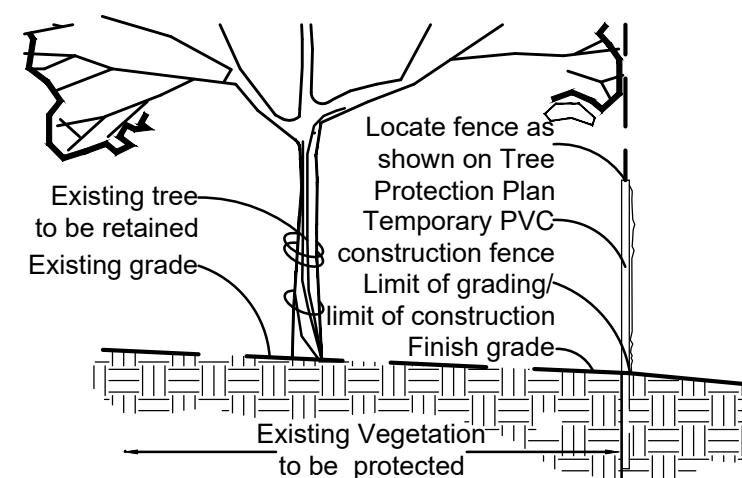
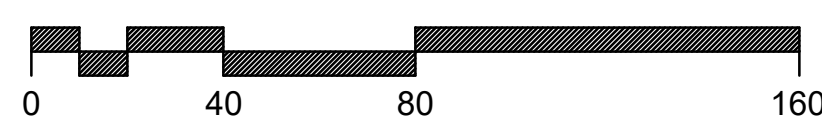


Tree Inventory							
ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Preserved	To Be Removed
1	Oak	30	55	3		X	
2	Oak	30	55	3		X	
3	Oak	27	50	3		X	
4	Oak	36	60	3		X	
5	Oak	21	40	3		X	
6	Oak	26	50	3		X	
7	Oak	27	50	3		X	
8	Oak	31	60	3		X	
9	Oak	26	50	3	Galls	X	
10	Walnut	23	30	2		X	
11	Walnut	22	30	2		X	
12	Oak	28	40	2	Galls	X	
13	Bradford Pear	15	25	2		X	
14	Bradford Pear	15	25	2		X	
15	Bradford Pear	16	25	2		X	
16	Bradford Pear	16	25	2		X	
17	White Pine	10	16	2		X	
18	Oak	32	40	3		X	
19	Oak	42	60	3		X	
20	Oak	34	50	3		X	
21	Oak	36	60	3		X	
22	Spruce	20	20	2	Offsite	X	
23	Spruce	4	12	3	Offsite	X	
24	Spruce	20	25	3	Offsite	X	
25	Spruce	18	25	3	Offsite	X	
26	Spruce	18	25	3	Offsite	X	
27	Spruce	18	25	3	Offsite	X	
28	Spruce	18	25	3	Offsite	X	
29	Spruce	18	25	3	Offsite	X	
30	Spruce	18	25	3	Offsite	X	
31	Oak	25	40	2	Powerlines	X	
32	Oak	23	40	2	Powerlines	X	
33	Oak	35	40	3	Powerlines	X	
34	Oak	36	40	2	Powerlines	X	
35	Oak	30	40	2	Powerlines	X	
36	Oak	30	40	2	Powerlines	X	
37	Oak	27	40	2	Powerlines	X	
38	Oak	33	40	2	Powerlines	X	
39	Oak	24	40	3		X	
40	Oak	34	40	3		X	
41	Oak	26	45	3		X	
42	Oak	24	50	3		X	

Tree Condition Rating:

Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

Tree Census
SCALE 1"=40'



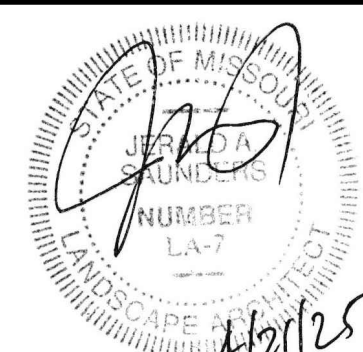
Tree Protection Detail

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Life Time

12691 Conway Road
Creve Coeur, Missouri 63141

Revisions:

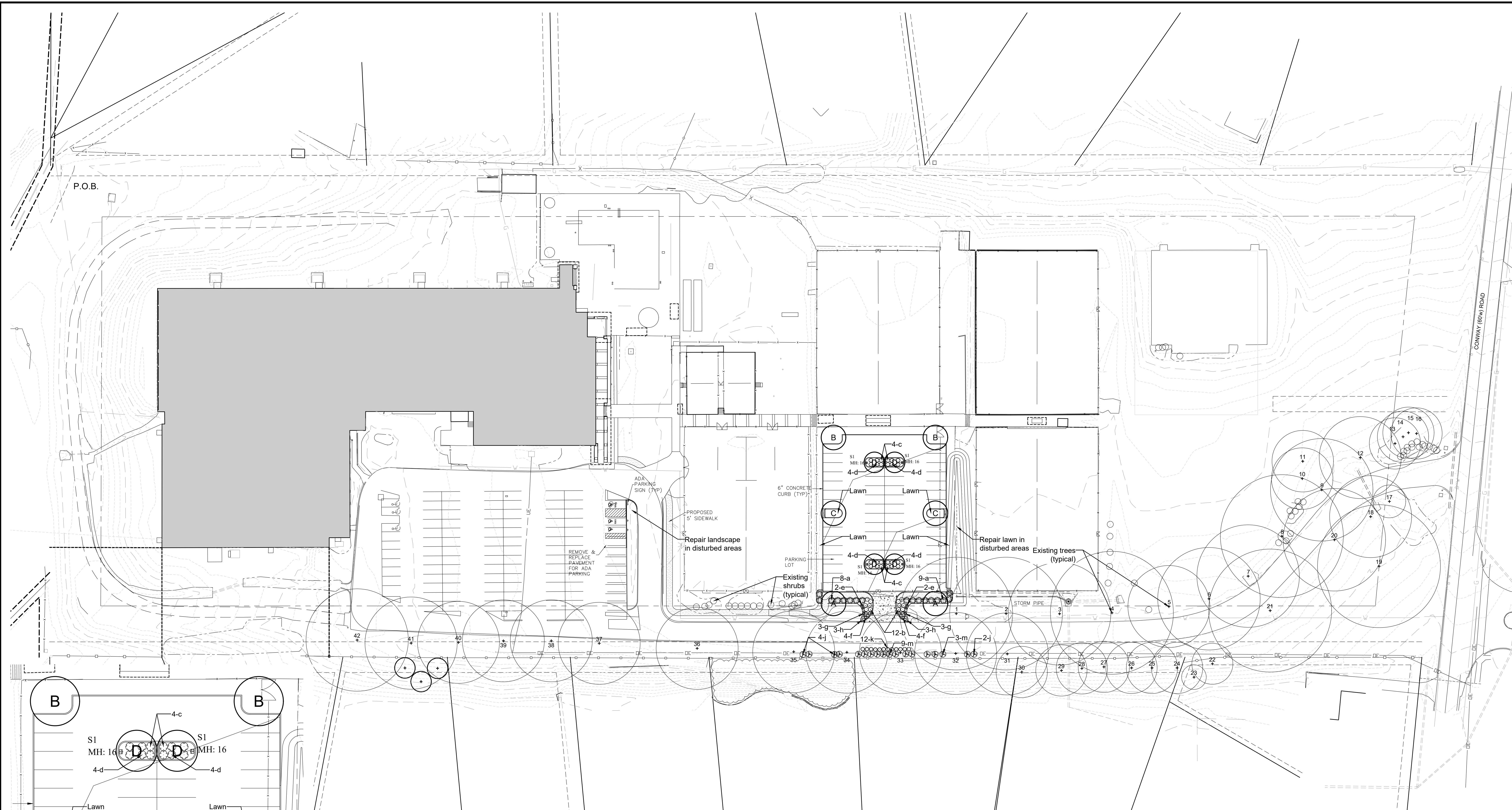
Date	Description	No.
4/7/25	Plan Revisions	1
4/21/25	City Comments	2

Drawn: KP
Checked: RS

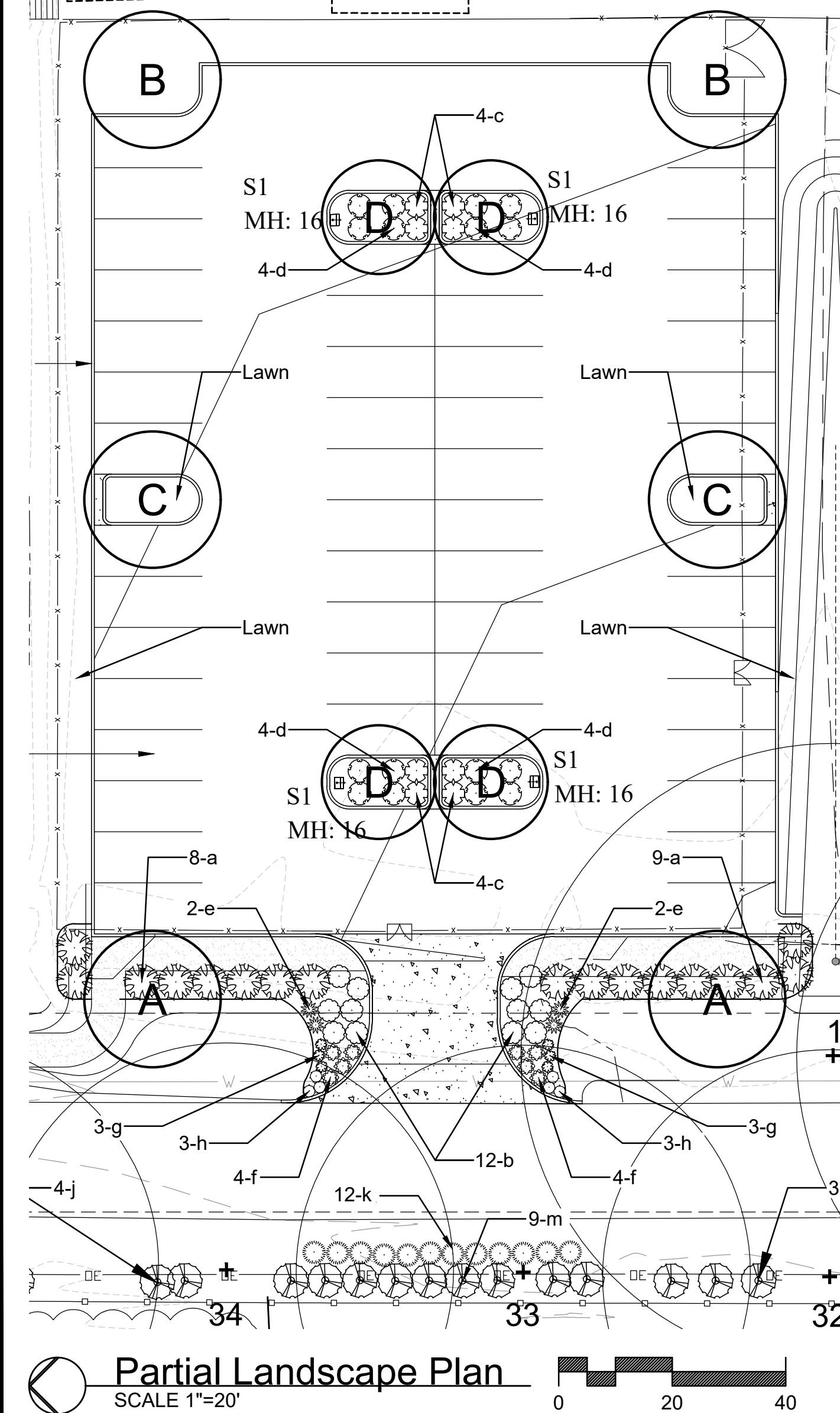


Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #000119

Sheet Title:	Tree Census
Sheet No:	TC
Date:	2/21/25
Job #:	813.149



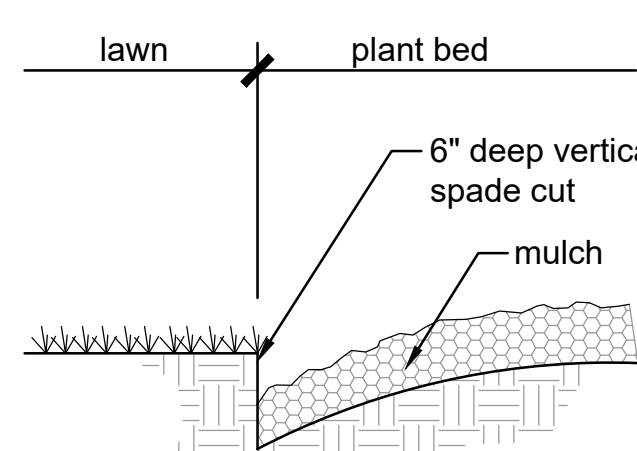
Landscape Plan
SCALE 1"=40'



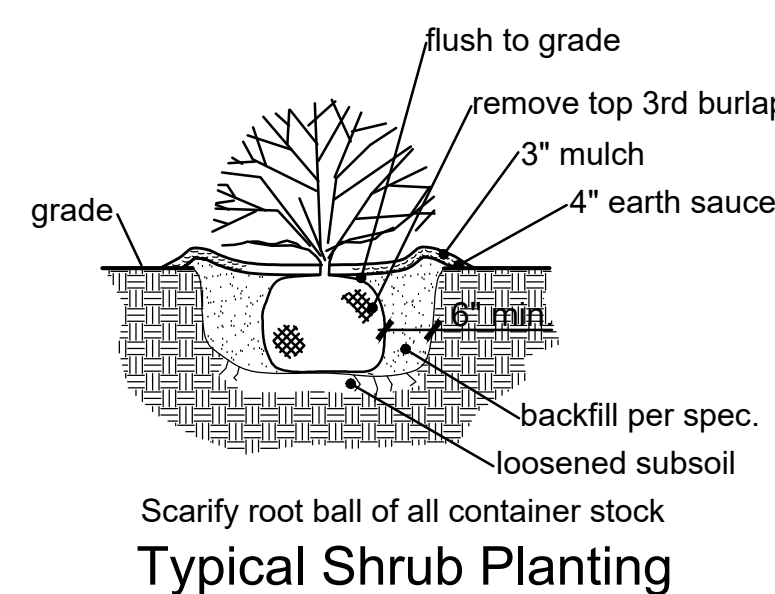
PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	2	Quercus shumardii	Shumard Oak	3" caliper	B & B
B	2	Quercus bicolor	Swamp White Oak	3" caliper	B & B
C	2	Acer saccharum	Sugar Maple	3" caliper	B & B
D	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	3" caliper	B & B

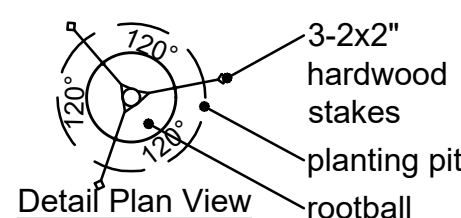
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	17	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	24"	72" o.c.
b	12	Hydrangea paniculata 'SMHPLOF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
c	8	Fothergilla gardenii	Dwarf Fothergilla	18"	SPACING
d	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	48" o.c.
e	4	Hydrangea paniculata 'SMNHPK'	Fire Light Tidbit Panicle Hydrangea	18"	36" o.c.
f	8	Hypericum frondosum 'Sunburst'	Sunburst St. John's Wort	18"	36" o.c.
g	6	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	18"	24" o.c.
h	6	Spiraea japonica 'Walburna'	Magic Carpet Spirea	18"	24" o.c.
j	6	Buxus 'Green Mountain'	Green Mountain Boxwood	48"	72" o.c.
m	12	Buxus 'Green Mountain'	Green Mountain Boxwood	72"	72" o.c.
k	12	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18"	48" o.c.



Spade Cut Bed Edge



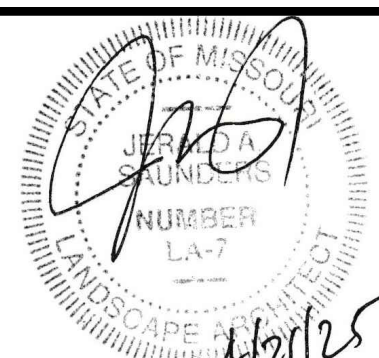
Typical Shrub Planting



Typical Canopy Tree Planting

Landscape Notes:

- Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- Topsoil in all disturbed lawn areas at 6" depth.
- Soil mix in all shrub beds at 8" depth.
- All mulch to be double ground bark mulch.
- Bed edges to be spade cut.
- Per City of Creve Coeur (Section 405.540 Landscaping F.10.): In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.
- Refer to Tree Census, sheet TC, for existing conditions, tree survey information, and tree preservation measures.



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141

Revisions:

Date	Description	No.
4/7/25	City Comments	1
4/21/25	City Comments	2

Drawn: KP
Checked: RS



Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 2/21/25
Job #: 813.149



APPLICATION TO PLANNING AND ZONING COMMISSION
#25-004: A CONDITIONAL USE PERMIT AMENDMENT FOR A NEW
PARKING LOT, PARKING LOT LIGHTING, AND LANDSCAPING FOR LIFE
TIME CREVE COEUR, LOCATED AT 12691 CONWAY ROAD

FOR THE MEETING OF: Monday, March 17, 2025

LOCATION: 12691 Conway Road, Zoned A-Single Family Residential

REQUEST: Natalie Nye, of Life Time, Inc, has submitted an application for an amendment to the conditional use permit to expand the existing parking lot to include 50 additional parking stalls with new parking lot lighting located at 12691 Conway Road at the former Creve Coeur Racquet Club. No other exterior changes are proposed at this time. The property is in the “A” Single-Family Residential zoning district. Life Time Creve Coeur is an athletic membership club offering indoor and outdoor tennis and pickleball, swimming and other recreational activities.

ADDITIONAL INFORMATION: The use is classified as a Fitness and Recreational Sports Center (NAICS 713940) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Key Issues:

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

Creve Coeur 2030 Plan
References

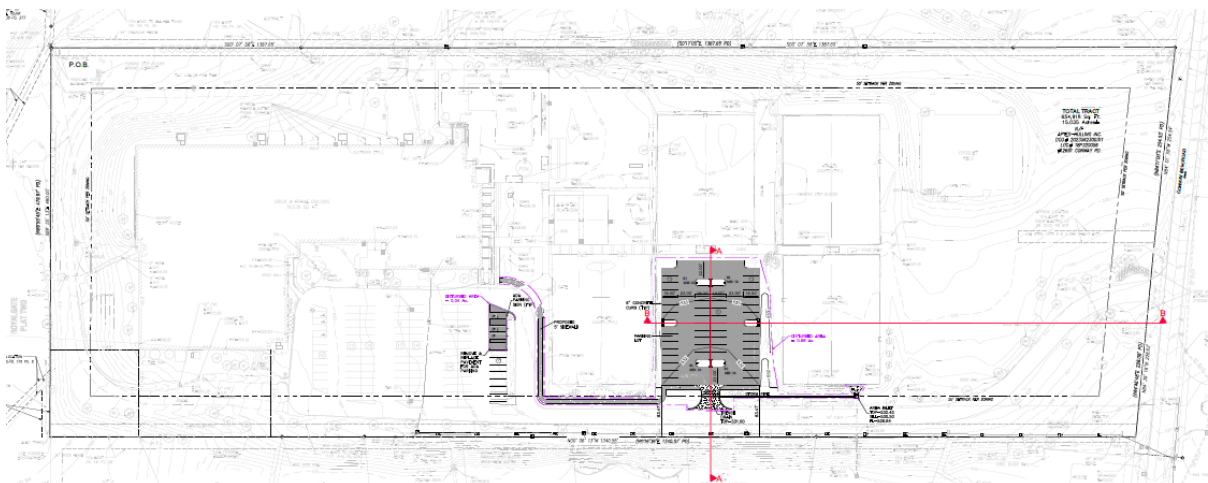
- Civic Place Type District
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single-Family Residential Zoning District
- Section 405.470: Conditional Uses

APPLICANT: Natalie Nye
Life Time
2902 Corporate Place
Chanhassen, MN 55317

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



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

DATE: 3/12/25

ATTACHMENTS: Applicant’s revised materials submitted February 21, 2025; Draft Ordinance

BACKGROUND AND PROJECT DESCRIPTION

The subject property, Life Time Creve Coeur, is located at 12691 Conway Road in the “A” Single-Family zoning district. The use is classified as NAICS (713940) All Fitness and Recreational Sports Centers which is a Conditional Use in the “A” zoning district requiring a Conditional Use Permit. The Creve Coeur Racquet Club received approval of the original conditional use permit, then a special use permit, in 1967 with Ordinance No. 486 as a private, member’s only club. The conditional use permit was amended in 1993 with Ord. 1593 for a building addition, in 2013 with Ord. 5338 for additional outdoor platform racquet courts, and in 2019 the previous ordinances were repealed and replaced with the existing conditional use permit for the site, Ord. 5635, to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. In 2025, Life Time, Inc bought the Creve Coeur Racquet Club and currently operates it as Life Time Creve Coeur. The conditional use permit was administratively transferred to Life Time on January 8, 2025 (attached for reference). The applicant’s currently have a building permit under review for interior renovations to the existing building and will be coming before the Planning and Zoning Commission with a text amendment related to signage for conditional uses in residential districts to address signage allowances for this use.

The applicant, Life Time, has submitted an application to amend the existing CUP in order to install an additional parking lot to add 50 new parking stalls to the existing 102 parking stalls which do not meet the parking needs on site. The application also includes new parking lot lighting, landscaping around the parking lot and stormwater mitigation. The existing site coverage for the property is 22.5% where the maximum site coverage allowed for such uses is 40% per Section 405.470(A)(22)(c). The applicant is proposing to increase the site coverage to 25.3% to install the new parking lot in place of an existing grass court. No trees are being removed in association with this project.

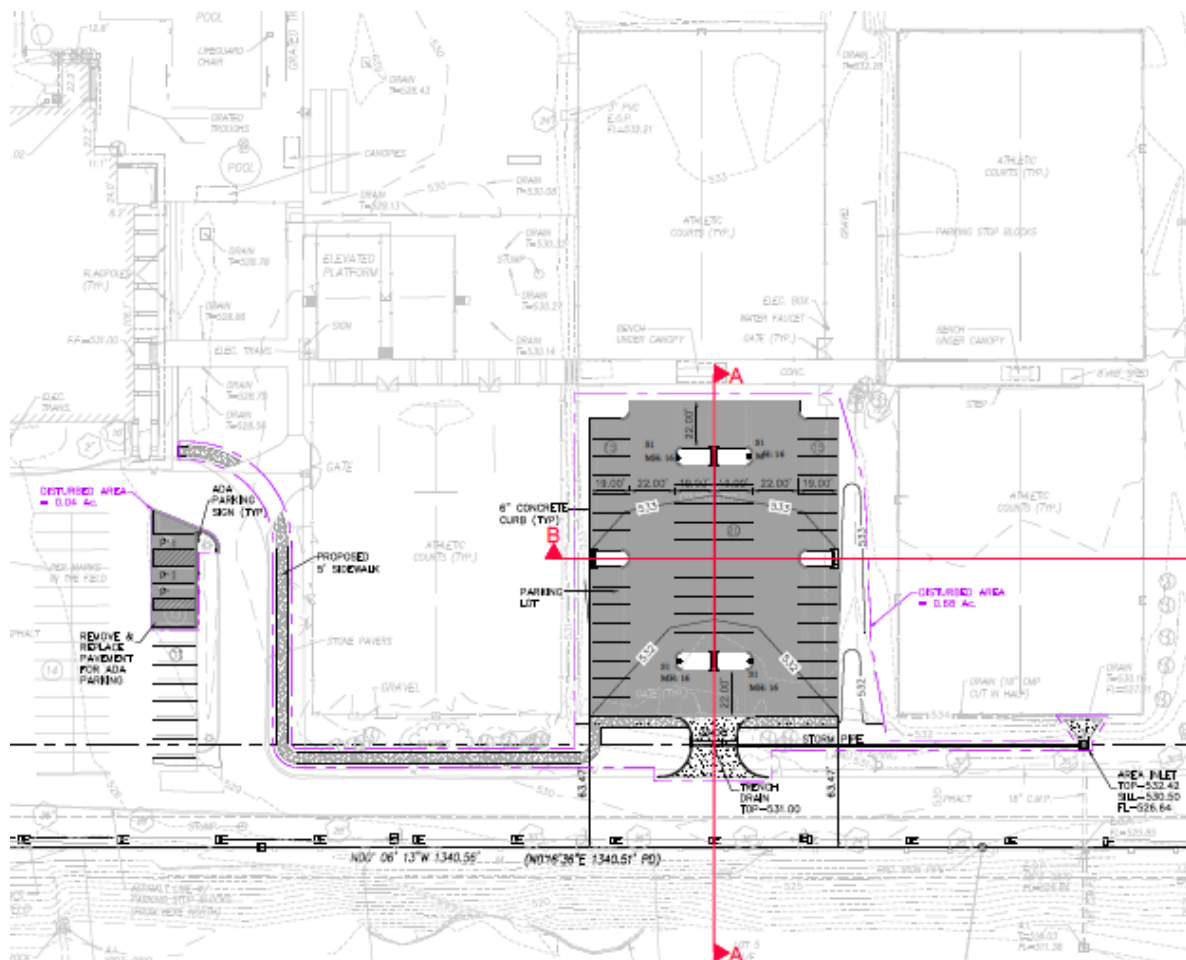


Figure 1: Proposed Site Development Plan enlarged detail.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-Family Residential	"A-RDD" Single-Family Residential	N/A
South	Single-Family Residential	"A-RDD" Single-Family Residential	Conway Road
East	Single-Family Residential	"A-RDD" Single-Family Residential	N/A
West	Single-Family Residential	"A-RDD" Single-Family Residential	N/A



Figure 2: Google aerial of site with proposed parking lot location in red.

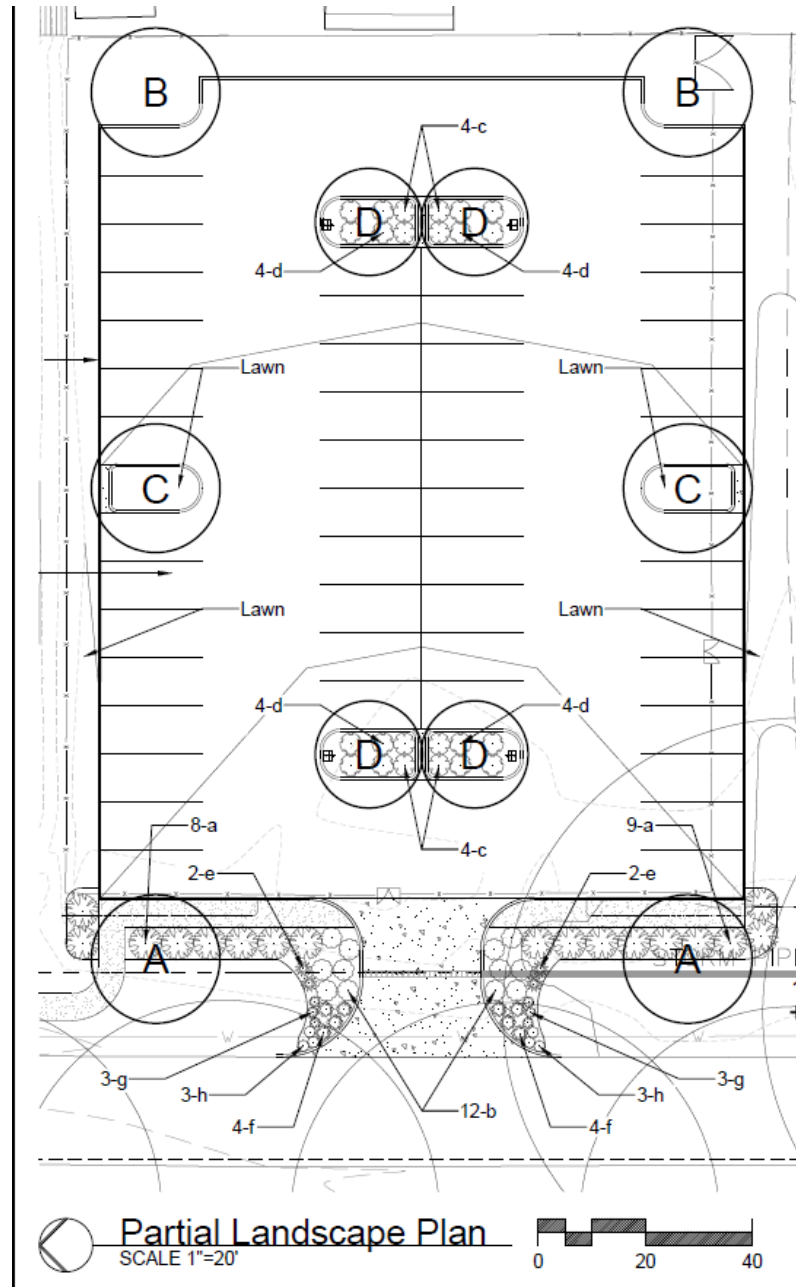


Figure 3: Parking Lot Landscaping Plan.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the *Creve Coeur 2030 Comprehensive Plan's* Civic (CV) Place Type for Campus and Institutional Districts, whose vision is a community place type or overlay for various institutional uses – including schools, churches, religious facilities, and public facilities – that are comprised of a single primary building with ancillary or out-buildings on a single lot, with a minimum of three acres (p.108). The Comprehensive Plan recommendations for Civic and Institutional Place Types are to be compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type to reflect each place type's articulated vision. When a lot directly abuts other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided. When located in primarily residential areas, established a "green edge" landscape zoned, measured horizontally from the lot boundary along all street frontages to maintain compatibility with the surrounding development character; buildings shall be prohibited from this landscape zone. (p. 110). The Site Development Plan that was submitted by the applicant shows that all proposed improvements associated with the CUP amendment will be outside of the 50-foot buffer adjacent to residential uses. Although there are pre-existing, non-conformities in the buffer, no new improvements are to be placed there. Given the pre-existing nature of the site, the proposed location of the parking lot, and the proposed landscaping installed to block headlight glare, Staff finds that the proposed new parking lot is in compliance with the Comprehensive Plan in as much as this request can.

Design Guidelines

The Design Guidelines recommend that the design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into smaller, palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping. Parking areas located to the side or rear of commercial buildings or parking structure to replace large open asphalt parking areas are encouraged (p.19.) Building services, such as delivery and trash enclosures, should be located in the less visible areas and screened (p.10.) There is an existing parking lot around the building with 102 parking stalls, not visible from the street, and the new parking lot with 50 parking stalls will be separated from the existing parking lot. It is proposed to help alleviate existing parking issues that include having to park elsewhere on site to accommodate special events. This new lot will also not be visible from Conway Road due to the distance it is set back from the road and the existing sports courts with fences in between. The proposed parking lot includes landscaping islands to break up the parking stalls into no more than 10 per row, as suggested by the Design Guidelines. Pedestrian access via a sidewalk connection to the building is also provided. The applicant has included additional landscaping in the form of dense Holly shrubs in front of the parking lot facing the residential uses to the west in order to block headlight glare. The proposal appears to meet the recommendations of the Design Guidelines.

ZONING REVIEW

The subject property was originally built and approved for a special use permit by the City of Creve Coeur in 1967. Due to the age of the development, there are legally, pre-existing, non-conformities on the site including improvements located in the 50-foot buffer yard that is required of all conditional uses abutting or adjoining single-family uses in residential districts, per Section 405.250(E)(4)(f). Buffer yards for conditional uses under the A Single-Family District requires that any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of a minimum of 25 feet on all sides that abut the single-family use in the residential district. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Therefore, a buffer is required along the west property line but is not provided due to the existing access drive within this area that is considered pre-existing, non-conforming. The existing drive way is not within the scope of the project, no existing trees

are proposed to be removed and there is an existing 4-foot-tall wooden fence along the property line between the residential uses and the subject property which will remain. Section 405.1080 requires site development plan review for a conditional use permit where there is a significant alteration to the exterior of the building or site, and any new impermeable site coverage over 5,000 square feet. The proposed new parking lot and sidewalk includes roughly 18,296 square feet of new impervious surface. The new parking lot is being built in the footprint of an existing grass sports court and will not encroach into the 50-foot buffer, although a small portion of the access to it will in order to connect to the existing driveway within the buffer. The existing site coverage is 22.5% and the proposal will increase the site coverage to 25.3%, which is less than the allowed maximum of 40% site coverage for such conditional uses in residential zoning districts.

Parking

Section 405.820(H)(7)(b) of the required Off-Street Parking Spaces regulations require that public or private commercially operated recreational complexes and associated structures provide five (5) spaces per gross acre plus one (1) space per one hundred (150) square feet of floor area for associated support buildings. The property is 15.04 acres, with 79,536 sq. ft. of space in the existing building, a total of 607 spaces is required and 152 are proposed to be provided on site. As previously established in the 2019 CUP, this large amount of parking is not needed for this use although the 50 additional parking spaces in addition to the existing 102 will help to address the parking needs on site. With the addition of the new parking lot, the existing provision in the Conditional Use Permit to allow temporary parking elsewhere on the site for large events will be removed. Per the requirements of Section 405.810(A)(2), the parking lot project will include gentle sloping leading to a trench drain connected to an inlet via a storm pipe in order to prevent damage or inconvenience to abutting property. The proposal also includes adding additional accessible parking spaces closer to the building.

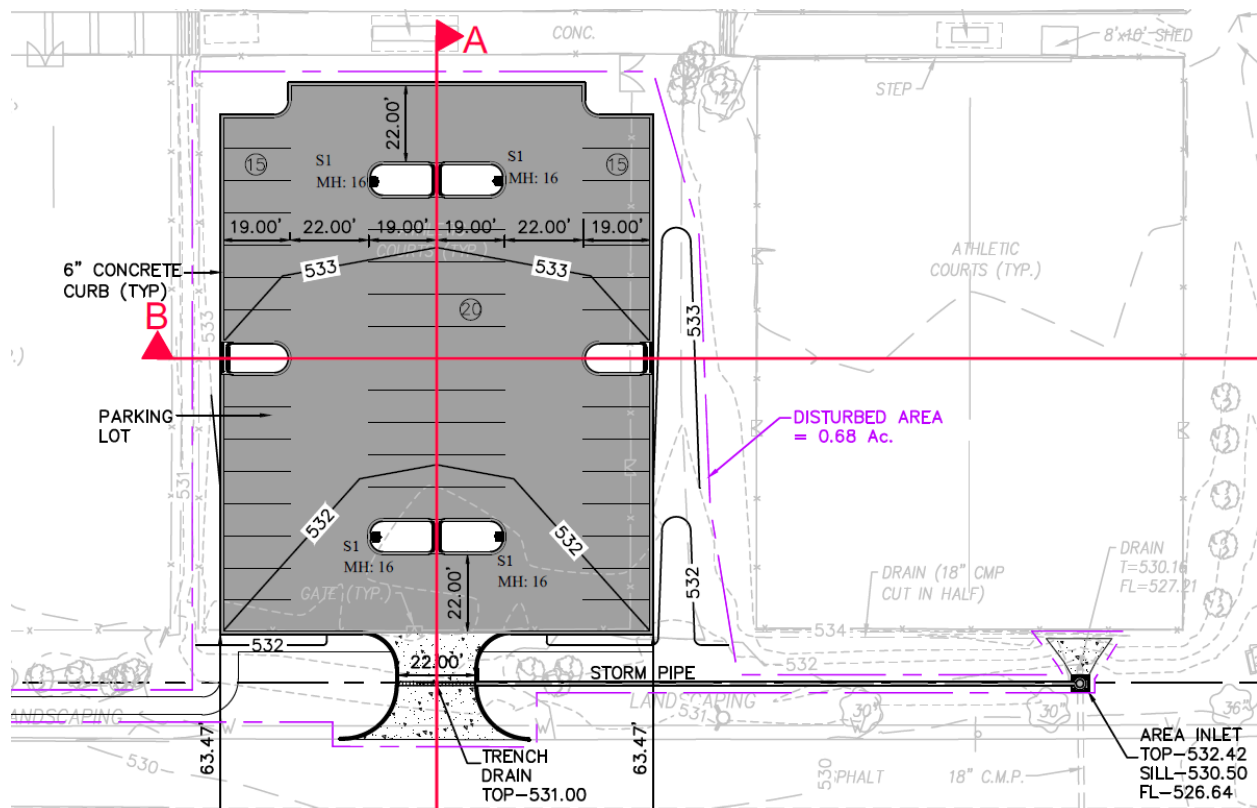


Figure 4: Parking lot with drain detail.

Landscaping:

A landscaping plan, sheet L1.01, was provided for new landscaping around the new parking lot. No existing trees will be removed. The landscaping plan shows 10 new trees to be installed within the parking lot islands and at each corner of the parking lot. In addition to landscaped parking lot islands, the landscaping plan shows landscaping along the entrance to the parking lot. A row of Berri-Magic Kids Holly Combination shrubs is proposed to serve as the screening to block the headlight glare from the parking lot from the adjacent residential uses. The Holly shrubs can grow to 8-10 feet in height and 6 to 8 feet wide which makes them perfect for blocking headlights and providing screening of the parking lot. Section 405.810(A)(5)(b) requires all parking adjoining a residential use or public right-of-way be screened from view by an earth berm, a solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means. Landscaping shall be a minimum of 18 inches in height and an average of three 3 feet in height at the time of planting. Screening shall be a minimum of six (6) feet in height between the parking lot and any other abutting residential property line. The proposed Holly shrubs meet this requirement. Per the notes on sheet L1.01, irrigation will be provided in order to maintain the health of the plant material and comply with Section 405.540(F)(10).

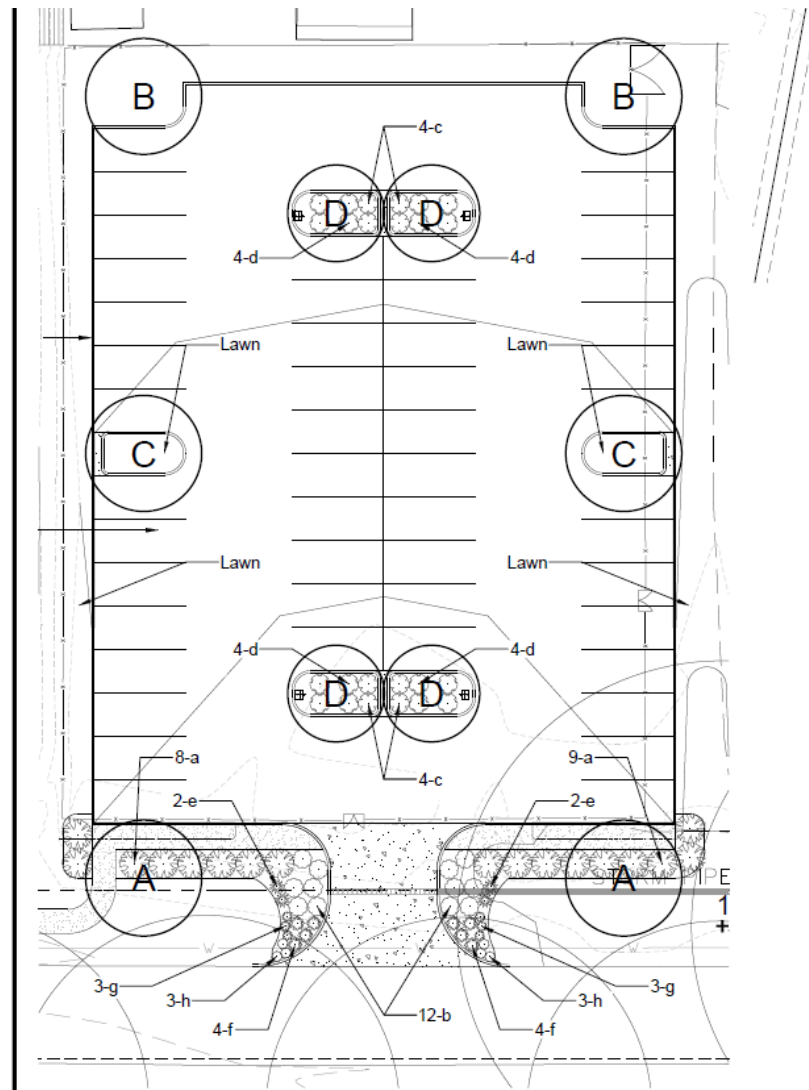


Figure 5: Landscaping Detail for parking lot.

Lighting

The proposal includes the installation of new lighting for the parking lot. The site development plan shows four new single arrangement light poles installed in the landscaping islands. The poles are 13 feet tall on 3-foot-tall bases for a total of 16 feet. The lights are downcast and shielded. Section 405.680(B)(2) requires light fixtures in residential districts not exceed 16 feet in height measured from the bottom of the base to the top of the fixture. The provided photometric plan shows the brightness of the lighting decreasing to less than 1.0 footcandle at the parking lot entrance and reaching 0.0 footcandles at the property line, consistent with the requirements outlined in 405.680(B)(4) to not cast light upon adjacent property. The existing CUP limits the use of the lights for the outdoor sports or recreation facilities by not allowing them to be used past 10:00 PM. Given the new parking lot's location within a previously used grass sports field, staff suggests the lighting for the new parking lot also be limited by this restriction due to its proximity to residents. Staff suggests that the Planning and Zoning Commission discuss the hours of use for the parking lot lighting and make a determination as to whether this condition is necessary.

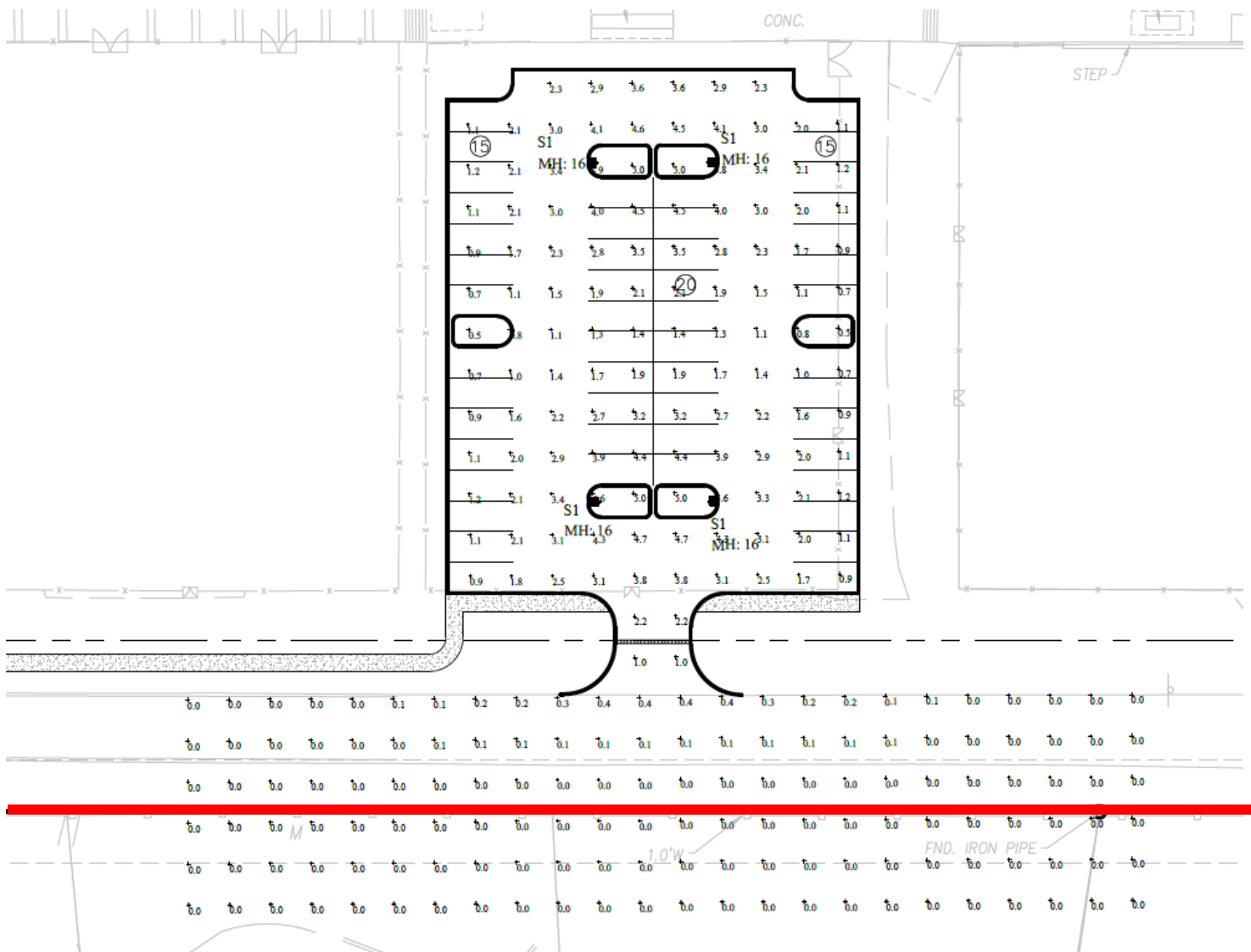


Figure 6: Photometric plan with property line in red.



Figure 7: Proposed lighting.

Sidewalks

The proposal includes new sidewalks to provide pedestrian access from the new parking lot to the building. The site development plan shows them as 5 feet wide. Section 405.730(A)(2) requires the minimum width of internal sidewalks in non-residential developments be 6 feet wide. A condition of approval has been added to reflect this.

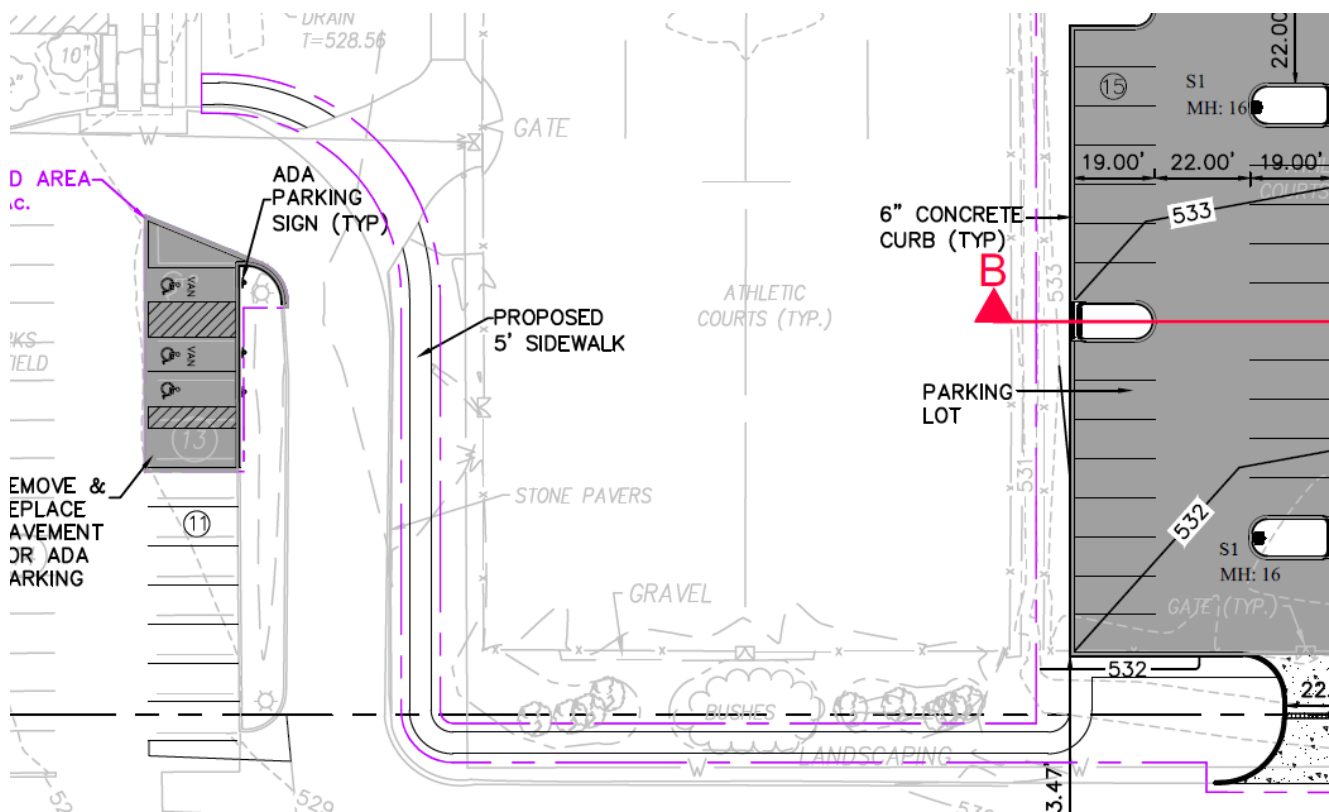


Figure 8: Sidewalk detail.

RECOMMENDATION

Based on the above analysis, the request for a conditional use amendment with associated site development plan meets most of the requirements of the Comprehensive Plan and Zoning Ordinance as close as a such a project can while the acknowledging that there are pre-existing conditions from when the property was originally developed. If recommended for approval by the Planning and Zoning Commission, Staff suggests the existing Conditional Use Permit be amended per the following conditions, which are included in the draft ordinance. All other conditions of the Conditional Use Permit shall remain in effect except as amended below:

1. Condition #8 of Ordinance #5635 is no longer valid and is to be removed.
2. Condition #9 of Ordinance #5635 is to be amended to state the following: No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot.
3. The parking lot expansion shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received February 21, 2025 as prepared by Stock and Associates.
4. All new interior sidewalks to be 6 feet in width per the requirements of Section 405.730(A)(2).
5. New parking lot lighting shall be subject to the same restrictions as outdoor lighting for sports courts and recreation facilities as outlined in condition #14 of Ordinance #5635.
6. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on February 21, 2025 as bound together and submitted in conjunction with Application #25-004 by Stock and Associates, and as amended below.
7. All landscaping shall be maintained to the same standard as is shown in the existing landscaping plan and the parking lot landscaping plan submitted as part of Application #25-004 by Stock and Associates on February 21, 2025. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping.

ACTION AND MOTION

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

“I move to recommend approval of Application #25-004 for a Conditional Use Permit amendment and Site Development Plan approval for a new parking lot with lighting and landscaping for Life Time Creve Coeur located at 12691 Conway Road subject to the conditions contained in the draft ordinance for the meeting of March 17, 2025” (conditions may be added, eliminated, or modified by preceding motion).

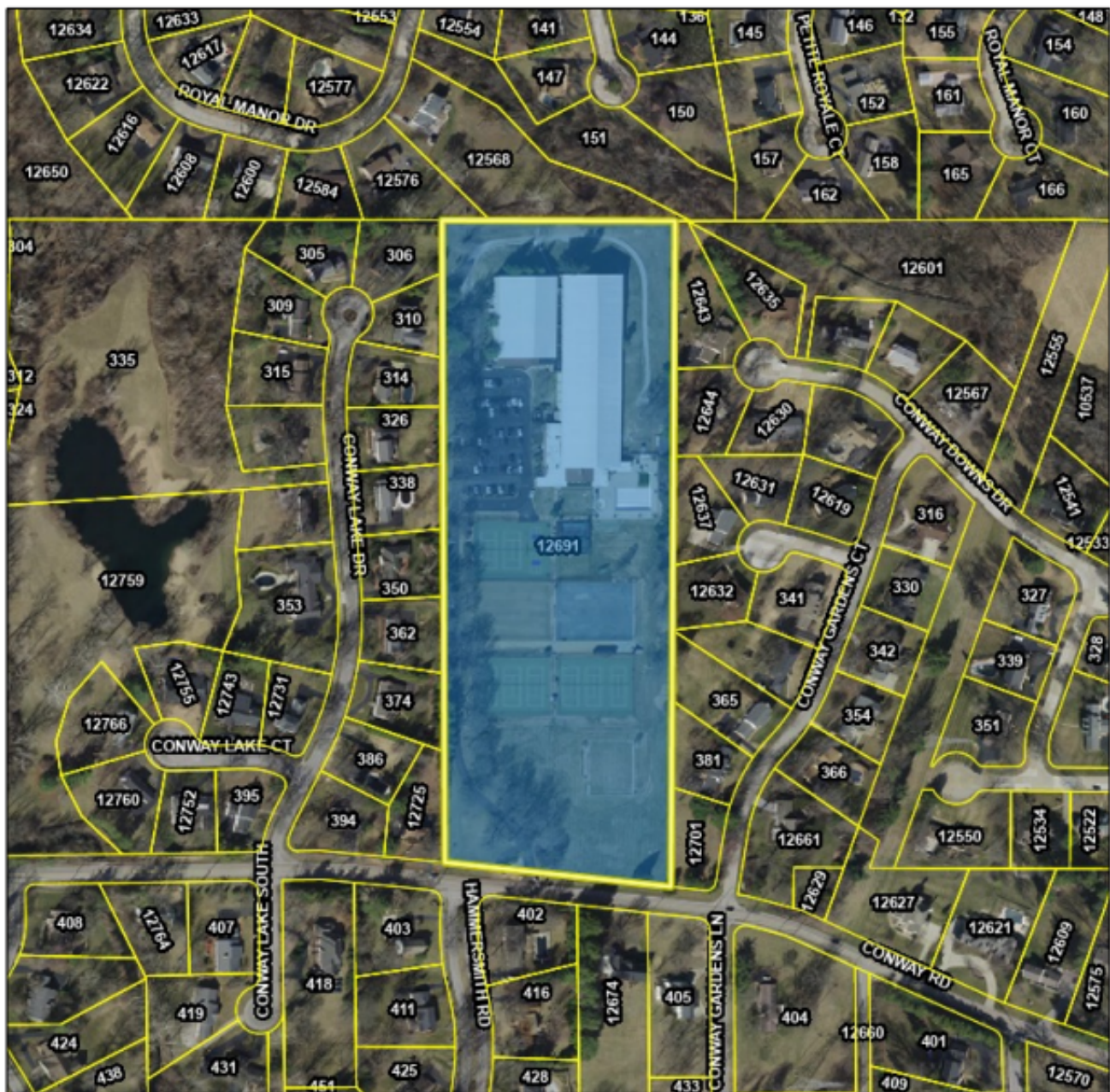
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

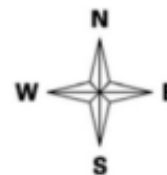
Aerial Photo



City Limits

Parcels

March 3, 2025



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

	Description: Google Street view image of existing driveway with fence and sports courts.
	Description: Google Street view image of sports court visibility from Conway Road.

**AN ORDINANCE AMENDING ORDINANCE NO. 5635 AUTHORIZING A
CONDITIONAL USE PERMIT FOR THE CREVE COEUR RACQUET CLUB,
NOW LIFE TIME CREVE COEUR, LOCATED AT 12691 CONWAY ROAD**

WHEREAS, an application was submitted by Natalie Nye, on behalf of Life Time, Inc, for an amendment to the conditional use permit (CUP), Ordinance No. 5635, to modify the terms and conditions of the ordinance relating to parking, and to include a Site Development Plan for a new parking lot with lighting and landscaping; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the “A”, Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 17, 2025 beginning at 6:00 p.m. or immediately following the close of the previous public hearing, for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 17, 2025; and

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

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

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: Ordinance Numbers 5635 is hereby amended.

Section 2: Ordinance 5635, the Conditional Use Permit, is authorized to be amended pursuant to Section 4 hereof for Life Time Creve Coeur at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 3: All requirements of Ordinance No. 5635 shall remain in effect except as amended below:

1. Condition #8 of Ordinance #5635 is no longer valid and is to be removed.

2. Condition #9 of Ordinance #5635 is to be amended to state the following: No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot.
3. The parking lot expansion shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received February 21, 2025 as prepared by Stock and Associates.
4. All new interior sidewalks to be 6 feet in width per the requirements of Section 405.730(A)(2).
5. The new parking lot lighting shall be turned off at Midnight daily.
6. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on February 21, 2025 as bound together and submitted in conjunction with Application #25-004 by Stock and Associates, and as amended below.
7. All landscaping shall be maintained to the same standard as is shown in the existing landscaping plan and the parking lot landscaping plan submitted as part of Application #25-004 by Stock and Associates on February 21, 2025. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping. All landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of Section 405.540 as noted on the landscaping plan.
8. A final landscaping plan shall be submitted for Staff review including additional evergreen landscaping along the western fence line opposite the proposed parking lot to block headlight glare from residential uses.
9. Conditions #5 and #14 shall be amended to limit outdoor events to no later than 10:00 PM daily.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit amendment in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations set forth in Ordinance 5635 amended as hereinabove set out in Section 3 of this ordinance.

BILL NO. 6166

ORDINANCE NO. _____

Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

SITE DEVELOPMENT PLAN
LIFE TIME
A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT, THENCE, LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

25.3% [3.81 Ac. - BASED ON 15.035 Ac]

(MAXIMUM SITE COVERAGE = 40%)

PARKING PROVIDED:

152 SPACES (INCLUDING ACCESSIBLE PARKING SPACES)

ACCESSIBLE PARKING PROVIDED:

6 SPACES (2 OF WHICH ARE LIFT VAN ACCESSIBLE)

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

16' MAX HEIGHT

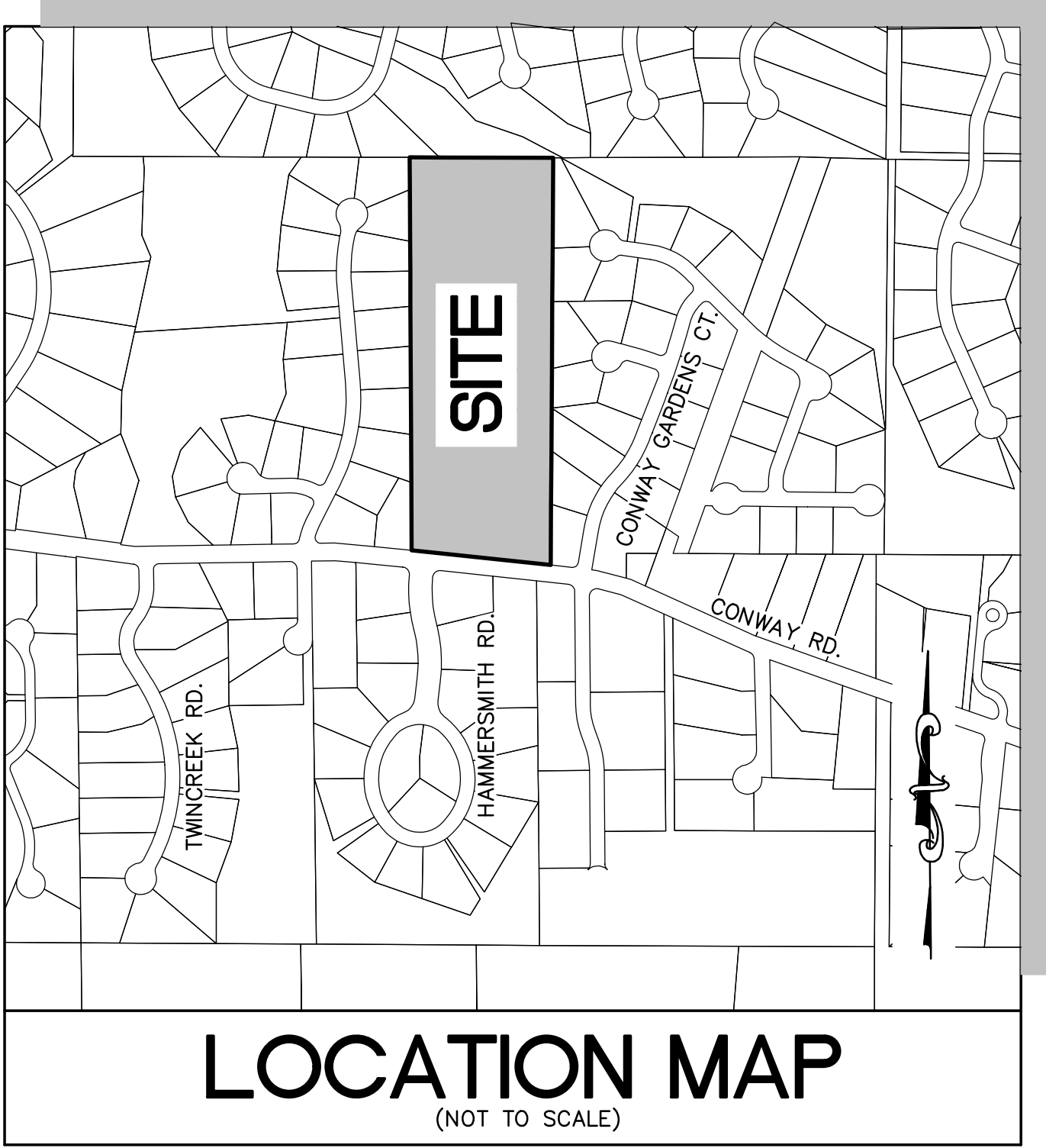
FIXTURES TO BE DOWNCAST, CUTOFF AT
73° FROM VERTICAL AND FULLY SHIELDED

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS



PERTINENT DATA:

SITE ACREAGE	=	15.035 Ac.
OWNER UNDER	=	APTED-HULLING INC.
LOCATOR No.	=	18P320056
ZONING	=	'A' SINGLE FAMILY
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PATTONVILLE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141

GENERAL NOTES:

1) Subject property is Zoned Single Family Residential with a CUP Per Ord. # 5635

Single Family Residential District Regulations:

- 1) Front Yard 50'
- 2) Side Yard 50'
- 3) Rear Yard 50'

4) Maximum structure height for all uses except schools, churches and other places of worship. Two and one-half (2½) stories or thirty-five (35) feet, whichever is less.

5) Buffer yard for conditional uses. any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0189K with effective date of 02/04/2015.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

4) There are 100 regular and 4 handicapped parking stalls onsite.

5) Subject property has direct access to Conway Road a public right of way.

6) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

7) There are no known changes in street right of way lines.

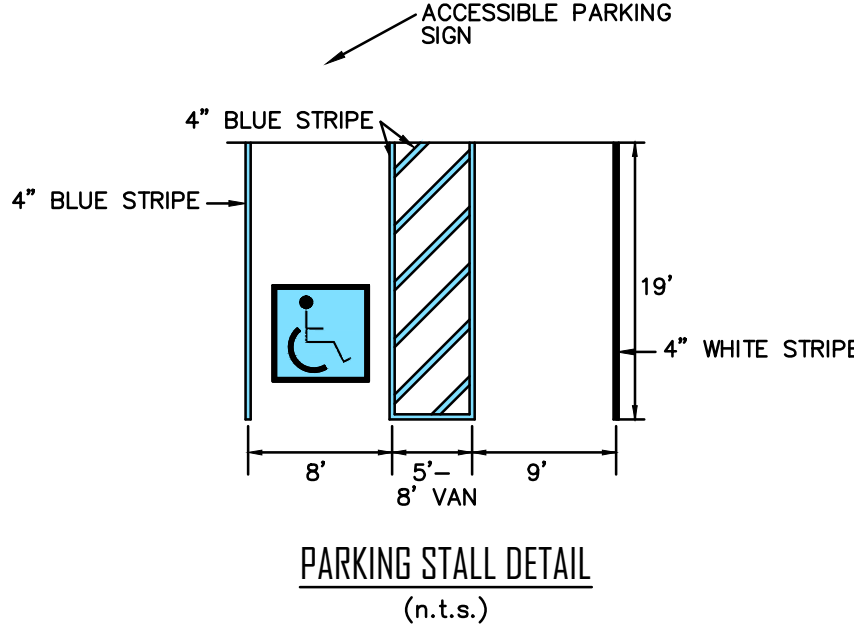
8) There was no evidence of recent sidewalk/street construction at the time of this survey.

9) There are possible encroachments of the Brick Entrance Monument signs into the Right of way of Conway Road. There are possible fence encroachments along the East and West Property lines of subject property.



ABBREVIATIONS

C.O.	=	CLEANOUT
D.B.	=	DEED BOOK
E.	=	ELECTRIC
FL	=	FLOWLINE
FT	=	FEET
FND.	=	FOUND
G	=	GAS
M.H.	=	MANHOLE
N/F	=	NOW OR FORMERLY
P.B.	=	PLAT BOOK
P.C.	=	PAGE
P.V.C.	=	POLYVINYL CHLORIDE PIPE
R.B.	=	RADIAL BEARING
R.C.P.	=	REINFORCED CONCRETE PIPE
SA	=	SQUARE
T	=	TELEPHONE CABLE
V.C.P.	=	VETROBED CLAY PIPE
W	=	WATER
(88°W)	=	RIGHT-OF-WAY WIDTH



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: (314) 615-0215
SIGNALS & LIGHTING:

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 13371 NAVD88 Elev = 508.25

Found "L" on the top southwest corner of a concrete barrier wall situated south of Conway Road north of the sidewalk and south of an extended asphalt shoulder at the culvert where Twin Creek passes under Conway Road, roughly 23 feet south of the centerline of Conway Road, and 166 feet east of the centerline of Twin Creek Road.

SITE BENCHMARK

ELEVATION 545.84
FND. IRON ROD AT THE S.E. CORNER OF PROPERTY AS SHOWN HEREON.

SHEET INDEX

SDP_1.0	TITLE SHEET
SDP_2.0	EXISTING CONDITIONS PLAN
SDP_3.0	SITE DEVELOPMENT PLAN
SDP_4.0	SITE PHOTOMETRIC PLAN
SDP_5.0	SITE SECTIONS
TC	TREE CENSUS
L1.01	LANDSCAPE PLAN

PREPARED FOR:
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PLACE
CHANHASSEN, MN 55317
ATTN: MS. NATALIE NYE
ASSOCIATE DEVELOPMENT MANAGER

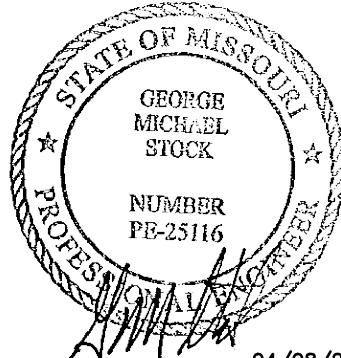
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300 FAX: (636) 530-9303
e-mail: gneren@stockassoc.com Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



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

REVISIONS:

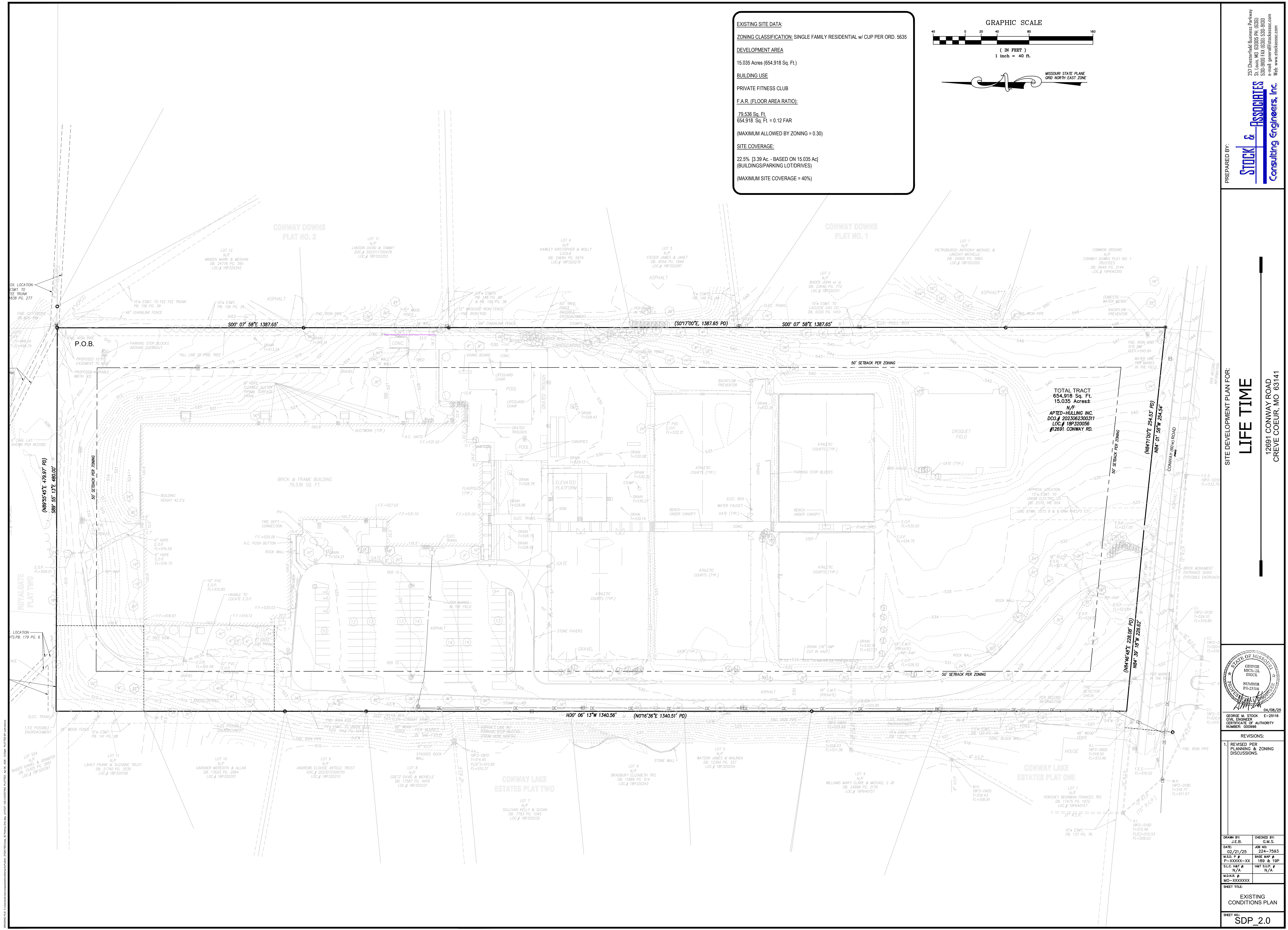
1. REVISED PER
PLANNING & ZONING
DISCUSSIONS.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
W.S. # P-XXXX-XX	BAKE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
W.D.N.R. # MO-XXXXXXX	

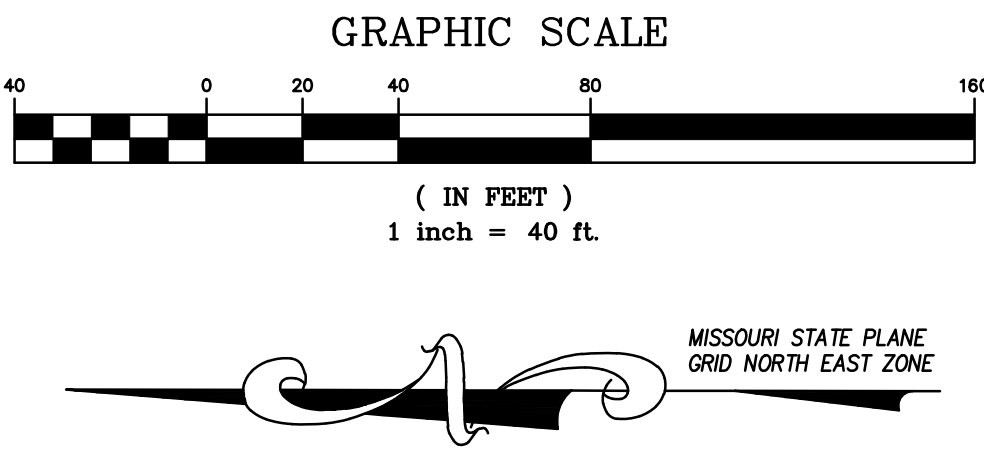
SHEET TITLE:

TITLE SHEET

SHEET NO.:
SDP_1.0



EXISTING SITE DATA:
ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635
DEVELOPMENT AREA
15.035 Acres (654,918 Sq. Ft.)
BUILDING USE
PRIVATE FITNESS CLUB
F.A.R. (FLOOR AREA RATIO):
79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR
(MAXIMUM ALLOWED BY ZONING = 0.30)
SITE COVERAGE:
22.5% (3.39 Ac. - BASED ON 15.035 Ac.)
(BUILDINGS/PARKING LOT/DRIVES)
(MAXIMUM SITE COVERAGE = 40%)



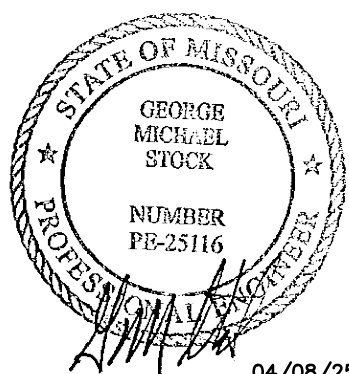
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



04/08/25

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

REVISIONS:
1. REVISED PER PLANNING & ZONING DISCUSSIONS.

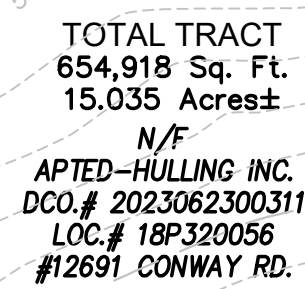
DATE:	02/21/25	JOB NO.:	224-7593
DESIGNED BY:	W.A.	DATE PREPARED:	189 & 19P
SCALE:	N/A	HATCH:	N/A
MO. NO.:	MO-XXXXXX		
SHEET NO.:	SDP_2.0		

EXISTING CONDITIONS PLAN

SDP_2.0

(MAXIMUM SITE COVERAGE = 40%)

STORAGE PROVIDED = 1,138 c.f.



12691 CONWAY ROAD
CREVE COEUR, MO 63141

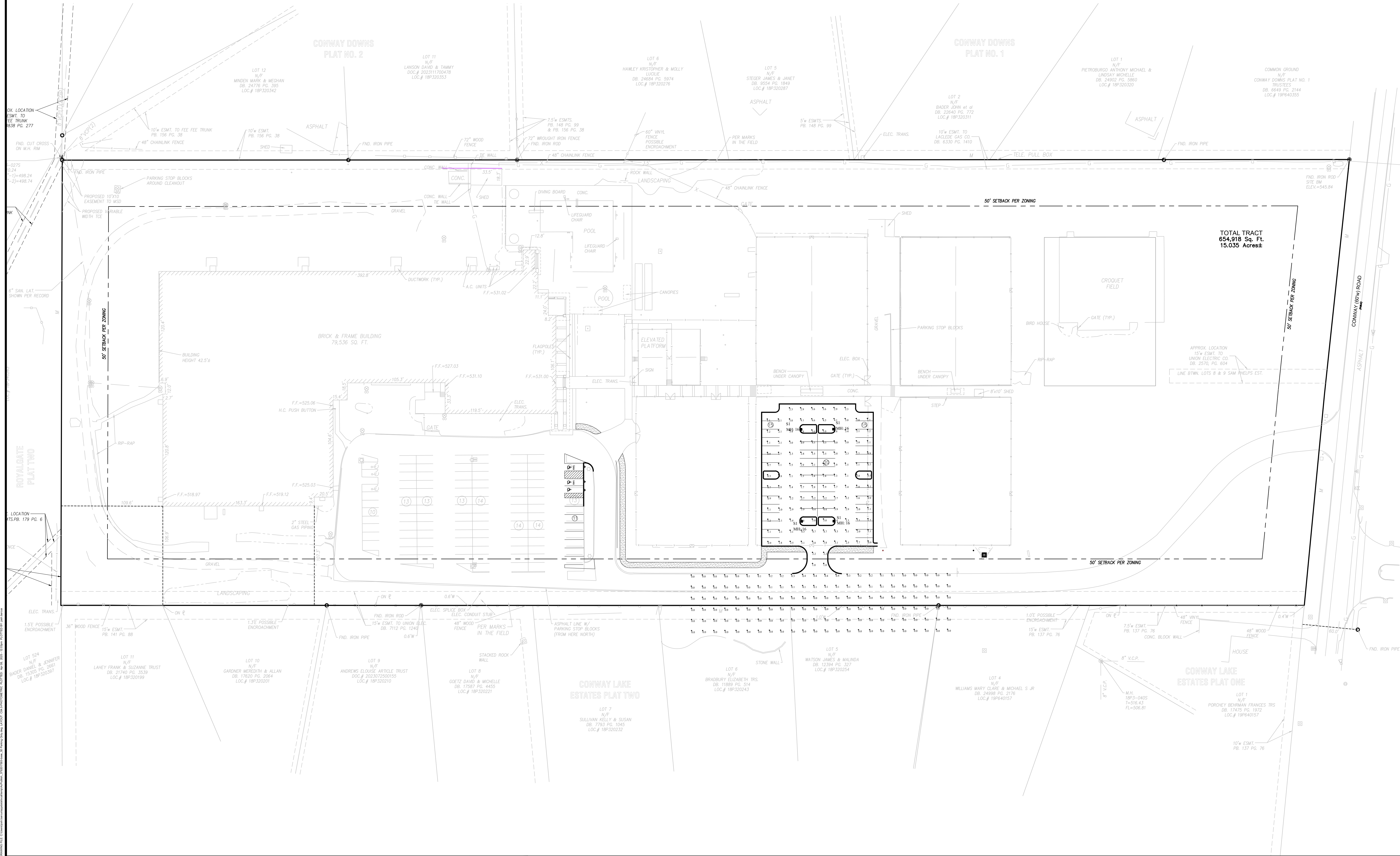
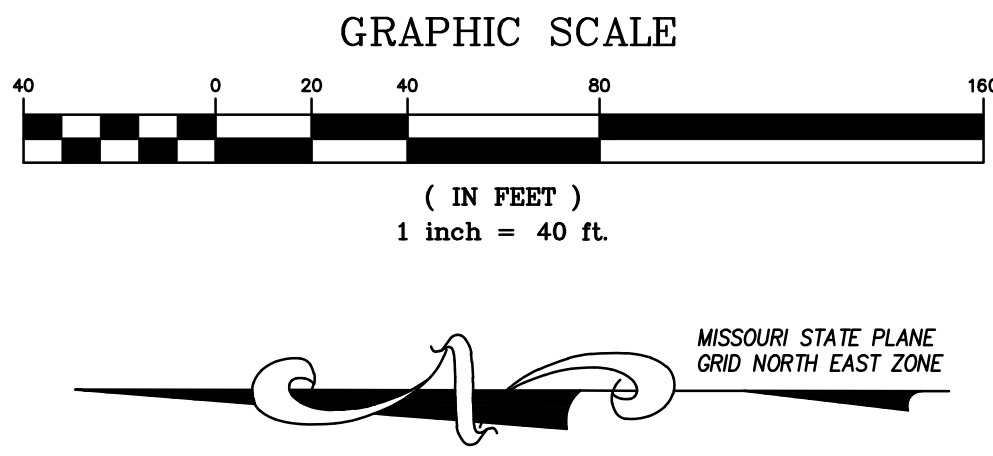


POLE FIXTURES MOUNTED ON 13' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.44	5.9	0.5	4.9	11.8
SPILL LIGHT	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	S1	Single	0.900	113	452	GPC-SA2C-740-U-5WQ

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



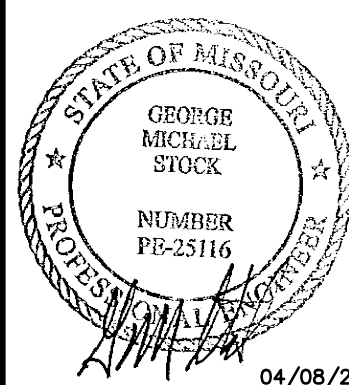
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



04/08/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. REVISED PER
PLANNING & ZONING
DISCUSSIONS.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
WKS. P. # P-XXXX-XX	BASE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
M.D.N.R. # MO-XXXXXX	

SHEET TITLE:
**SITE PHOTOMETRIC
PLAN**

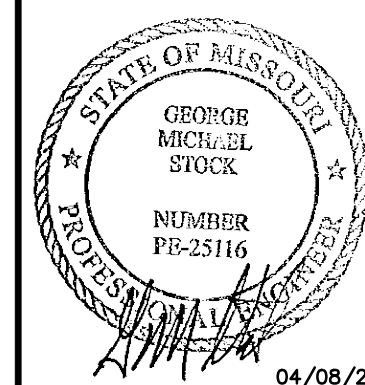
SHEET NO.:
SDP_4.0



SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



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

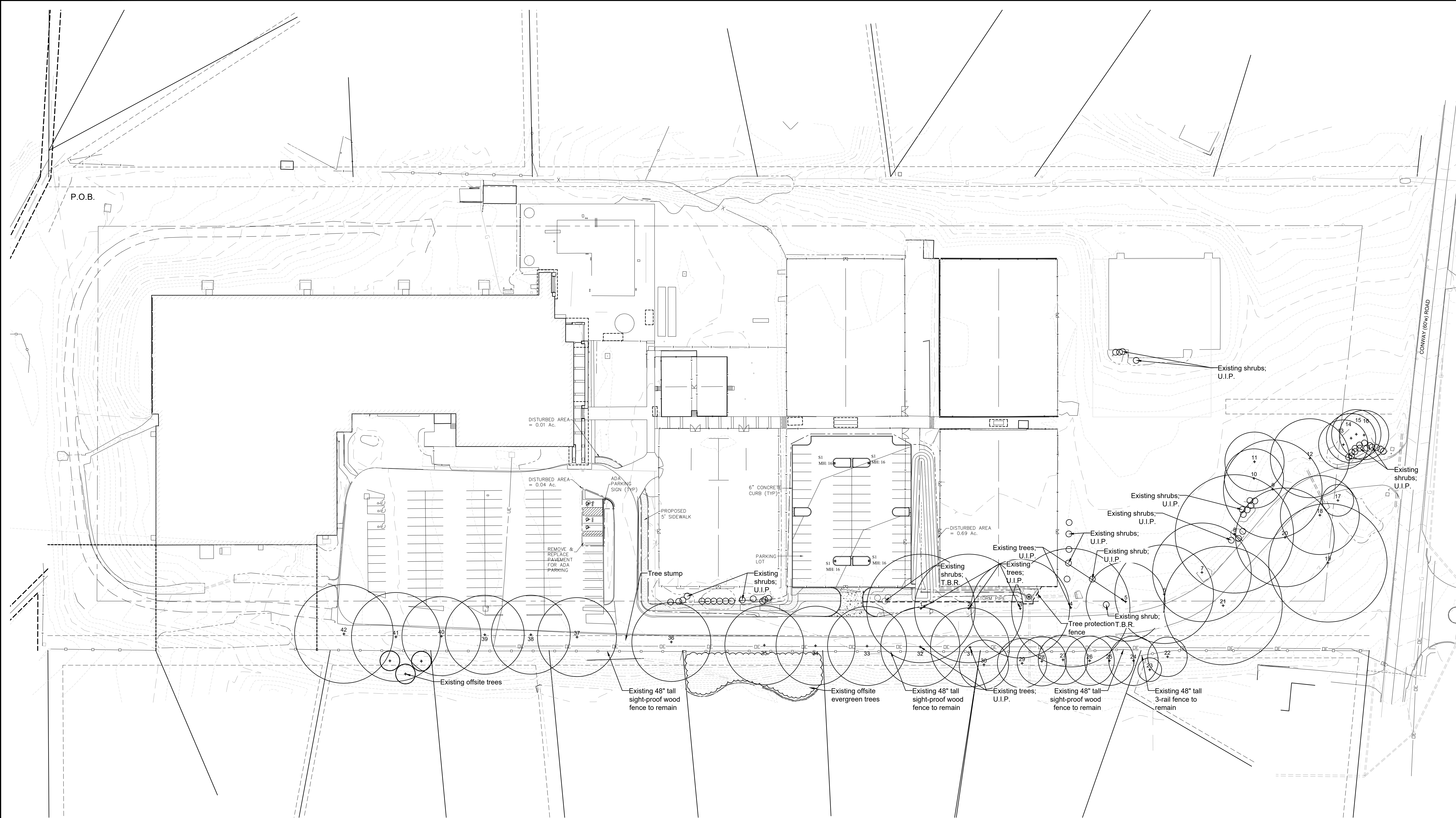
REVISIONS:

1.	REVISED PER PLANNING & ZONING DISCUSSIONS.
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DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
M.S.D. P #: P-XXXX-XX	BASE MAP #: 189 & 19F
S.L.C. H&T #: N/A	H&T S.U.P. #: N/A

SHEET TITLE:

SHEET NO.:
SDP_5.0

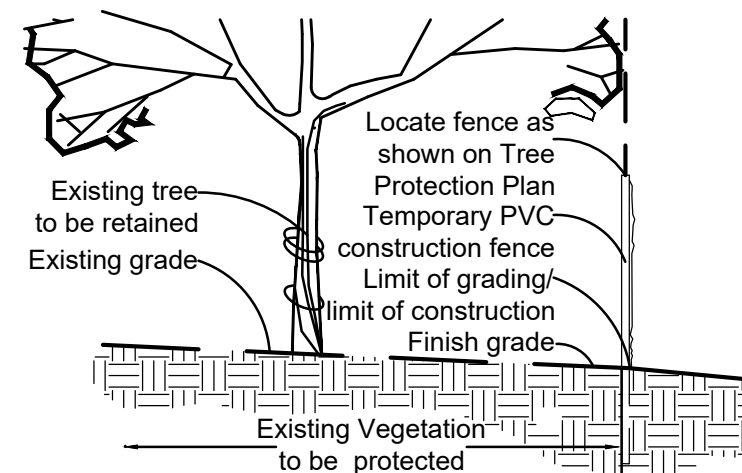
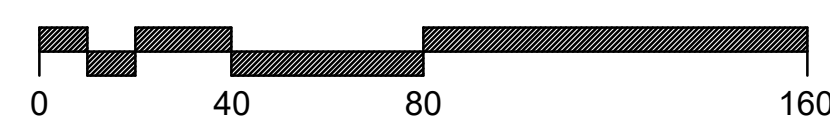


Tree Inventory							
ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Preserved	To Be Removed
1	Oak	30	55	3		X	
2	Oak	30	55	3		X	
3	Oak	27	50	3		X	
4	Oak	36	60	3		X	
5	Oak	21	40	3		X	
6	Oak	26	50	3		X	
7	Oak	27	50	3		X	
8	Oak	31	60	3		X	
9	Oak	26	50	3	Galls	X	
10	Walnut	23	30	2		X	
11	Walnut	22	30	2		X	
12	Oak	28	40	2	Galls	X	
13	Bradford Pear	15	25	2		X	
14	Bradford Pear	15	25	2		X	
15	Bradford Pear	16	25	2		X	
16	Bradford Pear	16	25	2		X	
17	White Pine	10	16	2		X	
18	Oak	32	40	3		X	
19	Oak	42	60	3		X	
20	Oak	34	50	3		X	
21	Oak	36	60	3		X	
22	Spruce	20	20	2	Offsite	X	
23	Spruce	4	12	3	Offsite	X	
24	Spruce	20	25	3	Offsite	X	
25	Spruce	18	25	3	Offsite	X	
26	Spruce	18	25	3	Offsite	X	
27	Spruce	18	25	3	Offsite	X	
28	Spruce	18	25	3	Offsite	X	
29	Spruce	18	25	3	Offsite	X	
30	Spruce	18	25	3	Offsite	X	
31	Oak	25	40	2	Powerlines	X	
32	Oak	23	40	2	Powerlines	X	
33	Oak	35	40	3	Powerlines	X	
34	Oak	36	40	2	Powerlines	X	
35	Oak	30	40	2	Powerlines	X	
36	Oak	30	40	2	Powerlines	X	
37	Oak	27	40	2	Powerlines	X	
38	Oak	33	40	2	Powerlines	X	
39	Oak	24	40	3		X	
40	Oak	34	40	3		X	
41	Oak	26	45	3		X	
42	Oak	24	50	3		X	

Tree Condition Rating:

Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

Tree Census
SCALE 1"=40'



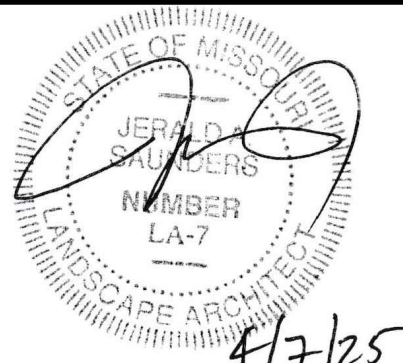
Tree Protection Detail

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141

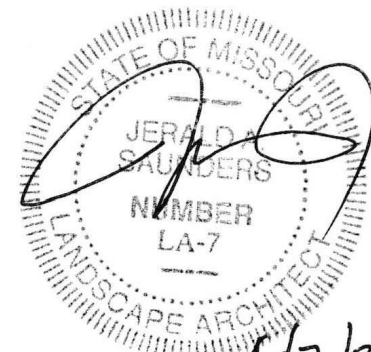
Revisions:

Date	Description	No.
4/7/25	Plan Revisions	1

Drawn: KP
Checked: RS

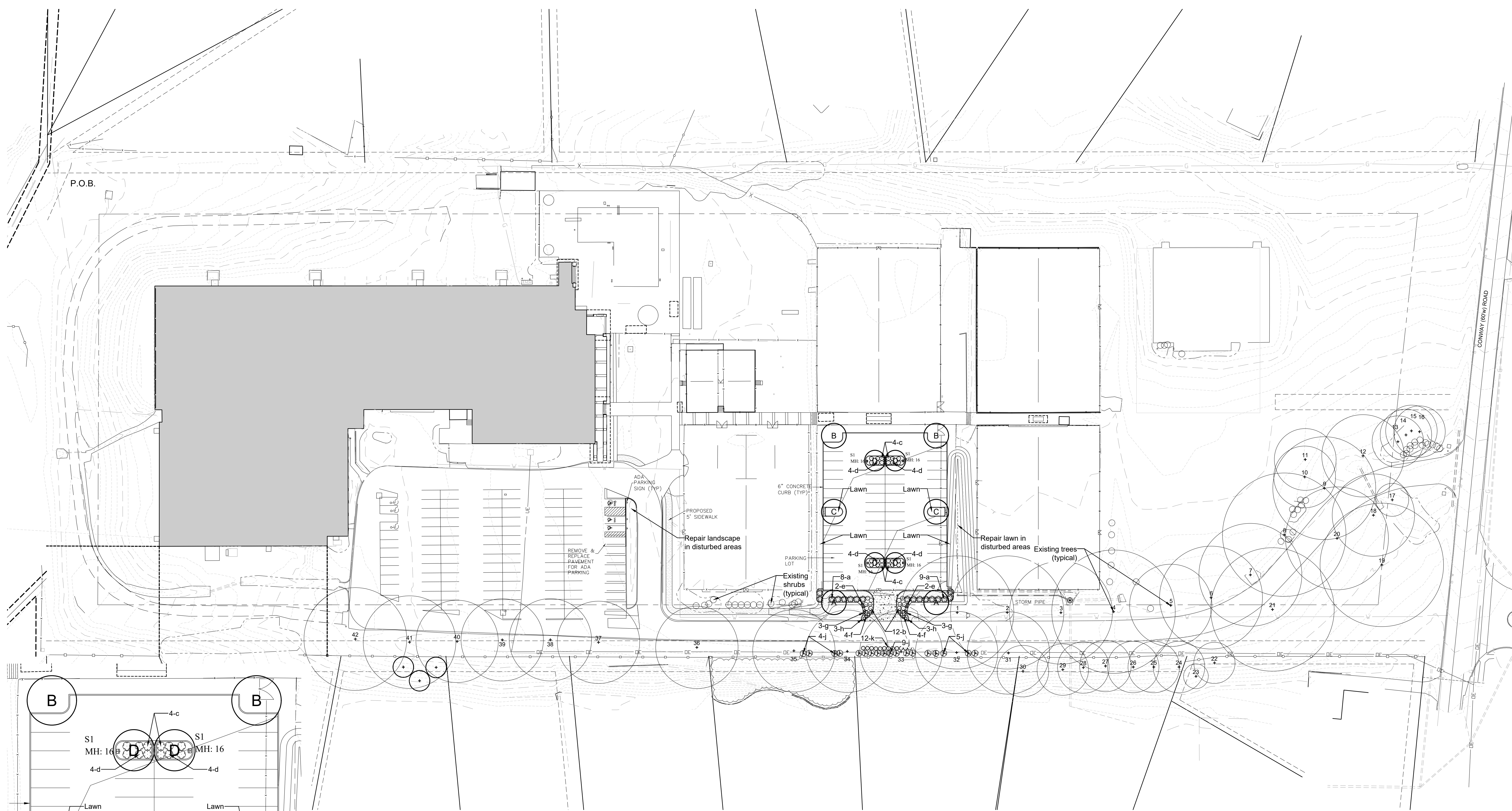


Sheet Title:	Tree Census
Sheet No:	TC
Date:	2/21/25
Job #:	813.149

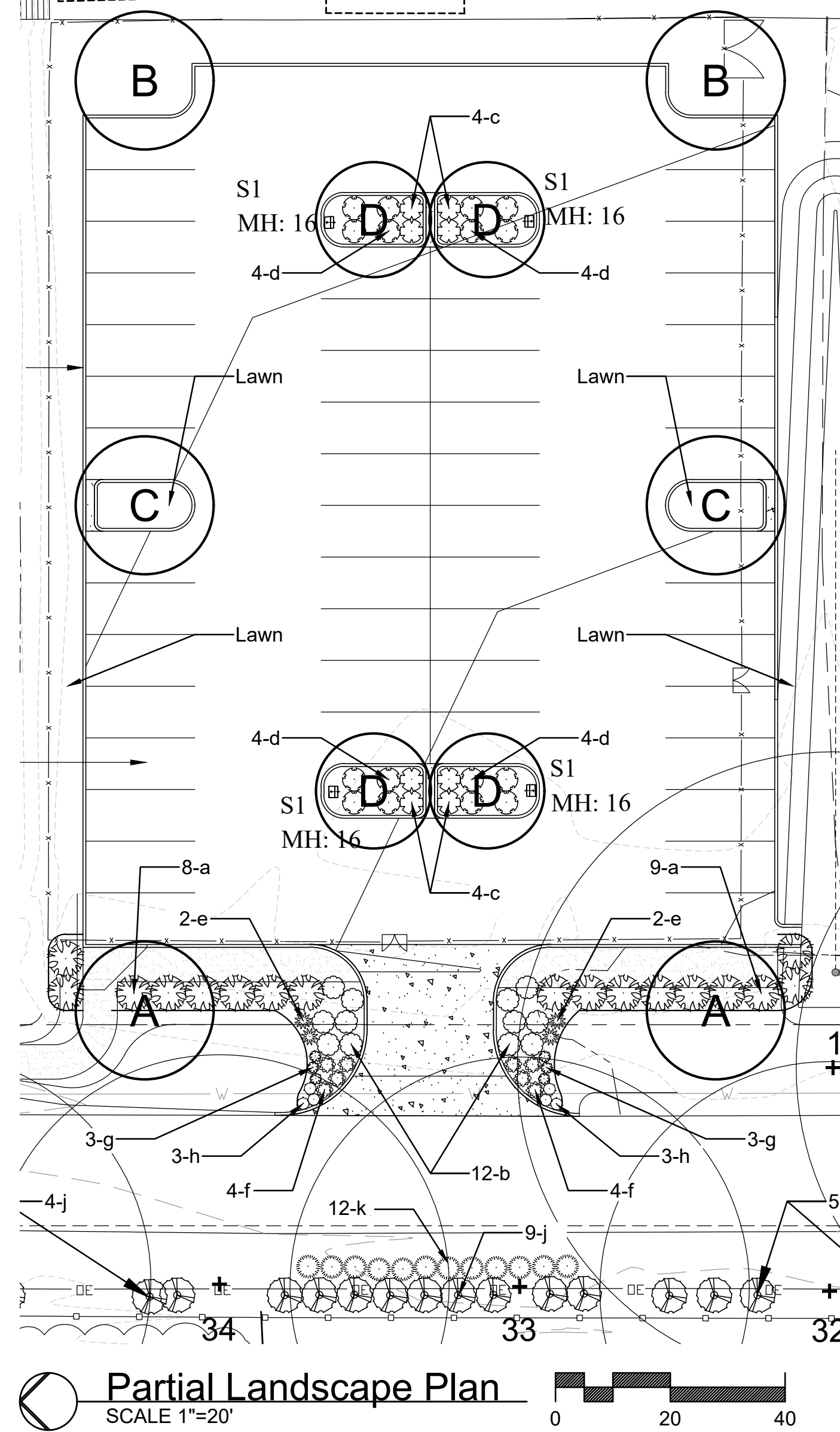


Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141



Landscape Plan
SCALE 1"=40'

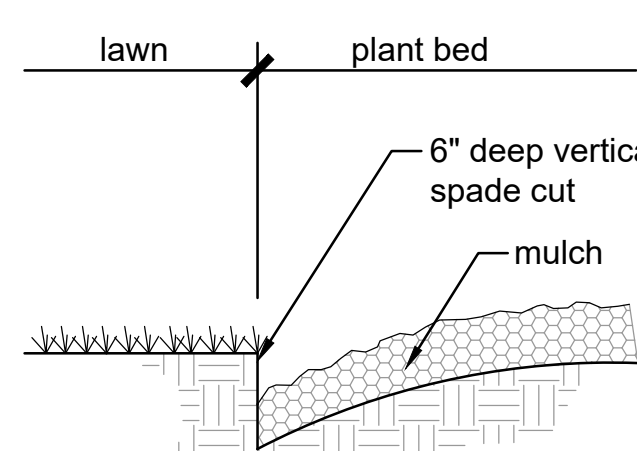


Partial Landscape Plan
SCALE 1"=20'

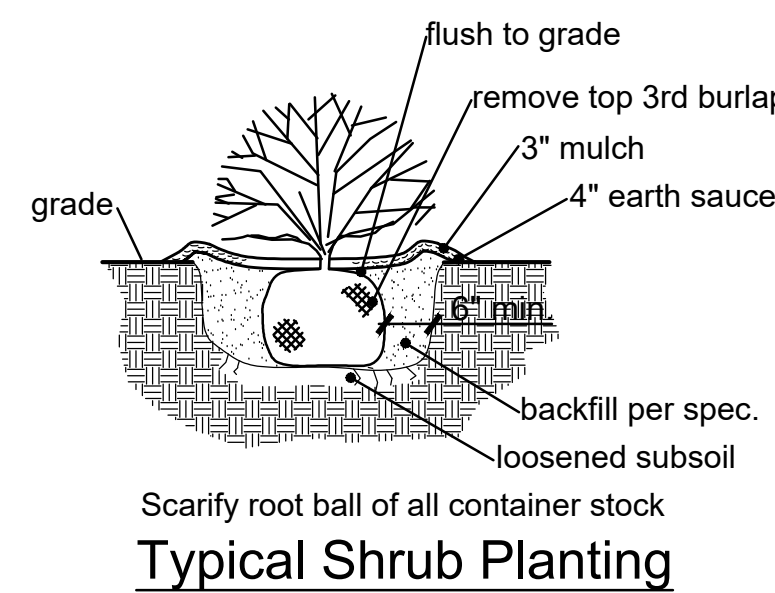
PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	2	Quercus shumardii	Shumard Oak	3" caliper	B & B
B	2	Quercus bicolor	Swamp White Oak	3" caliper	B & B
C	2	Acer saccharum	Sugar Maple	3" caliper	B & B
D	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	3" caliper	B & B

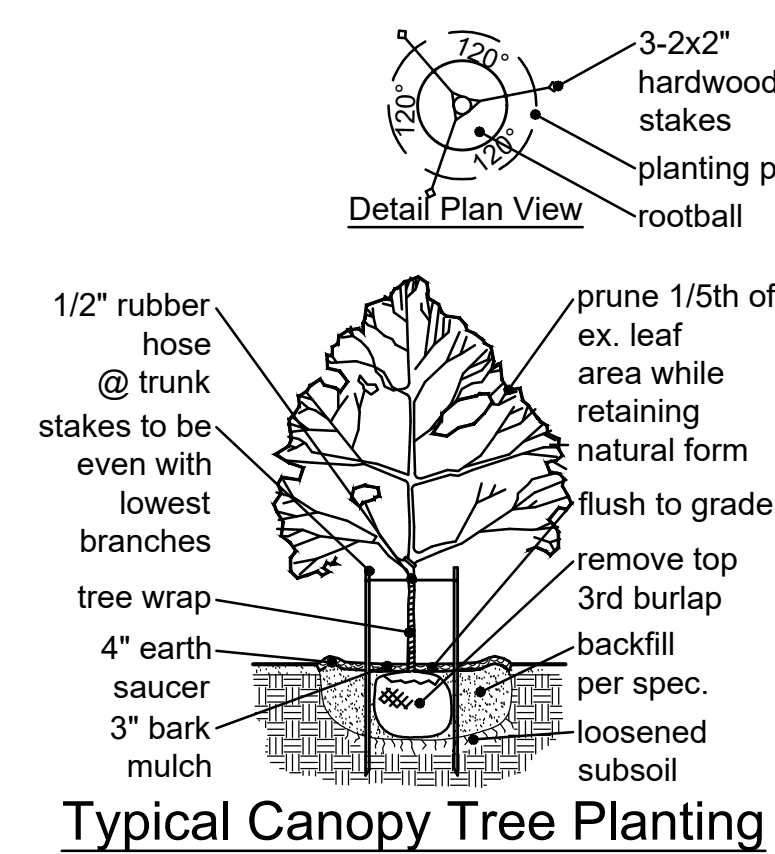
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	17	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	24"	72" o.c.
b	12	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	SPACING
c	8	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
d	16	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	48" o.c.
e	4	Hydrangea paniculata 'SMNHPK'	Fire Light Tidbit Panicle Hydrangea	18"	36" o.c.
f	8	Hypericum frondosum 'Sunburst'	Sunburst St. John's Wort	18"	36" o.c.
g	6	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	18"	24" o.c.
h	6	Spiraea japonica 'Walbuma'	Magic Carpet Spirea	18"	24" o.c.
j	18	Buxus 'Green Mountain'	Green Mountain Boxwood	48"	72" o.c.
k	12	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18"	48" o.c.



Spade Cut Bed Edge



Typical Shrub Planting



Typical Canopy Tree Planting

Landscape Notes:

- Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- Topsoil in all disturbed lawn areas at 6" depth.
- Soil mix in all shrub beds at 8" depth.
- All mulch to be double ground bark mulch.
- Bed edges to be spade cut.
- Per City of Creve Coeur (Section 405.540 Landscaping F.10.): In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.
- Refer to Tree Census, sheet TC, for existing conditions, tree survey information, and tree preservation measures.

Revisions:

Date	Description	No.
4/7/25	City Comments	1

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
700 apt 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000119

Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	2/21/25
Job #:	813.149



city
of

CREVE COEUR

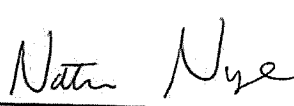
PLANNING DIVISION

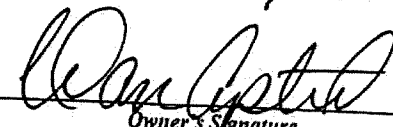
File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Natalie Nye Name	George Stock, Josh Barcus Name
Life Time Company (If Applicable)	Stock & Associates Company (If Applicable)
2902 Corporate Place Address	257 Chesterfield Business Pkwy Address
Chanhassen, MN 55317 Address	Chesterfield, MO 63005 Address
Telephone # 952.401.2405	Telephone # 636.530.9100
Fax #	Fax #
Email: NNye@lt.life	Email: josh.barcus@stockassoc.com
 Applicant's Signature	 Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
12691 Conway Road Address	Dan Apted Name
Creve Coeur, MO 63141 Address	Apted-Hulling, Inc. Company (If Applicable)
Life Time Development Name (if any)	12691 Conway Road 12661 Conway Rd Address
"A" Single-Family Residential District Current Zoning	Creve Coeur, MO 63141 Address
Ordinance No. 5635 Prior CUP Approvals (if known)	Telephone # 314-713-6640
	Fax #
	Email: danjaped@gmail.com
	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Life Time is a health, wellness and fitness membership organization and seeks to amend the existing conditional use permit at the property to provide additional and necessary parking, as set forth in its attached Statement of Rationale.

Gross Floor Area – Existing and Proposed: 79,615 sq.ft. (net area is 78,835 sq. ft. per plans)

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

Number of Employees at the busiest shift: Approximately 10 at peak hours; Approximately 25 total

Hours of Operation: As provided in the current CUP

Current or Most Recent Use of the Property: Various Membership Organization

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

Rationale

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

Submittal Checklist

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

Preferred Public Hearing Date: Monday, March 17, 2025.

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

Office Use Only

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

Revised: 7/22



February 17, 2025

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
Attn: Jason Jaggi, Director of Community Development

Re: Statement of Rationale in Support of Life Time's ("Life Time") application to Amend the Conditional Use Permit ("**Application to Amend**") authorized by the City of Creve Coeur (the "**City**") via Ordinance No. 5635, as amended (the "**CUP**") for the property located at 12691 Conway Road, Creve Coeur, Missouri 63141 (the "**Property**" or "**Site**")

Dear Mr. Jaggi,

By way of background, in 2025, occupancy of the Property recently transferred to Life Time. Since opening its doors nearly 30 years ago, Life Time has expanded into 175 plus athletic clubs in destinations that value health, knowledge and relationships, and in selecting the City of Creve Coeur and the Property as its next home, Life Time knew that it found such a community. Life Time's mission is to provide entertaining, educational, friendly and inviting experiences of uncompromising quality that empower everyone to live a healthy and happy life. With respect to the Property, Life Time assumed all operations currently offered, such as outdoor and indoor tennis and pickleball, as well as other recreational operations, including swimming. However, in order to further fulfill its mission, Life Time needs to give the Property a refresh, both internally, and for purposes of its Application to Amend, externally to provide additional, safe and adequate parking.

Accordingly, pursuant to Section 405.1070.E. of the City's zoning code, please allow this letter to serve as Life Time's Statement of Rationale in support of its Application to Amend its CUP.

1. The amendment to the CUP complies with Section 405, technically, including environmental standards and other standards related to the setback, parking, loading areas, screening and buffers, refuse, storage, and services areas and signs; and

The proposed amendment to the CUP complies with all applicable standards per Section 405. The proposed parking lot expansion complies with the required setbacks and brings the Property closer to conformance as it relates to the amount of parking needed for the use. The Property will remain below the maximum lot coverage. The proposed CUP amendment will not impact the size of the building or overall use and will simply be an expanded parking lot, which is very much needed for this Site. Much of the Site including the drive aisle, sections of the parking lot, pool and pool deck are nonconforming as it relates to required setbacks. At this time, these areas of the Site will not be altered. The

proposed parking lot expansion of 50 parking spaces will be conforming to all required setbacks, landscaping, and lighting requirements per the code.

2. The amendment to the CUP will contribute to and promote the welfare of the community

The proposed amendment will allow for a parking lot expansion for a site that is desperately under parked. The existing use has been operating for over 50 years and the existing parking lot of 102 spaces does not adequately serve the recreational use. The existing CUP allows for temporary parking on the lawn for six (6) events every calendar year. The current proposal intends to eliminate this language and instead construct an additional 50 parking spaces. The proposed amendment will be an improvement for the neighboring community.

3. The amendment to the CUP will not cause substantial injury to the value of neighboring property;

The proposed amendment will allow for a compliant parking lot expansion to an existing site that is severely under parked. The proposed changes will occur on the interior of the Site and away from any shared property lines. The parking improvement will benefit the neighboring properties who currently deal with overflow parking in the grassy areas of the Site.

4. The amendment to the CUP will be consisting with the City's Comprehensive Plan (copy here: [CC Comprehensive Plan](#))

The proposed amendment is consistent with the City's Comprehensive Plan. The amendment is to better a longstanding use within the community. The improvement of this recreation destination allows the city to continue to be a premiere livable community as well as continue to maintain a strong economic base. The proposed Life Time will improve upon the existing Site, while maintaining its character and being mindful of its residential neighbors. The proposed amendment for a parking lot expansion is designed to meet the required 50-foot setback and lot coverage maximums. The addition of 50 parking spaces will help adequately serve the recreational use, while eliminating the need to park temporarily on the grass. This 50-parking stall expansion will allow for the day-to-day parking needs of Life Time to be met as well as the event parking needs for tournaments, meets, etc.

5. The amendment to the CUP will provide erosion control and on-site stormwater detention in accordance with the Code; and

The proposed amendment meets all erosion control and stormwater detention requirements.

6. The amendment to the CUP will be compatible with the surrounding area and not be an excessive burden or have a substantial negative impact on the surrounding area or users, including on pedestrian and vehicular traffic or on other community facilities, such as emergency services.

The proposed CUP amendment will allow for a needed parking expansion for the Site and remove the parameters to allow for temporary grass parking for events. The current temporary parking arrangement showcases how underserved the current use is by the existing 102-stall parking lot. Life Time would like to provide its members with adequate parking as well as accommodate the events that are currently hosted at the Site. The current temporary parking is on grass and not within the required setbacks. The CUP amendment will alleviate the burden that is currently experienced by the neighboring property owners. All parking lot improvements will be completed under the review of the City and emergency services and will comply with regulations. The parking lot design will allow for a seamless flow of vehicular traffic while keeping pedestrian safety in mind. The goal is to improve upon an existing use and site and by bringing the Site closer to conformance, the surrounding residential neighborhood will be less impacted.

Sincerely,

Natalie Nye

Natalie Nye
Associate Development Manager
Life Time Property Development

EXHIBIT A
LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT; THENCE. LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DEVELOPMENT PLAN
LIFE TIME
A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELPS ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT, THENCE, LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.

SITE DATA:

ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635

DEVELOPMENT AREA

15.035 Acres (654,918 Sq. Ft.)

BUILDING USE

PRIVATE FITNESS CLUB

F.A.R. (FLOOR AREA RATIO):

79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR

(MAXIMUM ALLOWED BY ZONING = 0.30)

SITE COVERAGE:

25.3% [3.81 Ac. - BASED ON 15.035 Ac]

(MAXIMUM SITE COVERAGE = 40%)

PARKING PROVIDED:

152 SPACES (INCLUDING ACCESSIBLE PARKING SPACES)

ACCESSIBLE PARKING PROVIDED:

6 SPACES (2 OF WHICH ARE LIFT VAN ACCESSIBLE)

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

16' MAX HEIGHT

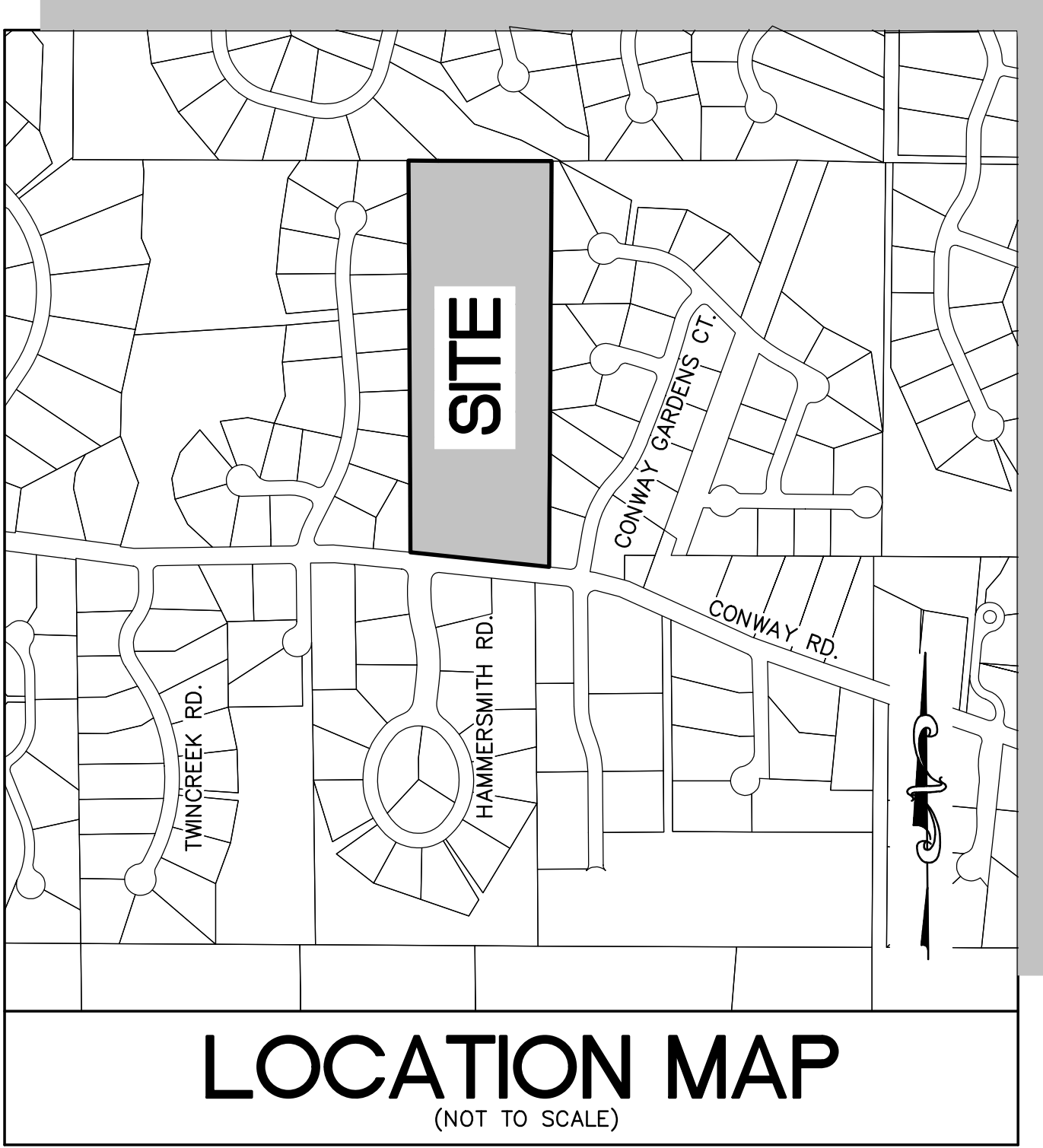
FIXTURES TO BE DOWNCAST, CUTOFF AT
73° FROM VERTICAL AND FULLY SHIELDED

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS



PERTINENT DATA:

SITE ACREAGE	=	15.035 Ac.
OWNER UNDER	=	APTED-HULLING INC.
LOCATOR No.	=	18P320056
ZONING	=	'A' SINGLE FAMILY
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PATTONVILLE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141

GENERAL NOTES:

1) Subject property is Zoned Single Family Residential with a CUP Per Ord. # 5635

Single Family Residential District Regulations:

- 1) Front Yard 50'
- 2) Side Yard 50'
- 3) Rear Yard 50'

4) Maximum structure height for all uses except schools, churches and other places of worship. Two and one-half (2½) stories or thirty-five (35) feet, whichever is less.

5) Buffer yard for conditional uses. any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0189K with effective date of 02/04/2015.

3) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

4) There are 100 regular and 4 handicapped parking stalls onsite.

5) Subject property has direct access to Conway Road a public right of way.

6) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

7) There are no known changes in street right of way lines.

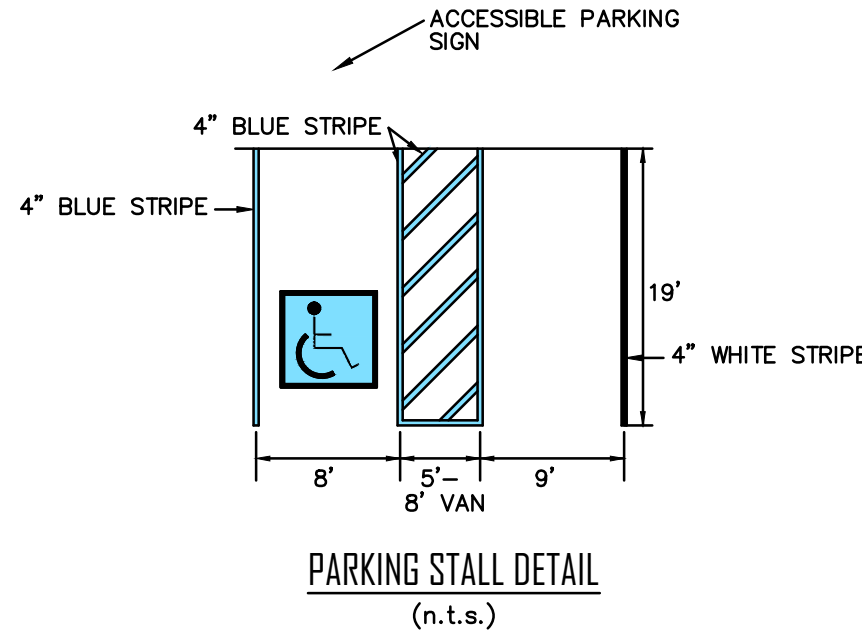
8) There was no evidence of recent sidewalk/street construction at the time of this survey.

9) There are possible encroachments of the Brick Entrance Monument signs into the Right of way of Conway Road. There are possible fence encroachments along the East and West Property lines of subject property.



ABBREVIATIONS

C.O.	=	CLEANOUT
D.B.	=	DEED BOOK
E.	=	ELECTRIC
FL.	=	FLOWLINE
FT.	=	FEET
FND.	=	FOUND
G.	=	GAS
M.H.	=	MANHOLE
N/F.	=	NOW OR FORMERLY
P.B.	=	PLAT BOOK
P.C.	=	PAGE
P.V.C.	=	POLYVINYL CHLORIDE PIPE
R.B.	=	RADIAL BEARING
R.C.P.	=	REINFORCED CONCRETE PIPE
SA.	=	SQUARE
T.	=	TELEPHONE CABLE
V.C.P.	=	VETROVED CLAY PIPE
W.	=	WATER
(88°W)	=	RIGHT-OF-WAY WIDTH



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: 224-7593
SIGNALS & LIGHTING: (314) 615-0215

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 13371 NAVD88 Elev = 508.25

Found "L" on the top southwest corner of a concrete barrier wall situated south of Conway Road north of the sidewalk and south of an extended asphalt shoulder at the culvert where Twin Creek passes under Conway Road, roughly 23 feet south of the centerline of Conway Road, and 150 feet east of the centerline of Twin Creek Road.

SITE BENCHMARK

ELEVATION 545.84
FND. IRON ROD AT THE S.E. CORNER OF PROPERTY AS SHOWN HEREON.

SHEET INDEX

SDP_1.0	TITLE SHEET
SDP_2.0	EXISTING CONDITIONS PLAN
SDP_3.0	SITE DEVELOPMENT PLAN
SDP_4.0	SITE PHOTOMETRIC PLAN
SDP_5.0	SITE SECTIONS
TC	TREE CENSUS
L1.01	LANDSCAPE PLAN

PREPARED FOR:
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PLACE
CHANHASSEN, MN 55317
ATTN: MS. NATALIE NYE
ASSOCIATE DEVELOPMENT MANAGER

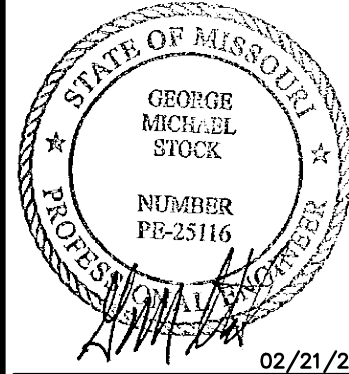
PREPARED BY:

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

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



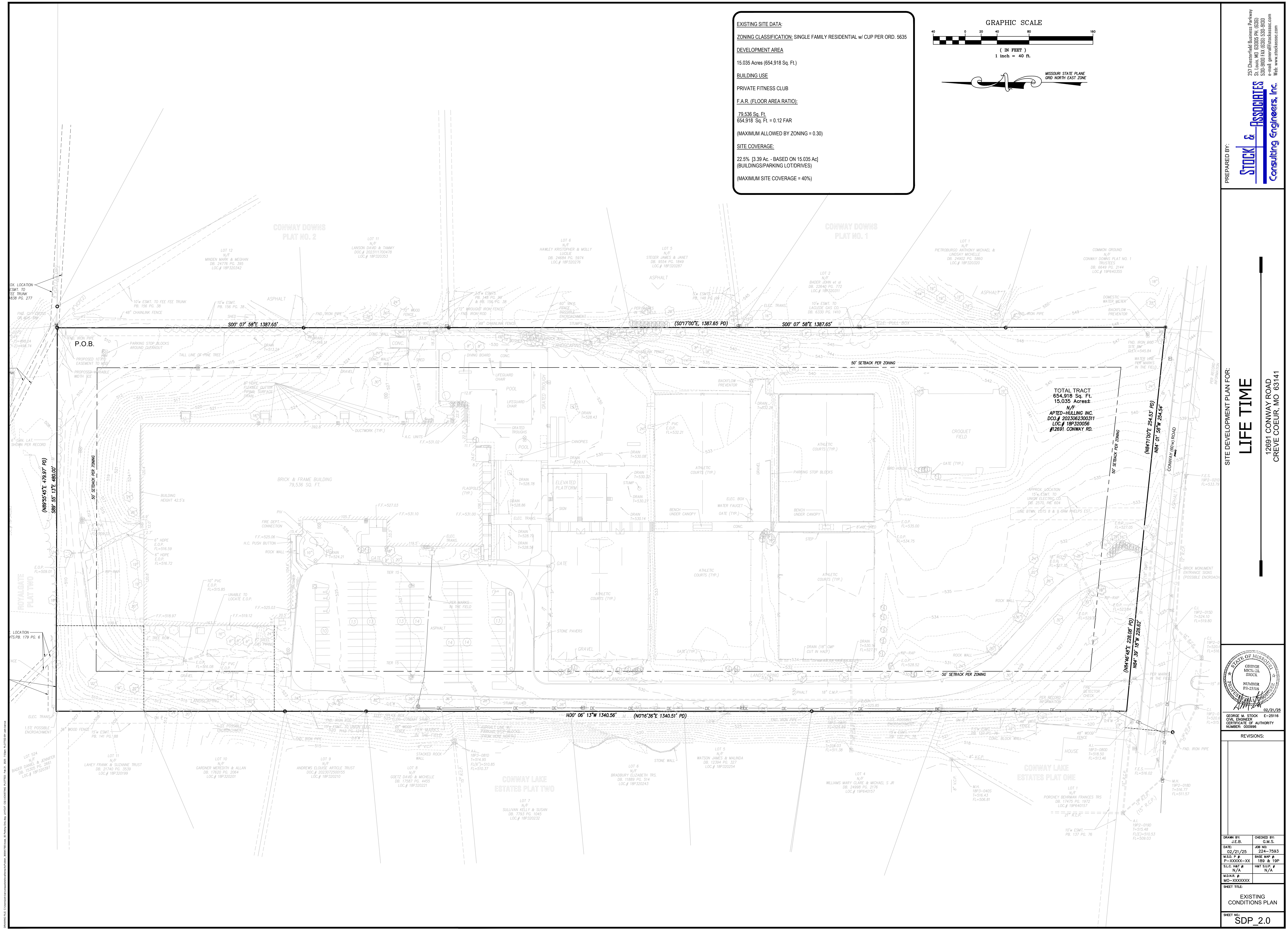
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

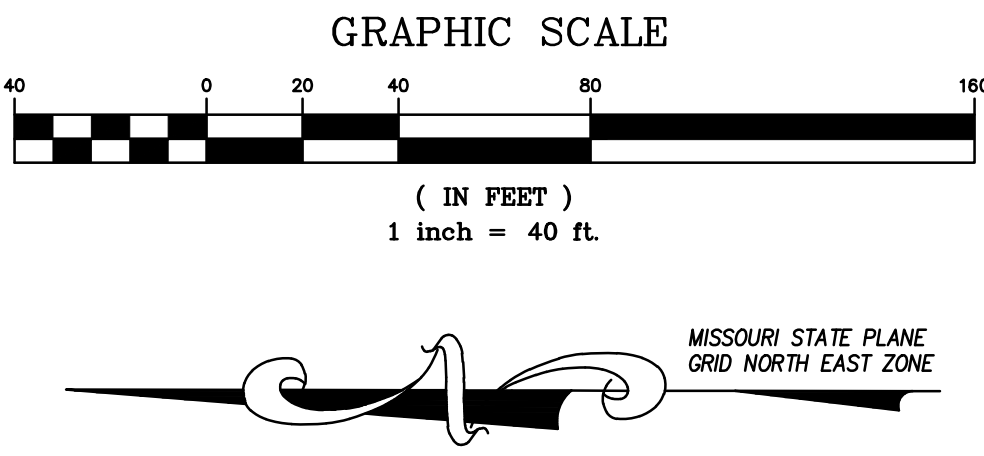
DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
W.S.D. # P-XXXXX-XX	BAKE MAP # 189 & 19P
S.L.C. HAT # N/A	HAT SUP. # N/A
W.D.N.R. #	
MO-XXXXXXX	
SHEET TITLE:	

TITLE SHEET

SHEET NO: SDP_1.0



EXISTING SITE DATA:
ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635
DEVELOPMENT AREA
15.035 Acres (654,918 Sq. Ft.)
BUILDING USE
PRIVATE FITNESS CLUB
F.A.R. (FLOOR AREA RATIO):
79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR
(MAXIMUM ALLOWED BY ZONING = 0.30)
SITE COVERAGE:
22.5% (3.39 Ac. - BASED ON 15.035 Ac.)
(BUILDINGS/PARKING LOT/DRIVES)
(MAXIMUM SITE COVERAGE = 40%)



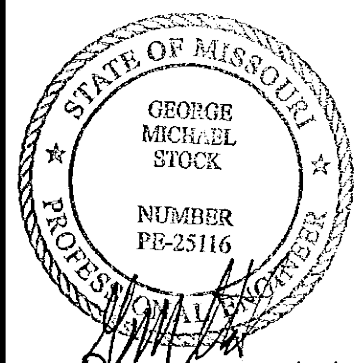
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



02/21/25
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

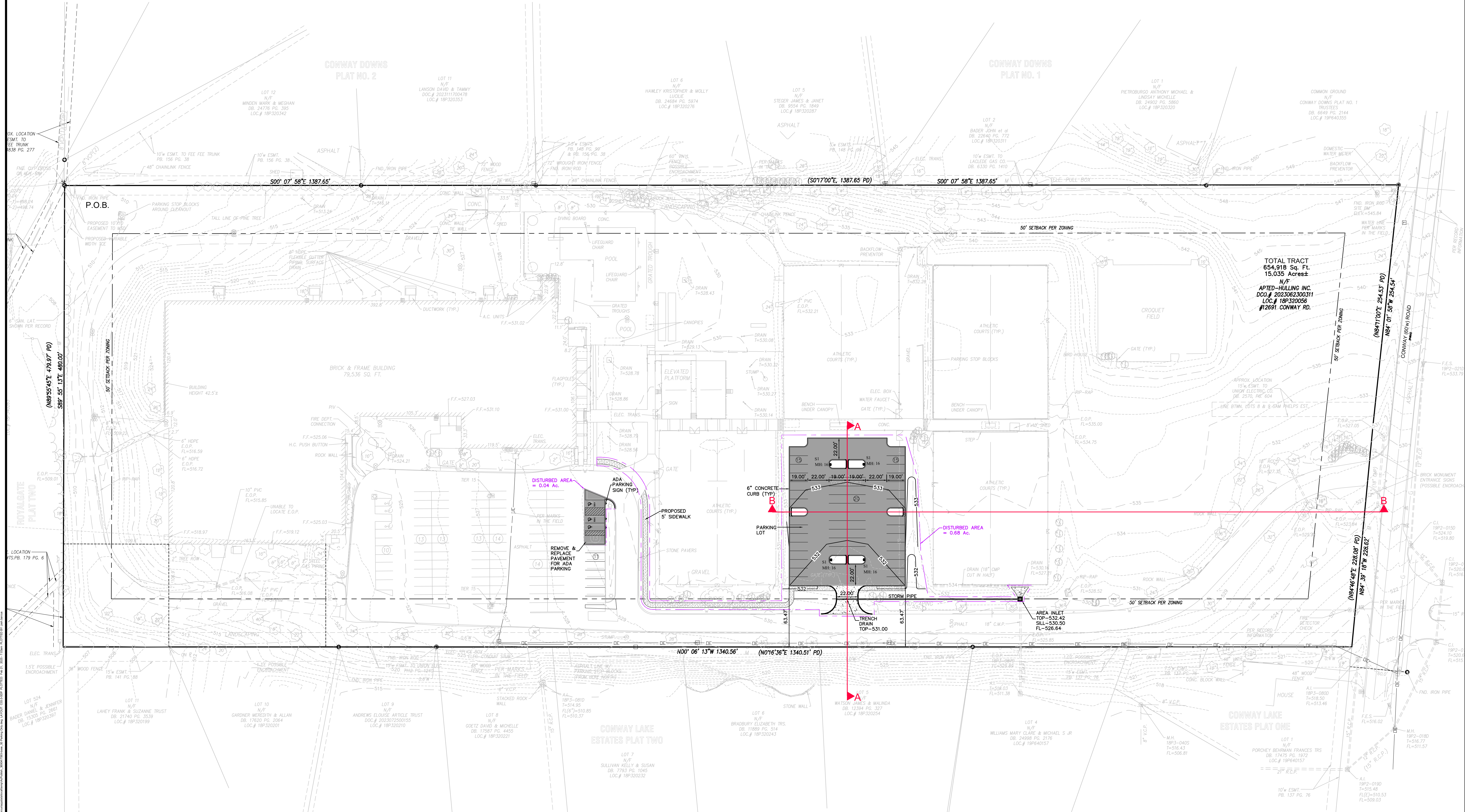
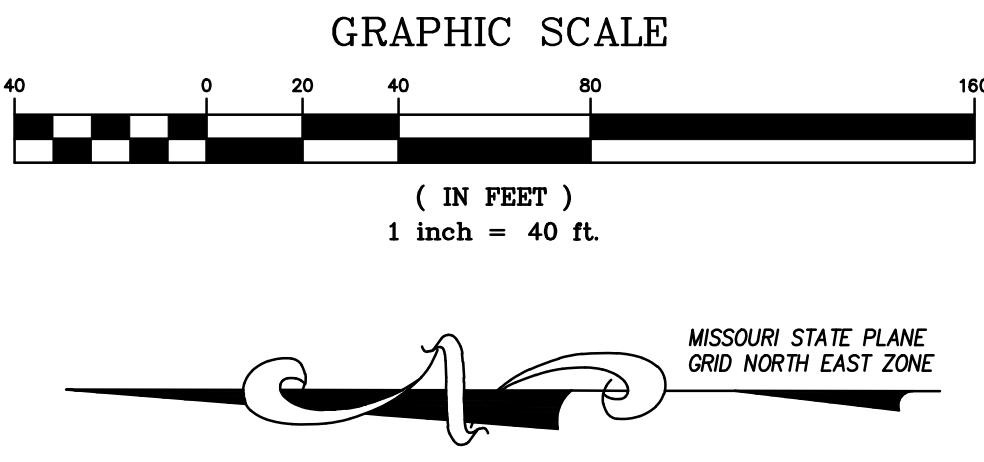
REVISIONS:

DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	02/21/25	JOB NO.:	224-7593
KEY: P #	P-XXXX-XX	BASE MAP #	189 & 19P
S.L.C. HAT #	N/A	HAT SUP. #	N/A
M.D.N.R. #	MO-XXXXXXX		

SHEET TITLE:
EXISTING
CONDITIONS PLAN

SHEET NO.:
SDP_2.0

PROPOSED SITE DATA:
ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL w/ CUP PER ORD. 5635
DEVELOPMENT AREA
15.035 Acres (654,918 Sq. Ft.)
BUILDING USE
PRIVATE FITNESS CLUB
F.A.R. (FLOOR AREA RATIO):
79,536 Sq. Ft.
654,918 Sq. Ft. = 0.12 FAR
(MAXIMUM ALLOWED BY ZONING = 0.30)
SITE COVERAGE:
25.3% [3.81 Ac. - BASED ON 15.035 Ac]
(BUILDINGS/PARKING LOT/DRIVES)
(MAXIMUM SITE COVERAGE = 40%)



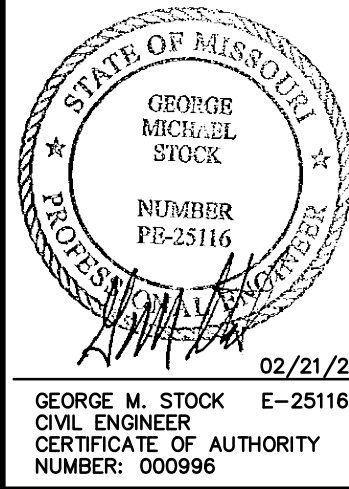
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



REVISIONS:	
DATE	02/21/25
BY	J.E.B.
CHECKED BY	G.M.S.
JOB NO.	224-7593
SCALE	AS SHOWN
DATE	02/21/25
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DATE	02/21/25
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CHECKED BY	G.M.S.
JOB NO.	224-7593
SCALE	AS SHOWN

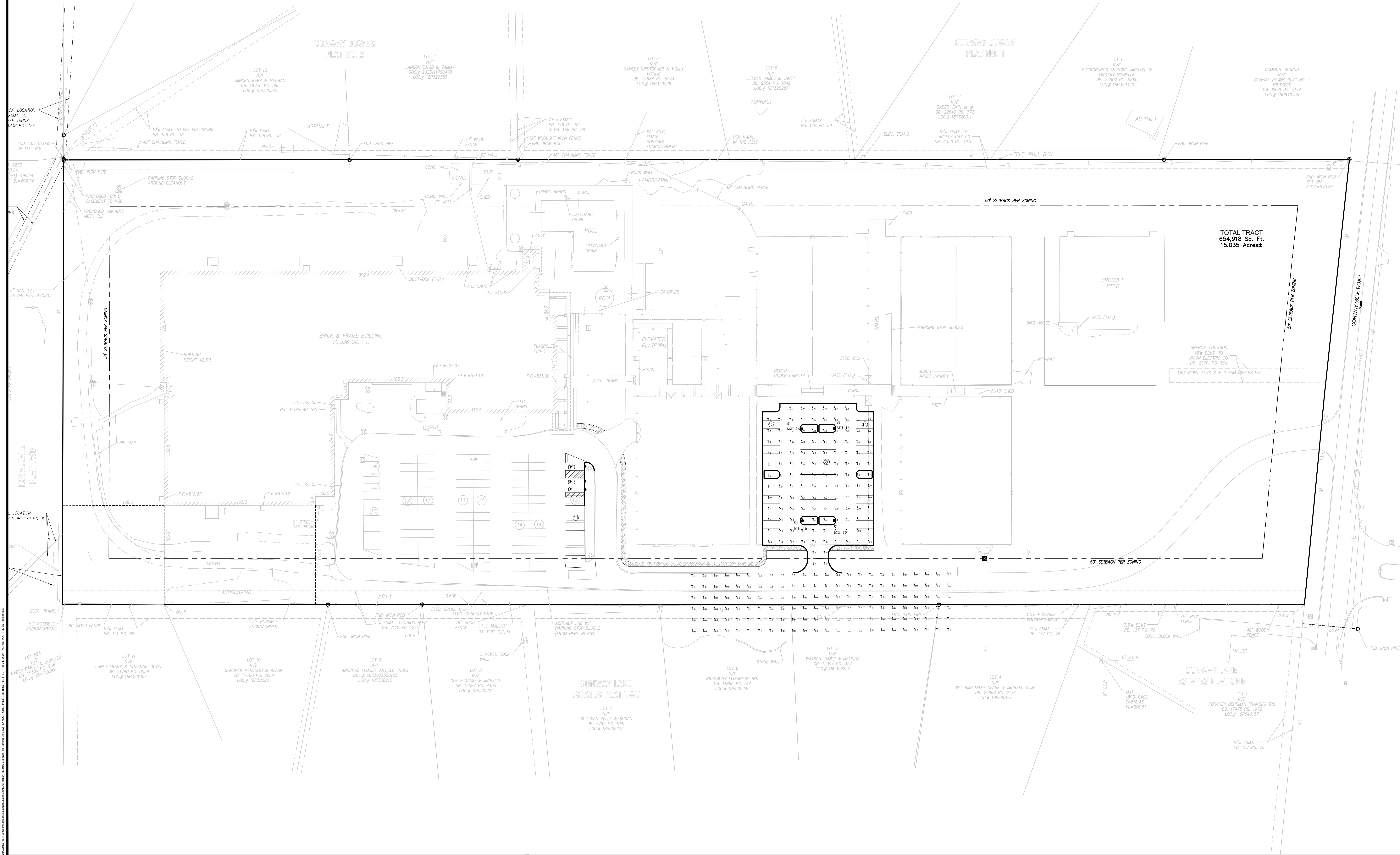
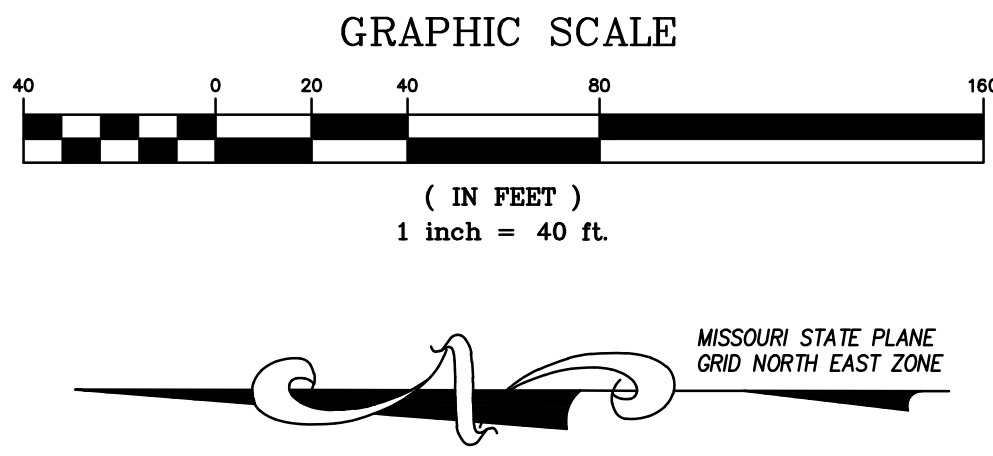
SHEET TITLE
SDP_3.0

POLE FIXTURES MOUNTED ON 13' POLE & 3' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label		CalcType	Units	Avg	Max	Min	Avg/Min
SITE		Illuminance	Fc	2.44	5.9	0.5	4.9
SPILL LIGHT		Illuminance	Fc	0.03	0.4	0.0	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	S1	Single	0.900	113	452	GPC-SA2C-740-U-5WQ

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



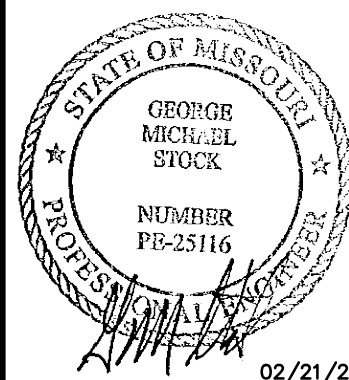
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



GEORGE M. STOCK
E-25116
02/21/25

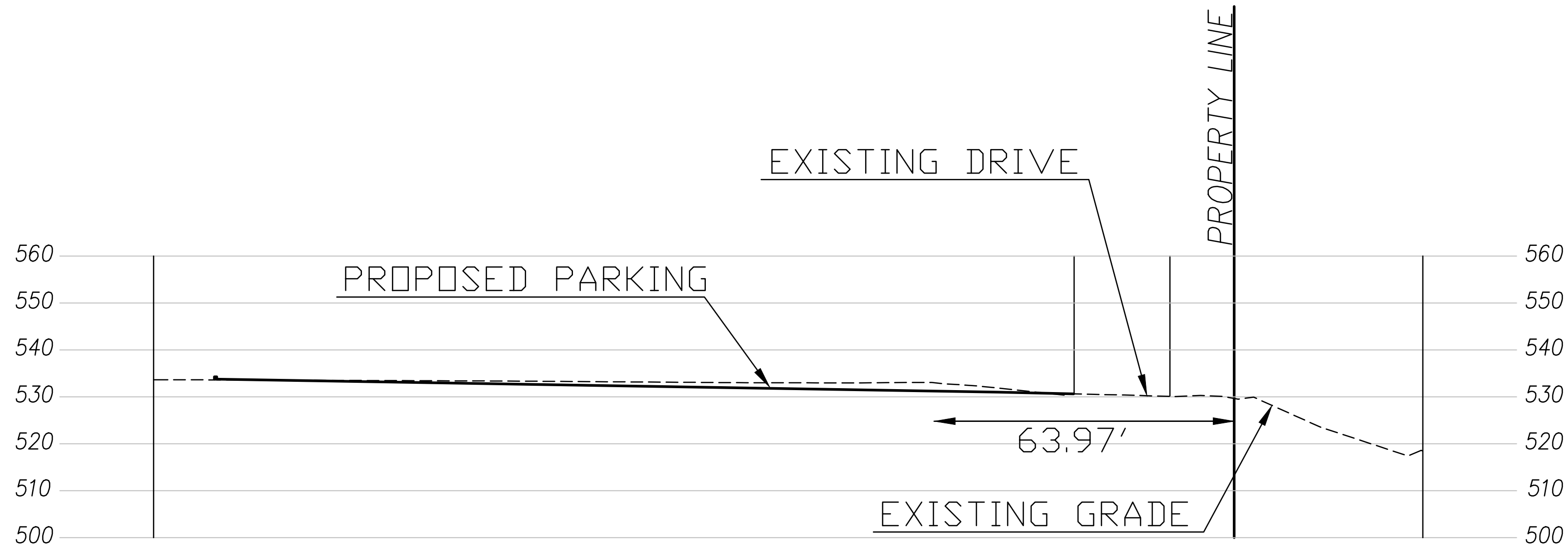
REVISIONS:

DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	02/21/25	JOB NO:	224-7593
KEY: P #	P-XXXX-XX	BASE MAP #	189 & 19P
S.L.C. HAT #	N/A	HAT SUP. #	N/A
M.D.N.R. #	MO-XXXXXX		

SHEET TITLE
SITE PHOTOMETRIC
PLAN

SHEET NO:
SDP_4.0

STOCK & ASSOCIATES, INC. 257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9300 FAX: (636) 530-9300 E-MAIL: gstock@stockassoc.com Web: www.stockassoc.com



SECTION A-A
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



SECTION B-B
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

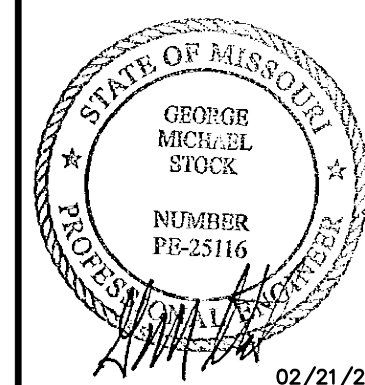
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

LIFE TIME

12691 CONWAY ROAD
CREVE COEUR, MO 63141



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

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/21/25	JOB NO: 224-7593
KEY: P # P-XXXX-XX	BASE MAP # 189 & 19P
N/A	HAT SUP. # N/A
M.D.N.R. # MO-XXXXXX	

SHEET TITLE:

SITE SECTIONS

SHEET NO:
SDP_5.0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Life Time
12691 Conway Road
Creve Coeur, Missouri 63141

Revisions:

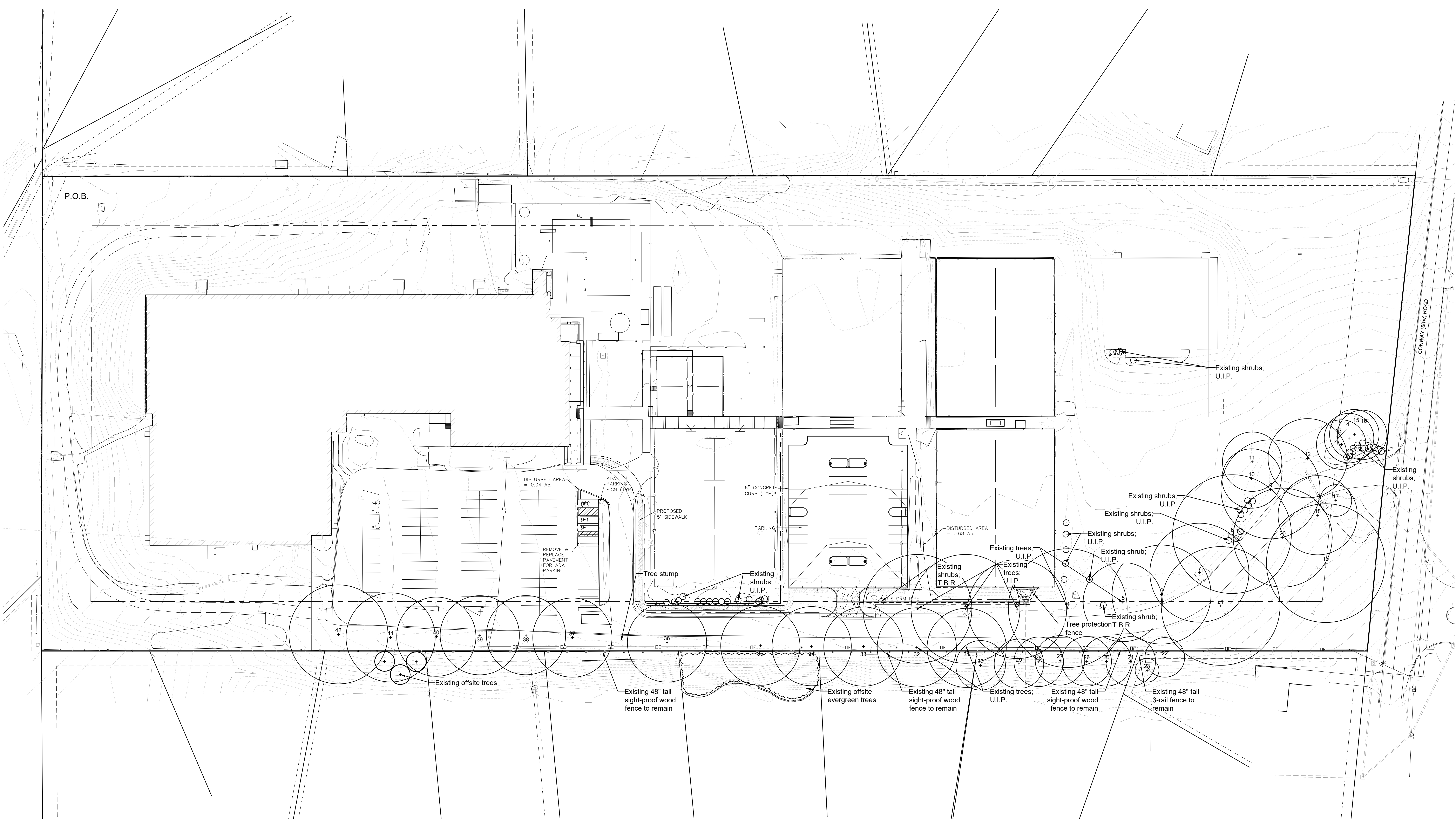
Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
780 april 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

loomis-associates.com
Missouri State Certificate of Authority # LAC #000119

Sheet Title:	Tree Census
Sheet No:	TC
Date:	2/21/25
Job #:	813.149

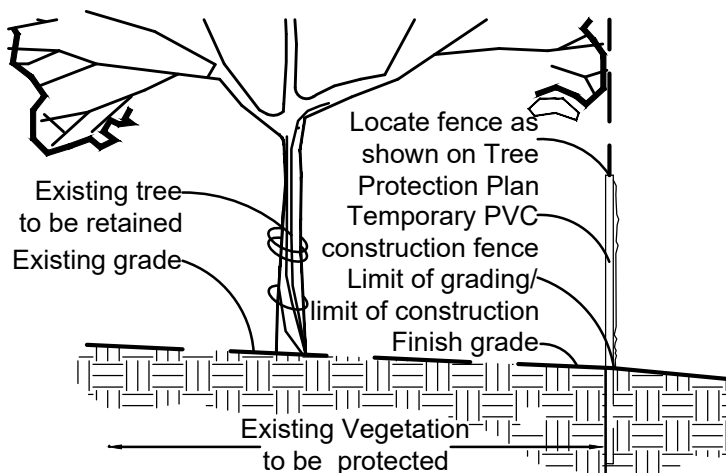
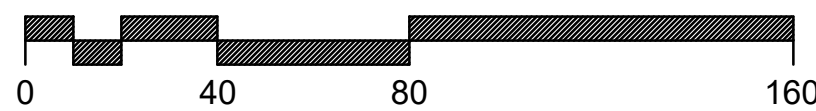


ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Preserved	To Be Removed
1	Oak	30	55	3		X	
2	Oak	30	55	3		X	
3	Oak	27	50	3		X	
4	Oak	36	60	3		X	
5	Oak	21	40	3		X	
6	Oak	26	50	3		X	
7	Oak	27	50	3		X	
8	Oak	31	60	3		X	
9	Oak	26	50	3	Galls	X	
10	Walnut	23	30	2		X	
11	Walnut	22	30	2		X	
12	Oak	28	40	2	Galls	X	
13	Bradford Pear	15	25	2		X	
14	Bradford Pear	15	25	2		X	
15	Bradford Pear	16	25	2		X	
16	Bradford Pear	16	25	2		X	
17	White Pine	10	16	2		X	
18	Oak	32	40	3		X	
19	Oak	42	60	3		X	
20	Oak	34	50	3		X	
21	Oak	36	60	3		X	
22	Spruce	20	20	2	Offsite	X	
23	Spruce	4	12	3	Offsite	X	
24	Spruce	20	25	3	Offsite	X	
25	Spruce	18	25	3	Offsite	X	
26	Spruce	18	25	3	Offsite	X	
27	Spruce	18	25	3	Offsite	X	
28	Spruce	18	25	3	Offsite	X	
29	Spruce	18	25	3	Offsite	X	
30	Spruce	18	25	3	Offsite	X	
31	Oak	25	40	2	Powerlines	X	
32	Oak	23	40	2	Powerlines	X	
33	Oak	35	40	3	Powerlines	X	
34	Oak	36	40	2	Powerlines	X	
35	Oak	30	40	2	Powerlines	X	
36	Oak	30	40	2	Powerlines	X	
37	Oak	27	40	2	Powerlines	X	
38	Oak	33	40	2	Powerlines	X	
39	Oak	24	40	3		X	
40	Oak	34	40	3		X	
41	Oak	26	45	3		X	
42	Oak	24	50	3		X	

Tree Condition Rating:

Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

Tree Census
SCALE 1"=40'



Tree Protection Detail

Tree Protection Notes:

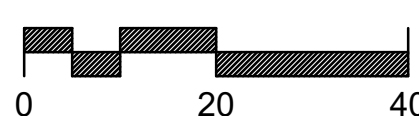
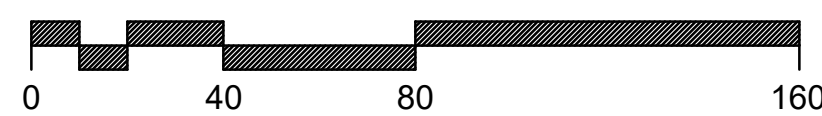
- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Creve Coeur, Missouri 63141



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GPC Galleon Pedestrian Companion

Area / Site Luminaire

Product Features



Product Certifications



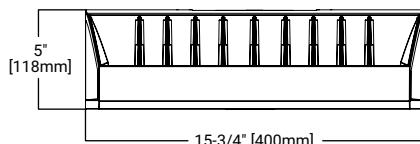
Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

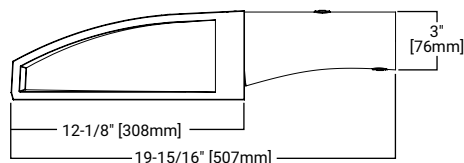
Quick Facts

- Choice of sixteen high-efficiency, patented AccuLED Optics
- Quick mount pole or mast-arm mounting configurations
- Eight lumen packages from 3,215 up to 17,056 lumens
- IP66 rated housing and LED light squares

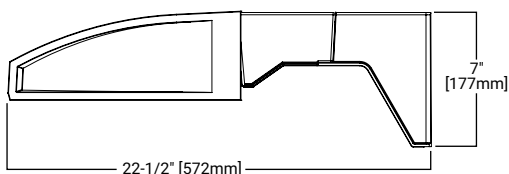
Dimensional Details



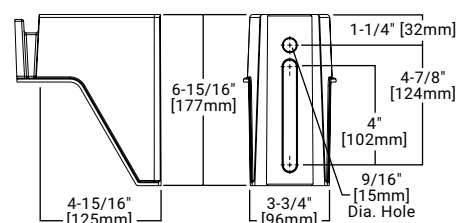
Mast Arm Mount



Quick Mount Arm



Quick Mount Arm (Pole Mounting Details)



EPA

Effective Projected Area (Sq. Ft.)	
Quick Mount Arm	0.73
Mast Arm	0.62

Weight

Approximate Net Weight
27 lbs. (12.2 kgs.)

NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: GPC-SA2C-740-U-T4FT-GM

Product Family	Light Engine		Color Temperature	Voltage	Distribution	Mounting Options	Finish
	Configuration	Drive Current					
GPC =Galleon Pedestrian Companion BAA-GPC =Galleon Pedestrian Companion, Buy American Act Compliant ³³ TAA-GPC =Galleon Pedestrian Companion, Trade Agreements Act Compliant ³³	SA1 =1 Square SA2 =2 Squares ²	A =615mA B =800mA C =1000mA D =1200mA ⁴ Z =Configured ³⁷	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{3, 4}	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{6,7} 9 =347V ⁶ DV =277-480V DuraVolt Drivers ^{7, 8, 35}	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I SNQ =Type V Square Narrow SMQ =Type V Square Medium SWQ =Type V Square Wide AFL =Automotive Frontline	QM =Quick Mount Arm for Round or Square Pole ^{2,13} MA =2-3/8" Mast Arm ^{2, 14}	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix) ¹			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately) ³³		
F =Single Fused (120, 277 or 347V. Must Specify Voltage) FF =Double Fused (208, 240 or 480V. Must Specify Voltage) 10K =10kV Surge Module 20K =20kV UL 1449 Fused Surge Protective Device DIM =External 0-10V Dimming Leads ^{9, 10} L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right HSS =Factory Installed House Side Shield ²³ GRSBK =Factory Installed Glare Shield, BK ^{4, 27} GRSWH =Factory Installed Glare Shield, WH ^{4, 27} UPL =Uplight Housing ¹³ HA =50°C High Ambient ¹² LCF =Light Square Trim Plate Painted to Match Housing ²² MT =Factory Installed Mesh Top CC =Coastal Construction finish ⁵ CE =CE Marking and Small Terminal Block ²⁴ AHD145 =After Hours Dim, 5 Hours ¹⁶ AHD245 =After Hours Dim, 6 Hours ¹⁶ AHD255 =After Hours Dim, 7 Hours ¹⁶ AHD355 =After Hours Dim, 8 Hours ¹⁶ DALI =DALI Driver ¹¹			BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR =NEMA 3-PIN Twistlock Photocontrol Receptacle PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ FADC =Field Adjustable Dimming Controller ³⁵ SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{19, 31} SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{19, 31} SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{19, 31} MS-LXX =Motion Sensor for On/Off Operation ^{17, 18, 19} MS/DIM-LXX =Motion Sensor for Dimming Operation ^{17, 18, 19} WPS2XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{29, 30, 37} WPS4XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{29, 30, 37} WLS2XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{30, 37} WLS4XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{30, 37} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19, 20, 21} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19, 20, 21}		OA/RA1013 =Photocontrol Shorting Cap OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V MA1252 =10kV Circuit Module Replacement MA1059XX =Thru-branch Back Box (Must Specify Color) LS/HSS =Field Installed House Side Shield ^{23, 25} LS/GRSBK-2PK =Glare Shield, Black ^{8, 25, 27} LS/GRSWH-2PK =Glare Shield, White ^{8, 25, 27} LS/PFS =Perimeter Shield, Black FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-pin) ^{26, 28}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information 3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 4. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 7. 480V not to be used with ungrounded or impedance grounded systems. 8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 9. Cannot be used with other control options. 10. Low voltage control leads extended 18" from fixture. 11. Not available in 1200mA. When used with CBP or HA options, only available with single light square. 12. Not available in 1200mA, UPL or CBP options. Available with single light square. 13. Quick mount arm adapter is factory installed. Pole mounting bracket shipped in box. Suitable for 1.5G. Fits square and round poles up to 6" O.D. 14. Mast arm adapter factory installed (2-3/8" O.D. arm only). Suitable for 3G vibration. 15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. 16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. 18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) 19. Includes integral photosensor. 20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities. 21. Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options. 22. Not available with HSS or GRS options. 23. Not for use with SNQ, SMQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 25. One required for each light square. 26. Requires PR7. 27. Not for use with T4FT, T4W or SL4 optics. 28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). 29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 30. Replace XX with sensor color (WH, BZ, or BK). 31. Smart device with mobile application required to change system defaults. See controls section for details. 32. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 33. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements.Consult factory for further information. 34. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. 35. Cannot be used with PR7 or other motion response control options. 36. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc. 37. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPBx).							

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- Dark Sky Approved (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

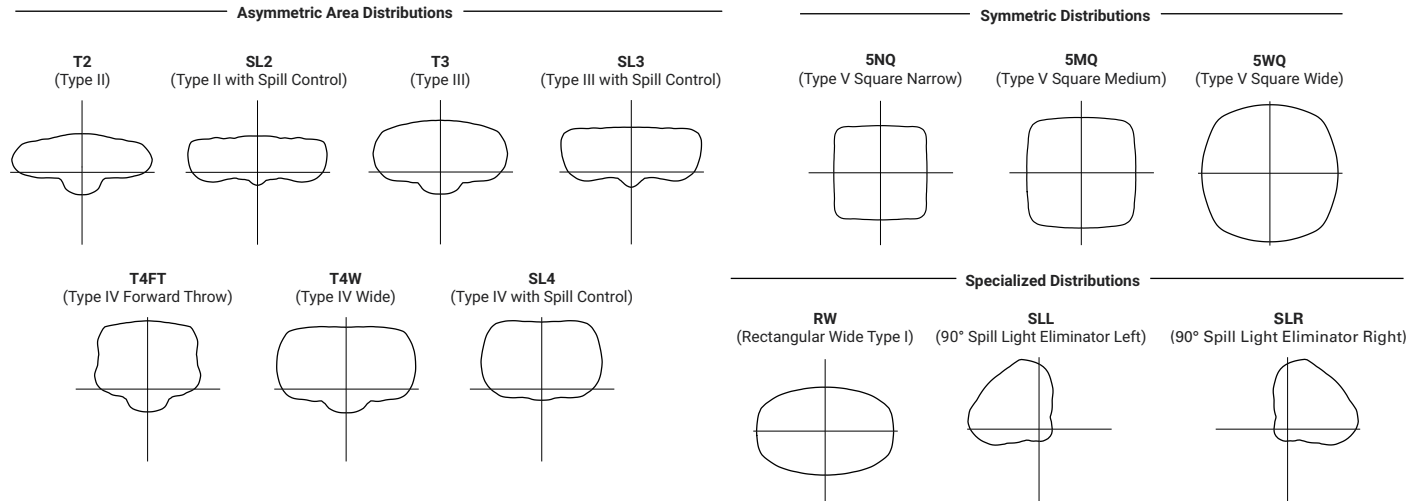
Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

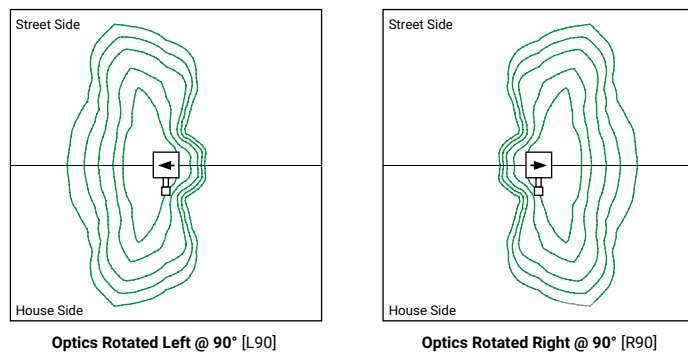
Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Optical Distributions



Optic Orientation



Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

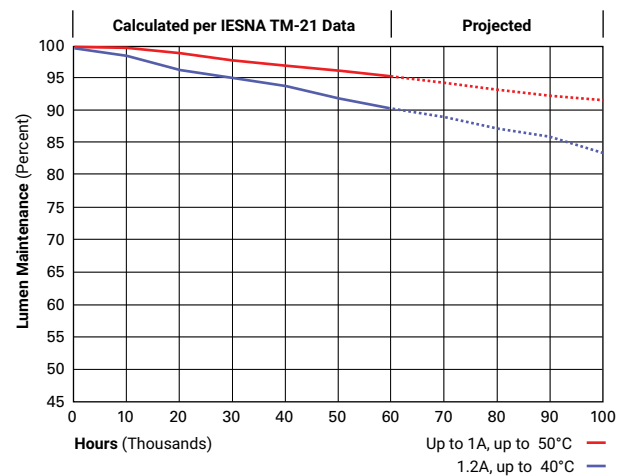
FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

[View GPC Galleon Pedestrian IES files](#)

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

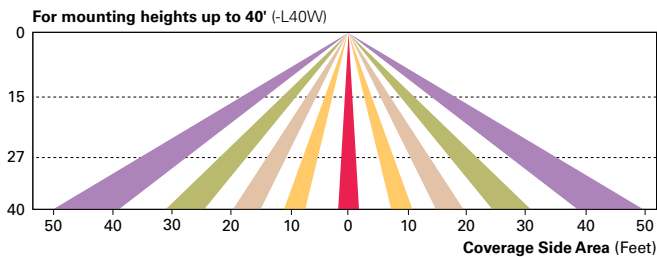
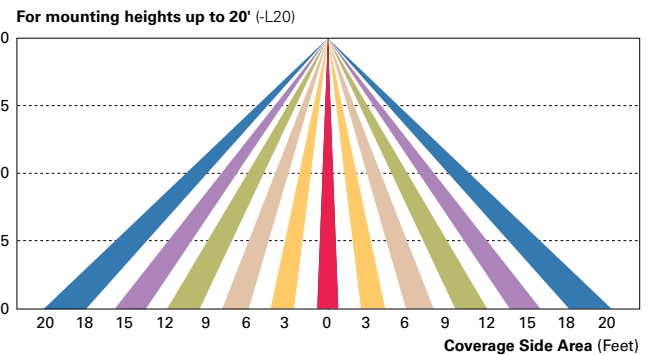
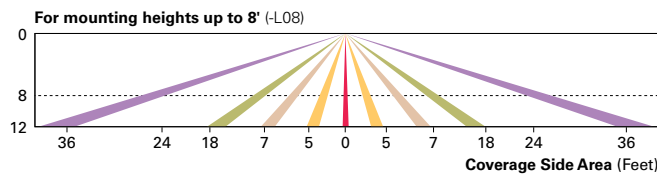
Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

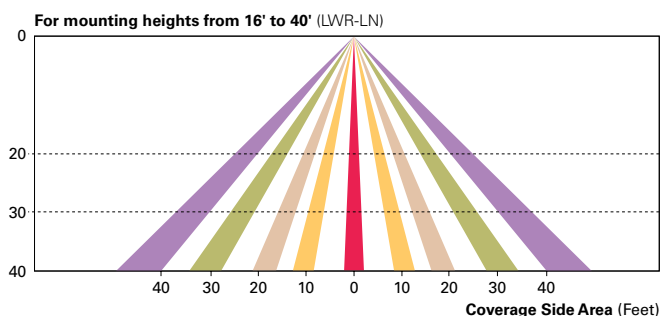
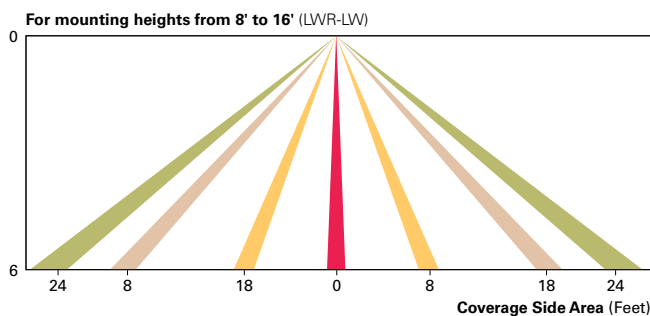
Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.





BATHER
LOAD LIMIT
100 PEOPLE

CREVE COE
CLUB



Green Course
FOUNDED
June 27,
1966

SAFETY FIRST

- Do not leave children, children, animals, unaccompanied in your vehicle at any time.
- Lock vehicles in your trunk or keep with you.
- Vehicles with animals or children left unaccompanied will be opened and contents will be removed.
- No smoking, no alcohol, drugs, tobacco, or weapons are allowed on parking lot.
- No open burning or picnicking is allowed at any time.

Call 314-434-0344 or 911 for any Safety Concerns



















CAUTION
DOOR

CAUTION
DOOR

SAFETY FIRST

- Do not leave children, children, animals, unaccompanied in your vehicle at any time.
 - Lock vehicles in your truck or keep with you.
 - Vehicles with animals or children left unattended will be opened and authorized entry.
 - Absolutely no alcohol, drugs, tobacco, or firearms are allowed on parking lot.
 - No open burning or smoking is allowed at any time.
- Call 314-434-0344 or 911 for any Safety Concerns

FDC























PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698 PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO IN THE NORTH LINE OF SAID LOT 8, THENCE LEAVING SAID POINT AND RUNNING SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY, SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST 1387.65 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH RIGHT OF WAY LINE OF CONWAY ROAD, 60 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 11 MINUTES 00 SECONDS WEST 254.53 FEET AND NORTH 84 DEGREES 46 MINUTES 48 SECONDS WEST 228.08 FEET TO AN OLD CONCRETE MONUMENT; THENCE. LEAVING SAID NORTH LINE AND RUNNING NORTH 0 DEGREES 16 MINUTES 36 SECONDS WEST 1340.51 FEET TO AN OLD CONCRETE MONUMENT SET IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN DEED RECORDED IN BOOK 1883 PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID STERNBERG PROPERTY, BEING ALSO THE NORTH LINE OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 479.97 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY THE ELBRING COMPANY DURING THE MONTH OF JUNE, 1974.



Bethany Moore <bmoore@crevecoeurmo.gov>

Fwd: CCRC Drainage Problem

1 message

James Watson <jawatson1977@gmail.com>

Thu, Mar 13, 2025 at 11:00 AM

To: bmoore@crevecoeurmo.gov, nnye@lt.life

Bethany, thank you for the information you shared with me yesterday. Natalie, we are 40 year members of CCRC and 40 year residents of 362 Conway Lake Drive, which sits across the driveway and below the proposed parking lot expansion. We also own 314 Conway Lake Drive, which is located on the other side of the fence from the main parking lot near the back building.

In advance of the hearing on March 17th, I wanted to ask Natalie a few questions and share some observations:

1. Project Scope - I have read the Notice of Public Hearing, reviewed material available online and the letters sent to members. I understand the description of the 50-space addition and plans to improve the interior of the club. My question is about the long-range plans for increasing membership and expanding the building complex footprint. Can you provide any additional insight at this stage?
2. Parking Expansion - Did you evaluate other options for increasing parking capacity? In my opinion, the dormant grass courts could be returned to their original purpose providing expanded outdoor tennis and pickleball, while the overflow parking lot could be located near the inactive croquet court area. Walking access between the hard courts would not be much further to the clubhouse & pool.
3. Lighting - How bright will the lights be and what will the hours of operation be? Even though the lights are downward facing, neighboring houses sit below grade, so they would appear to be very visible. Headlights facing our house, especially the second floor, could be a nuisance. The oak trees along the driveway do not provide any buffer due to trimming necessary to protect Ameren power lines.
4. Drainage - Rainwater runoff has been a significant issue for us over the years. Turning the grass courts into a paved lot has the potential to exaggerate the problem. Attached are photos of our back and side yards during a heavy rain. What drainage mitigation measures will you be taking?
5. Safety - Speed limit signs have been posted on the driveway, but that has not prevented occasional speeding down the driveway. With increased activity coming from the new 50 spaces, I am concerned about the opportunity for traffic issues on the other side of our 4' fence. Do you have plans for installing speed bumps or some other form of deterrent?

Dan & Deb Apted have been wonderful friends and neighbors over the years. We have enjoyed our long association with the CCRC, and hope to continue in that tradition with Lifetime. However, we have a significant investment in the two homes bordering the club, and we are concerned about protecting our value. A Conway Lake resident and CCRC members just sold their home over similar concerns. I was hoping to share these issues privately to see if you would provide more information and work with us to find acceptable solutions.

Natalie, I'm hoping we can meet at one of the public hearings, or separately, if you'd like. Bethany, thank you for your help.

Begin forwarded message:

From: James Watson <jawatson1977@gmail.com>

Subject: CCRC Drainage Problem

Date: March 13, 2025 at 9:55:28 AM CDT

To: James Watson <jawatson1977@gmail.com>







Jim Watson
314-409-3296
jawatson1977@gmail.com

March 14, 2025

City of Creve Coeur
Planning Division
300 North New Ballas Road
Creve Coeur, Missouri 63141

Dear Ms. Moore,

Life Time's application for a Conditional Use Permit application appropriately mitigates impact on west side residences with a Landscaping Plan. Life Time's proposal offers no mitigation for my home and is, therefore, unacceptable.

The CUP amendment proposal assumes that distance and the embankment sufficiently mitigate impact. This is incorrect. The parking lot lights will be directly visible from my backyard and a defining characteristic of my home. The entire parking lot will be directly visible from bedroom windows.

A Landscaping Plan like that provided for the west side is appropriate mitigation.

The existing River Birch and Evergreen trees are deteriorating and of no value.

The existing parking lot and lights are 90% blocked from my property by structures, trees, and bushes. The proposed new parking lot and lights are, therefore, a major alteration of the status quo. Mitigation is essential to achieve fairness.

The row of ten Arborvitae trees I planted on my side of the property line is testament to the importance of screening existing CCRC activities and lights. In the name of fairness, Life Time should assign the same importance to mitigating the impact of the proposed new parking lot and lights.

My home directly faces and is near the CCRC Swimming Pool and Entertainment area where Bands and Disc Jockeys are situated for outdoor events. The music is highly intrusive. I request that you review the outdoor event restriction (Section 3, paragraph 5) with an eye for strengthening and ensuring that Life Time understands its importance.

Bands and Disc Jockeys are allowed to play until Midnight. In keeping with Life Time's desire to be a member of our community they should accept a CUP revision changing "Midnight" to 10:00 PM. Historically, Creve Coeur Racquet Club has ended music by 9:00 PM with the event ending no later than 10:00 PM. This is the status quo and should be incorporated in the CUP.

Kindest regards,



James Steger
12632 Conway Club Court
Saint Louis, MO 63141

Copies
Jason Jaggi
David Hoffman
Drew Newman

Limited swim meet parking (six per year)
is not equivalent to a new parking lot
and lights 365 days a year.
Jim

CREVE COEUR TENNIS CLUB LLC
12691 CONWAY ROAD
CREVE COEUR, MO 63141

April 29, 2024

Mr. Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur, Missouri
300 North New Ballas Rd
Creve Coeur, MO 63141

RE: Creve Coeur Racquet Club
Conditional Use Permit dated April 22, 2019
Bill No. 5759, Ordinance No. 5635

Dear Mr. Jaggi:

As per the terms of the above Conditional Use Permit granted to Creve Coeur Racquet Club on April 22, 2019, please accept this letter as written confirmation that Creve Coeur Tennis Club LLC has leased the property covered by the above Conditional Use Permit.

As per Article 8 of our lease agreement, we do hereby agree to be bound by the approved site plan for the property and agree to operate the leased premises according to the Conditional Use Permit issued by the City of Creve Coeur.

If any additional information is required, please contact Margie Piot at 618-975-6572.

Sincerely,



Creve Coeur Tennis Club LLC
Daniel J. Apted, President
Apted-Hulling, Inc, Sole Member

**AN ORDINANCE REPEALING ORDINANCE NO. 486, 1593 AND 5338 AND
AUTHORIZING A CONDITIONAL USE PERMIT FOR THE CREVE COEUR
RACQUET CLUB, LOCATED AT 12691 CONWAY ROAD**

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to the club's conditional use permit (CUP) to modify the terms and conditions of the ordinance relating to hours of operation, parking, the hosting of special events, and other matters associated with the use of the property; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, February 19, 2019 beginning at 6:30 p.m. or immediately following the close of the previous public hearing, and continued on April 1, 2019 on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 1, 2019; and

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Numbers 486, 1593 and 5338 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof to the Creve Coeur Racquet Club at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

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

1. The Conditional Use Permit shall be for the operation of a private racquet and swim club on the property addressed as 12691 Conway Road.
2. The use of the property shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received March 13, 2019 as prepared by Weiss Design Group.
3. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on March 13, 2019 as bound together and submitted in conjunction with Application #19-006 by Weiss Design Group, and as amended below.
4. A final landscape plan shall be provided indicating the plant materials, schedule, and planting details for the Zoning Administrator's approval. All landscaping shall be maintained per the approved plan. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping
5. The hours of operation shall be as follows: Indoors, 5:30 AM to Midnight daily; Outdoors, 6:00 AM to 10:00 PM daily. One (1) outdoor event per month from May through September is permitted until Midnight.
6. The Club shall not sub-lease to outside users of the facility without the approval of an amended conditional use permit.
7. Full food and beverage service as an amenity for the users of the facility is permitted with indoor and outdoor seating as an accessory use in accordance with all applicable City, County and State licenses and permits.

8. Temporary parking is permitted within the area depicted on the site development plan for a maximum of six (6) events per year accommodating no more than 50 vehicles. The base of this area shall be reinforced to allow temporary vehicle parking but in all other respects shall be properly maintained as a lawn or grassy field without erosion, dust or other nuisance condition.
9. No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot, except as provided in Condition #8.
10. The service drive shall be used exclusively by employees and contractors. A lockable swing arm gate shall be installed at the entrance to the service drive and affixed with a No Parking sign to prevent unauthorized access to the service drive. An additional No Parking sign shall be placed at the entrance to the tennis courts from the parking lot to prohibit parking on the courts.
11. Wood posts and No Parking signs shall be provided at regular intervals along the west side of the parking lot and access drive to prohibit parking on lawns and within the buffer areas adjacent to residential uses, subject to final approval by Staff.
12. The existing gravel service drive shall be reduced in width to no more than 14-feet and the area around the service drive shall be restored and maintained as greenspace.
13. No exterior storage shall occur unless fully screened with a solid fence and gate and a fence permit issued by the City. The pool deck may be used for storage during the off-season for pool furniture and related items.
14. Outdoor lighting for any outdoor sports or recreation facilities shall not be used between 10:00 PM and sunrise except as provided in Condition #5 for special outdoor events for the swimming pool.
15. Any new exterior light fixtures shall require approval by the Planning and Zoning Commission pursuant to Section 405.680 of the Zoning Code.
16. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
17. Any new mechanical equipment installed for the site shall be properly screened with approved materials.
18. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
19. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
20. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
21. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the

BILL NO. 5759

ORDINANCE NO. 51035

time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 22nd DAY OF April, 2019.


DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 22nd DAY OF April, 2019.

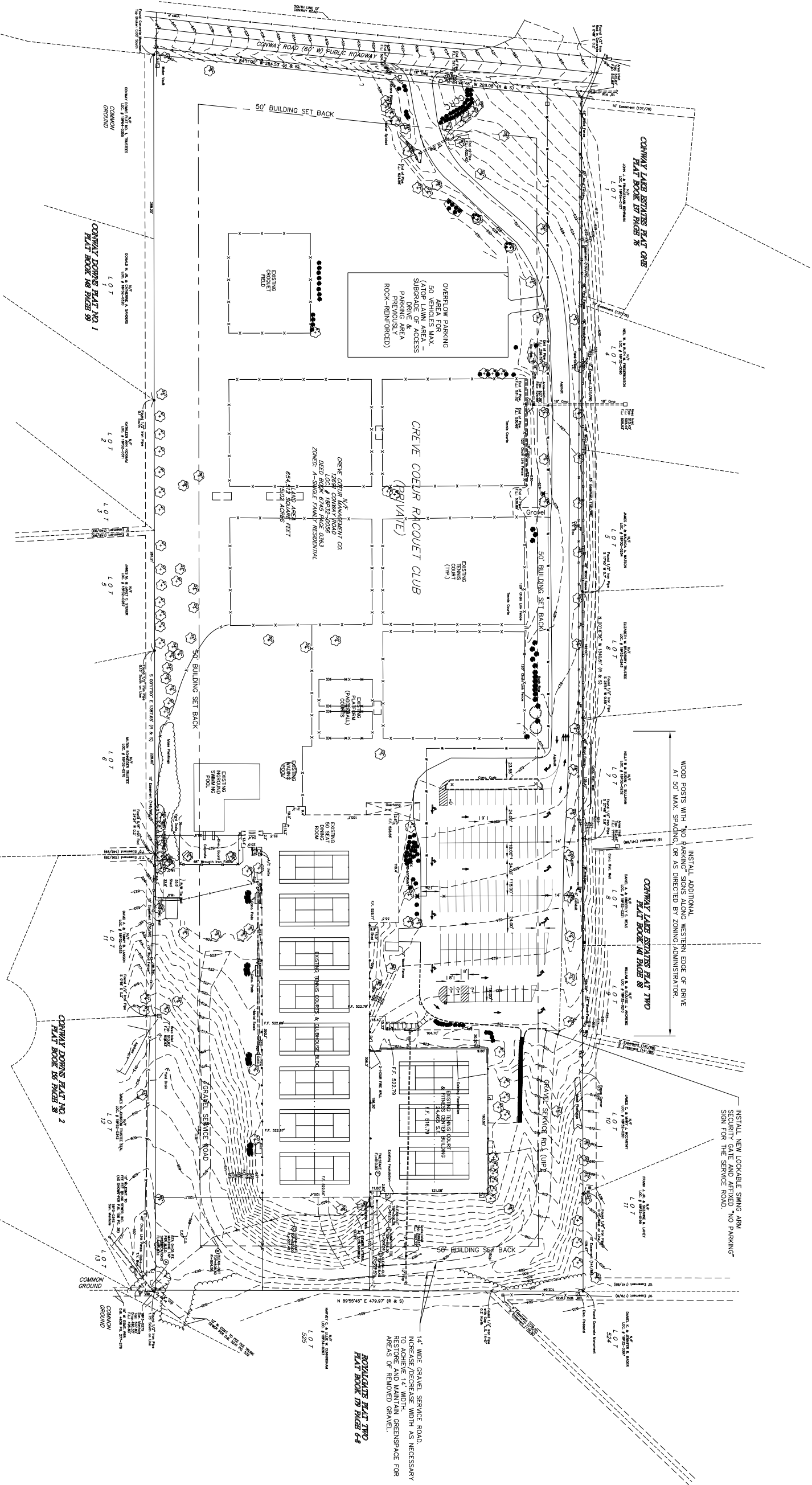

BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



PREPARED FOR:

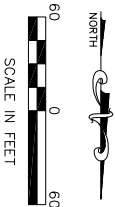


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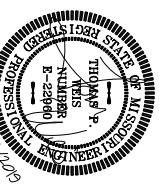
THE SITE COVERAGE COMPUTATIONS HAVE BEEN GENERATED WHILE USING THIS PREVIOUS SURVEY INFORMATION, AND WDG ASSUMES NO LIABILITY FOR ACCURACY OF THE PREVIOUS SURVEY.

COMPUTATIONS

SITE:
PARCEL AREA: 15.02 ACS = 654,271 SF
SITE COVERAGE (BLDGs/PARKING LOT/DRIVES) 149,058 SF = 3.42 ACS
PERCENT SITE COVERAGE = 3.42 AC/15.02ACS x 100 = 22.78%
PARKING:
CURRENT: 105 TOTAL SPACES (4 ADA STALLS & 101 STD STALLS)

[illegible]

CREVE COEUR RACQUET CLUB



PROFESSIONAL ENGINEER

WDG **Weis Design Group**
16296 Westwoods Business Park Dr.
Ellisville, Mo. 63021
www.weisdesigngroup.com
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f. (636) 207-0328

PROFESSIONAL ENGINEERING CORP.
LICENSE NO. 525

**CONDITIONAL USE
PERMIT SITE PLAN**

SHEET NO.
1
OF 2
WDG # 9902-19-1

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, March 17, 2025

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 25-004

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

Mr. Thomas Buelter

12 Mr. Larry Potashnick

Mr. AJ Wang

13 Ms. Rhonda O'Brien

Mr. Thomas Buelter

14 Ms. Marjorie Richter

Mr. Stephan Tomlinson

15 Mr. Carl Lumley, City Attorney

Mr. Jason Jaggi, Director of Community Development

16 Ms. Bethany L. Moore, City Planner

Ms. Claralyn Bollinger, Recording Secretary

17
18
19
20
21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

24 St. Louis, MO 63128

(314) 974-1199

1 CHAIRMAN LABONTE: Okay. We'll call the meeting
2 to order at 6:01 with roll call.

3 Mr. Buelter?

4 MR. BUELTER: Here.

5 CHAIRMAN LABONTE: Ms. O'Brien?

6 MS. O'BRIEN: Here.

7 CHAIRMAN LABONTE: Mr. Potashnick?

8 MR. POTASHNICK: Here.

9 CHAIRMAN LABONTE: Ms. Richter?

10 MS. RICHTER: Here.

11 CHAIRMAN LABONTE: Mr. Tomlinson?

12 MR. TOMLINSON: Here.

13 CHAIRMAN LABONTE: Mr. Wang?

14 MR. WANG: Here.

15 CHAIRMAN LABONTE: Mr. Lumley?

16 MR. LUMLEY: Here.

17 CHAIRMAN LABONTE: Mr. Jaggi?

18 MR. JAGGI: Here.

19 CHAIRMAN LABONTE: Ms. Moore?

20 MS. MOORE: Here.

21 CHAIRMAN LABONTE: And, Ms. Bollinger?

22 MS. BOLLINGER: Here.

23 CHAIRMAN LABONTE: So our second item has been
24 continued.

25 So we will move to our third item and open the

1 Public Hearing for Application 25-004: A Conditional Use
2 Permit Amendment for a New Parking Lot, Parking Lot
3 Lighting and Landscaping for Life Time Creve Coeur located
4 at 12691 Conway Road.

5 If anyone speaking could please come forward to
6 be sworn in.

7 (The speakers were sworn in by the court
8 reporter.)

9 MS. NYE: Good evening, Everyone.

10 CHAIRMAN LABONTE: If you could please state
11 your name and address.

12 MS. NYE: Sure. Sure.

13 My name's Natalie Nye, 2900 Corporate Place,
14 Chanhassen, Minnesota.

15 So my name's Natalie Nye, and I'm here
16 representing Life Time, the applicant this evening.

17 Thank you all for being here and taking the time
18 and to -- to look at our application.

19 I did want to mention, just we've had a really
20 great experience with staff working through this process,
21 so thank you, Bethany and Jason. It's been -- it's been a
22 pleasure working with you.

23 All right. So I'll introduce our request.

24 Tonight we are looking to amend the current
25 conditional use permit, and also the site development plan

1 associated with that for 50 additional parking spots at
2 our Life Time Creve Coeur facility.

3 So here on the screen, you'll see an aerial of
4 the site's outlined in red is where the parking lot
5 expansion will go. Fifty parking spots.

6 No other exterior improvements are proposed as
7 part of this application. It's just a parking lot and
8 anything associated with that, so landscaping and
9 lighting, it's all part of our packet for review.

10 I think we also have a few ADA parking spots we
11 needed to add in the larger parking lot. So existing
12 right now there's about 102 parking spots, and there are
13 some provisions in the current CUP for special events for
14 parking on the grass and things like that. We'd like to
15 remove those and to provide an area, a true parking lot
16 for -- for that, overflow parking for our peak hours for
17 events, things like that.

18 This is a little bit of a unique site, I'm sure,
19 as you guys know, a lot of the parking lot is
20 nonconforming right now. It goes into the buffer and
21 required setback. So there wasn't an easy way to expand
22 it. So if you're wondering why it's kind of off to the
23 side, it had to be a little bit more internal to the site
24 in order to meet the zoning standards.

25 This area used to be tennis courts, so at some

1 point, also a consideration when it comes to stormwater
2 and things like that.

3 Outside of this application, I did want to
4 mention that Life Time has applied for building permits
5 with the City that's currently under review.

6 Some of these are more maintenance and safety
7 related. They have a new roof proposed, fire sprinklers
8 throughout.

9 And then on the screen, I have some video
10 renderings of what we plan to do to the interior of the
11 space.

12 Interior remodel of the bathrooms and locker
13 rooms and clubhouse and lounge area. Also planning to
14 refresh that tennis -- indoor tennis and pickleball as
15 well.

16 This is proposed to be a phased construction
17 approach, so we'll be open and operating during that time.

18 But I did want to just give a little bit of
19 information on that in case you had questions and
20 curiosity about that.

21 So, just as -- to give you a little bit more
22 familiarity with Life Time, if you're not familiar.

23 We took over this site earlier this year in
24 January, and so we're operating -- currently operating
25 there.

1 But if you don't know too much about Life Time.
2 We were founded in Minneapolis, Minnesota over thirty
3 years ago. We've grown since then nationwide. I think
4 we're up to over 180 athletic resorts at this point.

5 If you're familiar with any of our other clubs,
6 Frontenac and -- or West County Chesterfield, we have two
7 other clubs in the St. Louis metro.

8 As you can see, those are much larger. They're
9 more of our prototypical ground-up development. That's
10 not our intention here in Creve Coeur. Site couldn't
11 accommodate it, and that's not what we're -- we're here to
12 do.

13 We're not proposing any type of large addition
14 or expansion. We just want to improve on what's here.

15 We really love the site, the community and the
16 character of -- that Creve Coeur Racket Club has built,
17 and so we want to modernize that a little bit, but still
18 preserve some of that character, so we're not proposing to
19 expand it or anything.

20 We see this as kind of a boutique location for
21 Life Time that helps support the network of Life Times
22 here in the St. Louis metro. So not trying to be a
23 Frontenac, but -- but we still want to have that type of
24 experience in the locker rooms and things like that.

25 With our portfolio across the nation, we've got

1 clubs of various sizes. Certain ones that are
2 acquisitions that are smaller, more unique.

3 So this isn't necessarily new concept for us,
4 but we're really excited to be here.

5 If you have any questions for me, I'll be
6 available.

7 At this point, I think I'll turn it over to Josh
8 at Stock & Associates, and he has a little bit more of our
9 technical part of our presentation.

10 CHAIRMAN LABONTE: Thank you.

11 MR. JOSH BARCUS: Thank you.

12 Josh Barcus, Stock & Associates, 257
13 Chesterfield Business Parkway, Chesterfield, Missouri
14 63005.

15 As Natalie mentioned, and as before you, we have
16 a conditional use permit to amend, along with the site
17 development plan.

18 So, in looking through the staff report, and
19 just taking some of those key points, the design meets the
20 recommendations and the guidelines.

21 The new parking lot will not encroach into the
22 50-foot setback. The drive lane already does as it exists
23 today, so, as Natalie mentioned, they're trying to find a
24 spot on site where they can add some additional parking
25 without getting into any of these buffers or being out on

1 the south end towards (inaudible) Conley Road.

2 There will be no substantial injury to the value
3 of the neighboring property. Plans include erosion and
4 stormwater management in accordance with the City and
5 MSD's standards.

6 We have submitted a conceptual review to MSD,
7 and we got some of that feedback last week, just to ensure
8 that we understand the guidelines that we'll have to
9 follow.

10 Currently with what we propose, there's no
11 additional detention requirements that would be on site,
12 and it's still under the threshold for meeting any
13 (inaudible) for disturbance on the property.

14 And then, as Natalie mentioned, still continue
15 to be compatible with character of the surrounding
16 community.

17 This is just a -- an existing site plan. It's
18 about 22.5 percent today, and that's going off of the
19 City's requirements relative to how it's calculated on
20 this site.

21 So, for instance, in these numbers it doesn't
22 include any of the courts, the pool deck. This is roof
23 and pavement only in these calculations as far as the
24 ordinance that governs the coverages.

25 The site generally drains to the -- north is to

1 your left on this plan, generally drains to the southeast,
2 and then a good majority of it drains back to the west.

3 This is the plan showing that the grades
4 throughout aren't really adjusting.

5 The additional parking lot that is shown with
6 the 50-car parking spaces includes four 16-foot lighting
7 poles to light the parking lot area. And then, although
8 we're showing in the plans the 5-foot, we'll have a 6-foot
9 sidewalk going to the front door from this location.

10 As Natalie mentioned, when you look at the
11 number of parking spaces that are provided, we have to
12 make sure that we increase the amount of ADA parking
13 that's on site, so planning to repave the small area up
14 front to add those spaces.

15 The stormwater today on the drive just kind of
16 sheet flows across and drains either to the east or the
17 west and some to the south. There's existing pipe system
18 that's on the west side of the paved tennis court that is
19 just south of this plan. We're planning to tie into that
20 existing stormwater system.

21 And these are just some sections throughout the
22 site.

23 Generally, Section AA is cut from the parking
24 lot to the south, just showing the distance to the
25 property line and generally the grade where we tie in on

1 the east side of the existing driveway. And the other
2 section is cutting out to the Conway Road right-of-way
3 just to show how far back that we are relative to the
4 planned area.

5 This is the landscape plan that was submitted.
6 There's ten canopy trees associated with this, and then 77
7 shrubs, grasses, perennials. The trees are within the
8 islands and then on the edges, and then there's a row of
9 shrubbery along the parking stalls to help shade any
10 lights as they come through for the parking -- parking.

11 And with that, if there's any questions, we'd be
12 happy to answer them.

13 CHAIRMAN LABONTE: Questions?

14 MR. BUELTER: Landscaping plan. Do we have
15 irrigation on the landscaping plan? Okay.

16 VOICE: Yes.

17 MR. JOSH BARCUS: Yes, sir.

18 MR. BUELTER: Thanks.

19 CHAIRMAN LABONTE: Any other questions?

20 Okay. Thank you.

21 MR. JOSH BARCUS: Thank you.

22 MS. MOORE: Hello. Bethany Moore, City Planner.

23 So, Josh and Natalie did a really good job with
24 their presentation, so I'm going to try and go through
25 this quicker, but if you have any questions, just let me

1 know.

2 So, this is a conditional use amendment with a
3 site development plan for a new parking lot with lighting
4 and landscaping for Life Time Creve Coeur.

5 So, Life Time Creve Coeur is the former Creve
6 Coeur Racket Club, and it is located within our A Zoning
7 District.

8 So, it's a 15-acre property. The NAICS is
9 fitness and recreational sports center. And because it's
10 a conditional use, it does have additional requirements on
11 it in terms of buffer. So it has a 50-foot buffer on all
12 sides where it's adjacent to residential.

13 It does have some existing nonconformities, just
14 due to the age of the property, but none of the proposal
15 is within that 50-foot buffer.

16 So, the proposal is for a 50-stall parking lot
17 in order to address some of the existing parking issues,
18 cause they are very underparked right now. And the
19 existing conditional use permit addresses that by giving
20 allowances for parking elsewhere on the site because they
21 don't have enough parking, and so this site development
22 plan would be removing those elements from the conditional
23 use permit, so that they can park on this parking lot.

24 Again, the use is not changing, it's still a
25 members -- members only activity, and then they'll have

1 larger events as well.

2 The hours of operation, again, are not changing,
3 that's staying the same as the existing conditional use
4 permit.

5 There are activities outdoors, including the
6 swimming pool, and then they have all of these sports
7 courts out here, and then they have the sport courts
8 indoors. So, there's approximately fifteen outdoor game
9 courts and eleven indoor game courts. And, again, they're
10 not expanding those at the moment.

11 So, here is the site development plan. As they
12 said, the parking lot is going here in what is existing as
13 a grass field. It was supposed to be used for, I believe,
14 like a grass court. So they're just putting the parking
15 lot here because this is the edge of the 50-foot buffer
16 from residential. And, so, that's the best place for that
17 to fit.

18 And then this is the sidewalk that will connect
19 it to the building. Here's the building and the new
20 parking lot, and these are the courts around it.

21 They are also adding some additional accessible
22 parking spots closer to the building because with more
23 parking spaces then more accessible spaces are also
24 required.

25 We do have a condition added that this sidewalk

1 be 6 feet because we do have requirements that all
2 interior sidewalks in non-residential uses are to be
3 6 feet instead of 5. The plans say 5.

4 So, there will be a total of 152 parking spaces
5 on site.

6 And then -- so, here is the residential
7 properties that are adjacent. Here and here on either
8 side of the entry to this parking lot is where that --
9 those hedges will be in order to block headlight glare
10 because this -- this property does sit up higher than the
11 residences, so there's a slope.

12 And whenever we have parking that is adjacent to
13 residential, they have to have screening of headlight
14 glare in -- in terms of a berm or a fencing or shrubs,
15 and, so, in this case, they've chosen shrubs, and they
16 meet our requirements in terms of height and width.

17 The site coverage will be 25.3 percent where
18 before it was 22.5 percent. The maximum for conditional
19 uses like this one in our Residential Districts is
20 40 percent, so they're still under their site coverage.

21 And, again, here's just a closer look at that
22 landscaping plan.

23 These are the new trees that they will be
24 including on the edges of the parking lot, and then also
25 in the landscaping islands. And then here are the hedges

1 that are supposed to block the headlight glare.

2 And, again, irrigation will be provided. That
3 is shown on the plans.

4 And then lighting. So, they did provide a
5 photometric that does show that the lighting will not
6 exceed 1-foot candle at the property line. It'll actually
7 get down to 0.0, and it has to get down to less than 1.0,
8 so they -- they meet that before they even reach the
9 property line with these new light poles.

10 And the maximum height for light poles is
11 16 feet and, again, they meet those in this district.
12 There will be four; one here, one here, one here and one
13 here.

14 And staff has added an additional condition of
15 approval that would limit the parking lot lighting to no
16 later than 10 p.m., which is the existing conditions for
17 the lighting for the platform courts that are on the other
18 side of the property, and, so, they would just follow that
19 same pattern.

20 MS. O'BRIEN: Bethany, those little hedges that
21 are going to block the light from the parking lot, are
22 they going to be evergreens?

23 MS. MOORE: They are. They're -- they're holly.
24 They're a holly variety that --

25 MS. O'BRIEN: So they would always have leaves

1 on them?

2 MS. MOORE: Yes.

3 CHAIRMAN LABONTE: May I ask a question --

4 MS. MOORE: Yes.

5 CHAIRMAN LABONTE: -- about the lighting?

6 MS. MOORE: Yes.

7 CHAIRMAN LABONTE: So, in the hours if -- cause
8 people could be there till midnight inside, so what would
9 be the plan to light the parking lot then if people are
10 parking there between ten and midnight?

11 MS. MOORE: So, this would -- this would only be
12 for this overflow parking. They have additional lighting
13 on the parking that's closer to the building and it
14 wouldn't affect that.

15 CHAIRMAN LABONTE: But if you're -- you
16 potentially could have that many people for an event
17 inside, correct --

18 MS. MOORE: Correct --

19 CHAIRMAN LABONTE: -- or --

20 MS. MOORE: You could.

21 CHAIRMAN LABONTE: So that seems like a safety
22 issue to me.

23 MS. MOORE: And if that's not something that the
24 Planning and Zoning Commission thinks is necessary, we
25 could remove that. That's just something that we added

1 because it is closer to residential, whereas, the rest of
2 the parking lot is a little bit further back.

3 CHAIRMAN LABONTE: Because we would want it lit
4 if people are parking there, correct?

5 MS. MOORE: Yes.

6 Any other questions about the lighting?

7 So, then these are just some conditions that
8 will be amended from the original. And like I said, some
9 of these conditions, because of the project, are no longer
10 valid.

11 So, Condition 8 would be changed, and then also
12 Condition 9, because that is the condition that allows the
13 additional parking on site that's not in the parking lot
14 because they don't have enough parking spaces, so this new
15 parking lot would remove that allowance.

16 And then also we did have an additional
17 condition that was not part of the packet that staff would
18 like to suggest; that Conditions No. 5 and 14 shall be
19 amended to remove the allowances for outdoor events past
20 10 p.m.

21 That was a resident complaint that we had
22 received that the events didn't necessarily need to go
23 past 10 p.m.

24 That is something that we have asked -- we have
25 spoken with the applicant about, and they're agreeable to

1 that, those hours.

2 Any other questions?

3 CHAIRMAN LABONTE: Could we maybe have a little
4 bit more information from the applicant about the
5 lighting, cause I -- I really do think it's a problem to
6 not have a dark parking lot if people are parking in it.

7 MS. MOORE: Sure.

8 MS. NYE: Thank you, Chair.

9 I agree, I think it's important. There is a
10 chance there are people parking there, so we want to
11 ensure the safety of our members.

12 I also understand where staff is coming from,
13 and if nobody has parked there, I understand they want to
14 turn off those lights.

15 I'm just not sure if we can commit to that if
16 there are cars still parked there as a safety --

17 CHAIRMAN LABONTE: Right.

18 MS. NYE: -- as a safety concern, so.

19 CHAIRMAN LABONTE: Is there a way you can manage
20 that to have them always off unless there's an event where
21 people are using the lot past ten, or is that something
22 you can manage internally?

23 MS. NYE: I think that's something we could
24 speak to our operations there, something that can be
25 monitored if that parking lot really isn't used in those

1 later hours, typically, then I think that those lights
2 could be turned off.

3 On those events that we do have later events,
4 which don't happen too often, I think we would try to keep
5 those on for -- from a safety perspective.

6 So it's tough if it's a condition of the
7 ordinance as it always has to be turned off at 10 p.m.,
8 but we want to be good neighbors, and so I understand the
9 concern for -- for lighting, and that they might not want
10 to have them on all the time, it's because that is a
11 little bit more overflow parking, and chances are there
12 won't be too many cars in that spot for people coming late
13 at night (inaudible).

14 So, I understand the --

15 CHAIRMAN LABONTE: Uh-huh.

16 Could you go back to maybe the hours, the hours
17 again? Yeah, I don't know, Bethany.

18 MS. NYE: We are, as Bethany mentioned, we are
19 amenable to changing our events to end at 10 p.m.

20 CHAIRMAN LABONTE: So that would say one outdoor
21 event per month is permitted until 10 p.m.?

22 MS. NYE: Uh-huh. That would be more consistent
23 with our -- our hours, our regular hours, and we don't
24 have any programming that would really have any events
25 until midnight anyway, so there's -- there's no problem

1 there.

2 CHAIRMAN LABONTE: So are larger events there
3 till midnight or do those inside also end at ten?

4 MS. NYE: There really shouldn't be large events
5 until midnight.

6 CHAIRMAN LABONTE: Okay.

7 MS. NYE: But I think the -- the -- what the
8 condition, and the neighbor can speak if they're here
9 tonight, but I think their concern was having some of
10 those outdoor events, the -- the sound or the noise --

11 CHAIRMAN LABONTE: Uh-huh.

12 MS. NYE: -- and -- and that issue.

13 CHAIRMAN LABONTE: Okay. Thank you.

14 MS. NYE: So happy to be amenable to that.

15 Thank you.

16 CHAIRMAN LABONTE: Okay. Thank you.

17 Would there be -- is there a way that if there
18 are people -- I just -- I think if there's people parked
19 there, to turn the lights off seems like a safety issue,
20 so what would your recommendation be with that?

21 MR. JAGGI: One -- one suggestion I have is that
22 if we're unsure whether there'll be cars there or not,
23 it's going to be easier for all of us not to try to
24 regulate if cars are there or if they're not there, but we
25 could maybe regulate that this lot specifically, the

1 lights be turned off at midnight, which is when everybody
2 should be gone.

3 But I do think we probably want to not apply
4 that to the existing parking lot because that's near the
5 building, and I think there is some security concerns with
6 having it all dark.

7 So, my thought would be just the new parking
8 lot, maybe those lights could be turned off by midnight,
9 and that should cover all the situations. Consider that,
10 and if that'd be agreeable to the applicant, that might be
11 a --

12 CHAIRMAN LABONTE: Got it.

13 MR. JAGGI: -- solution.

14 CHAIRMAN LABONTE: Uh-huh. Okay. Thank you.

15 MR. POTASHNICK: Would you recap that again.

16 CHAIRMAN LABONTE: So what I heard is that the
17 -- I'm assuming that regular parking lights are on all the
18 time, but the -- for the new lot they would be off at --
19 by midnight.

20 MR. POTASHNICK: Yeah. And we'll hear from
21 residents that's okay.

22 CHAIRMAN LABONTE: Yes. Yeah.

23 Other questions?

24 MR. POTASHNICK: And the primary parking lot,
25 the lights stay on till when?

1 MR. JAGGI: Natalie may be able to address that.
2 I'm not exactly sure when they're -- if they're turned off
3 at all. Those existing fixtures have been there a long
4 time.

5 My sense is that they're probably at least some
6 of them are left on all night because of security reasons,
7 it would not be advisable to let the whole site go dark.

8 CHAIRMAN LABONTE: Right.

9 MR. JAGGI: So, I don't -- I'm not aware of any
10 concerns with the existing lighting. We'll hear from some
11 residents to see if that's the case.

12 But, otherwise, I think we would leave those
13 alone, and just this new parking lot, which doesn't seem
14 to be necessary for security purpose that those turn off.

15 CHAIRMAN LABONTE: Uh-huh.

16 MS. MOORE: The existing conditional use permit
17 does not have any restrictions for the parking lot
18 lighting that's existing. The only restrictions for the
19 lighting is for the courts on the other side of the
20 property.

21 CHAIRMAN LABONTE: Okay.

22 MS. MOORE: That's the only other lighting.

23 CHAIRMAN LABONTE: But the way that you reviewed
24 the lighting, it was down. It wasn't -- there wasn't
25 light bleed to the neighbors anyway --

1 MS. MOORE: Correct.

2 CHAIRMAN LABONTE: -- it was down, right?

3 MS. MOORE: Correct.

4 CHAIRMAN LABONTE: Right? Okay.

5 MR. JAGGI: Right. And the photometric showed
6 zero light levels at the property.

7 CHAIRMAN LABONTE: Perfect.

8 Other questions?

9 Okay. I'll open it up at this time for public
10 comment.

11 I have one here, Wes and Mary Anne Mellow. If
12 you want to come to the podium, and please state your name
13 and address.

14 MR. WES MELLOW: I have never done this before,
15 so bear with me.

16 CHAIRMAN LABONTE: Oh, sorry, sorry, sorry.

17 We need --

18 Do you want me to ask who else needs to be sworn
19 in?

20 Is there -- are there any others that wish to
21 speak tonight regarding this matter?

22 Okay. If you want to come forward, we'll swear
23 you in.

24 Thank you.

25 (The speakers were sworn in by the court

1 reporter.)

2 CHAIRMAN LABONTE: Okay. Thank you.

3 You can sit down. Yeah, thank you.

4 MR. WES MELLOW: Well, I had asked about where
5 the parking lot was going to be, and we've been 30-year
6 members at Conway Lake Drive, which is just west, so
7 we're, obviously, just interested in as little change.

8 CCRC have been a terrific neighbor. And we're,
9 obviously, concerned about the safety of the people that
10 will be using CCRC.

11 I just, after, again, listening in and
12 everything, the -- I'm happy to hear that the landscaping
13 is going to be considerable. And I was just -- the more
14 landscaping the better, as far as I'm concerned.

15 And the hollies, the question about being green
16 the whole time, that -- that was good to hear too.

17 My only concern on the lighting, cause we want
18 to make sure everybody's safe, I don't know if they can do
19 a -- a motion detector type thing for that specific
20 parking lot, but if -- are they going to have -- I guess
21 my question, they have one event -- five events a year,
22 May through September, we're going to have lights on the
23 whole time till midnight? Did I get that right or --

24 CHAIRMAN LABONTE: Yeah, I mean I think the
25 lights on that lot would be on until midnight daily, cause

1 the site is open till midnight daily.

2 MR. WES MELLOW: Okay. It doesn't have to do
3 with the events then?

4 CHAIRMAN LABONTE: Right.

5 MR. WES MELLOW: Okay.

6 Well, I -- I suppose I'd prefer a ten o'clock,
7 I'll just say that, so.

8 But I think that the Life Time, it sounds like
9 they'll be good neighbors, so that's -- that's a good
10 thing.

11 And I did have one last question. And I'm not
12 sure who I spoke with.

13 We do have some problems with water coming down
14 because it's a higher piece of property.

15 It does come down into our backyard, as well as,
16 I know some of the neighbors. So, are they -- I didn't
17 quite get it, but are we going to go ahead and have the --
18 a drainage system tying into -- I think there was a
19 drainage system tying into what we have there now?

20 CHAIRMAN LABONTE: Yes. Hang on. We got to
21 keep the conversation focused here --

22 MR. WES MELLOW: I apologize.

23 CHAIRMAN LABONTE: -- and then we can bring them
24 back up.

25 That's okay.

1 MR. WES MELLOW: So that's what -- I'm just
2 curious about that, so we make sure --

3 CHAIRMAN LABONTE: The (inaudible).

4 MR. WES MELLOW: -- there's no differential that
5 we have right now.

6 CHAIRMAN LABONTE: Okay.

7 MR. WES MELLOW: Okay?

8 CHAIRMAN LABONTE: Yes. Thank you.

9 MR. WES MELLOW: Thank you.

10 MR. JAMES WATSON: Hello, my name is James
11 Watson, and --

12 CHAIRMAN LABONTE: Could you state your address
13 too, please.

14 MR. JAMES WATSON: Yes, it's 362 and 314 Conway
15 Lake Drive. We have -- we own two homes along the Drive
16 there, parking.

17 And I wonder if we could put back up the slide
18 that showed the, I think it was the landscaping plan, that
19 might show the lot lines also.

20 So, I hope you can hear me, I'll try to speak
21 up.

22 CHAIRMAN LABONTE: I'm sorry, you have to speak
23 at the podium because it's being recorded.

24 MR. LUMLEY: There's a light pointer built into
25 that. Yeah.

1 CHAIRMAN LABONTE: There you go.

2 MR. LUMLEY: Usually works.

3 Not that one.

4 MR. JAMES WATSON: Not that one. Sorry.

5 MR. POTASHNICK: Madam Chairperson, he's a
6 former banker.

7 MR. JAMES WATSON: Go figure. Bankers get
8 blamed for everything. Not the recession, though.

9 CHAIRMAN LABONTE: Thank you, Bethany.

10 MR. JAMES WATSON: Thanks.

11 So, there we are. Okay.

12 These, I think have been proposed as 16-foot
13 lighting standards. And even -- even though they're
14 pointed downward, Wes' comment earlier about how, you
15 know, our residential lot sit below the parking and the
16 driveway.

17 Even though they're pointed down, my concern is
18 that since there's very little barrier between our fence
19 tops and the height of the oak trees that have been
20 butchered for, you know, Ameren reasons, that the lighting
21 is going to come right down, you know, in -- into our
22 yards, and -- and, certainly, at our second -- the second
23 floor of our homes.

24 When -- when cars enter -- excuse me -- when
25 they exit the parking lot, the landscaping is not going to

1 protect the headlights from coming straight on toward the
2 homes.

3 You just can't. Have to be able to exit, so
4 that's really not much comfort because it's just going to
5 be a constant, you know, a stream during a busy -- busy
6 event.

7 So, that -- that's one concern of mine, is just
8 how the lighting is -- is going to be handled. How it's
9 going to be shielded from our -- our second stories, maybe
10 even, you know, be worse than that.

11 And -- and I can tell you that the -- the courts
12 on the other side that have the lighting right now, it's
13 very bright at night. And I don't know what kind of
14 lights those are or how they differ from what's being
15 proposed, but that is almost too much at this point. So
16 anything closer, I think, would be -- would be a problem
17 from our perspective.

18 The other thing is on drainage on the, what
19 would be the south side of the grass courts that are there
20 now, there's a gravel -- it's kind of like utility
21 driveway. When it rains hard, the water really streams
22 down that -- that driveway and comes right into our
23 backyard. Floods the -- the backyard in sections. And,
24 you know, Dan has been really good over the years, Dan and
25 Ted, trying to make that situation better, but it -- it

1 still is not good, and I'm afraid when you turn grass into
2 paved parking, you know, it's -- the existing stormwater
3 system there is just not adequate. So that's my second
4 concern.

5 And, third, there -- there is a decent amount of
6 speeding along this driveway, you know, there's slow down
7 signs, people are trying to keep it within reason that --
8 that run the club, but, still, you know, young drivers, I
9 think showing off for their friends or whatever it is,
10 they -- they race out. And almost every resident has a --
11 a gate between our, you know, our properties and the
12 fences and those members can access the club that way.

13 I'm afraid with children going to the courts
14 with increased traffic there and the opportunity for, you
15 know, speeding, as well as people trying to get in and out
16 of that parking lot, it's going to provide some congestion
17 that we don't have today. And I think it's -- it's not
18 good today, and it may be even worse with this situation.

19 And --

20 CHAIRMAN LABONTE: Did you have an opinion on
21 what an alternative would be for parking?

22 MR. JAMES WATSON: Yes.

23 So, you know, I made the suggestion earlier to
24 Natalie and Bethany, so I'll just repeat.

25 I -- if I was running the club to make money, I

1 wouldn't get rid of the potential for revenue-producing
2 courts, whether it's pickleball or whether it's tennis.

3 I would think parking would be better located to
4 the south side near where the croquet courts used to be,
5 if you're familiar with the grassy area on the south side.
6 It's closer to Conway, which has traffic anyway, and would
7 take this whole problem, I think, and put it in an area
8 where people could walk the middle of the courts, that
9 walkway, you know, toward the club. It's not that much
10 further. It's only one section of courts further to the
11 south.

12 And to me, that would be a better solution for
13 everybody. They can make more money with courts, and the
14 parking would be in a place where it would be truly
15 overflow and not maybe just parking here for convenience.

16 CHAIRMAN LABONTE: Okay. Thank you.

17 Laura Shapiro.

18 Laura, you'll need to be sworn in.

19 (The speaker was sworn in by the court
20 reporter.)

21 CHAIRMAN LABONTE: And if you could please state
22 your name and address.

23 MS. LAURA SHAPIRO: Laura Shapiro, 12631 Conway
24 Club Court. I'm in the Conway Down Subdivision.

25 And I was calling -- calling -- coming -- I

1 thought the meeting started at seven, so I apologize for
2 coming in late. I missed the whole presentation.

3 But I'm just really concerned about the parking.
4 I can't say anything better than what he just said. He
5 was really good with his presentation.

6 But I'm just concerned about the lighting. My
7 house is where the swimming pool is, so we see the light.

8 I know our neighbor, who, unfortunately, out of
9 town couldn't be here. He's directly impacted by the
10 lights.

11 I liked his idea about moving it just a little
12 bit more towards Conway. That -- I thought that would be
13 a better solution.

14 My biggest concern, though, is the noise. I
15 think the way the contract was written, they could have
16 unlimited parties or late night.

17 I can tell you in the summer, it is so loud at
18 my house, like outside my house I can't even have a
19 conversation with my husband sometimes cause the noise is
20 so loud.

21 I can tell you over the years, my kids were
22 like -- couldn't fall asleep because we could hear the
23 noise, we can hear the music in our house, it is so loud.

24 And, so, I just want to make sure that, I know
25 before they had the other contract they had limits, they

1 could only have the party until ten --

2 CHAIRMAN LABONTE: Uh-huh.

3 MS. LAURA SHAPIRO: -- I just want to make sure
4 we keep that.

5 CHAIRMAN LABONTE: That was in there, yes.

6 MS. LAURA SHAPIRO: Okay.

7 CHAIRMAN LABONTE: Uh-huh.

8 MS. LAURA SHAPIRO: And they're not allowed to
9 have any more than what we already have.

10 CHAIRMAN LABONTE: Yes, that wasn't changing.

11 MS. LAURA SHAPIRO: Okay.

12 But I thought when we read it, it said they
13 could have unlimited, so I just want --

14 CHAIRMAN LABONTE: No.

15 MS. LAURA SHAPIRO: Okay. It is too loud. So
16 that's all I have to say.

17 CHAIRMAN LABONTE: Okay. Thank you.

18 MS. LAURA SHAPIRO: Okay. Thanks.

19 CHAIRMAN LABONTE: Do you want to come back up
20 maybe and speak about the water first --

21 MR. JOSH BARCUS: Sure.

22 CHAIRMAN LABONTE: -- and how it's going to be
23 tied in?

24 MR. JOSH BARCUS: Yeah, as I mentioned we had a
25 conceptual review through MSD.

1 And I just did the same thing. Every clicker is
2 a little different.

3 While it's tying into the pipe system, the City
4 has a no adverse impact ordinance relative to the 15-year
5 20-minute storm event, which we're required to show in our
6 calculations with our improvement plans that we're not
7 increasing the rate that which the runoff discharged from
8 the property today.

9 I saw the photos that were in the email, and I
10 mean you could see that if you go out on this roadway,
11 there's no curbing on this roadway, and it's fairly flat,
12 and most of this entire property, and a lot of the
13 properties that are actually to the east drain onto this
14 site, they drain across, there's not an effective
15 underground stormwater system.

16 There are a few pipes on the site that are
17 underground, and this is one of them that we're showing to
18 connect to.

19 That then goes in to another pipe that goes
20 through the property via an easement to a public MSD line,
21 and then continues out on to the property.

22 So our intention is to meet all the City and MSD
23 ordinances required for the stormwater discharge.

24 So this won't be just sheet flowing out and
25 across the property. It'll be tying into the system

1 that's there, and we'll provide the hydraulics and runoff
2 calculations for review by the City and MSD during the
3 improvement plan review phase.

4 We've done those initial calculations, we just
5 don't have those as part of our packet.

6 CHAIRMAN LABONTE: Okay.

7 Any questions?

8 MR. BUELTER: Sure.

9 MR. POTASHNICK: I don't understand, is -- is it
10 going to be better or worse? Give it to me in plain
11 English.

12 MR. JOSH BARCUS: The -- the runoff won't -- the
13 runoff rate will not increase, but a 15-year 20-minute
14 storm relative to the --

15 MR. POTASHNICK: And you've got the
16 calculations that --

17 MR. JOSH BARCUS: That's correct. And that'll
18 be part of our stormwater management report that gets
19 submitted to the City for review and approval.

20 CHAIRMAN LABONTE: Is there a way to make it
21 better?

22 MR. JOSH BARCUS: From what exists today?

23 I mean I don't know how to do that without
24 regrading the entirety of this road and this site and not
25 allowing any sheet flow to -- to come off of the property.

1 As I mentioned, if you look around, these
2 properties that are here to the east, a lot of their
3 properties drain onto the -- the racquetball club.
4 They've had some swales around this court to bring that
5 and goes under a little pipe underneath the driveway. But
6 a good vast majority of this entirety site today just
7 drains to the west and to -- to the south -- or to the
8 north and to the west across the property.

9 So, I mean without a -- a substantial re-work of
10 the entire property, I don't know how much you could
11 change the stormwater system as it exists today.

12 There just aren't any pipes or connecting pipes
13 for public sewers that are anywhere near to connect to.

14 MR. BUELTER: Quick question.

15 The water coming across the parking lot, are
16 you -- what is it, drench drain right there at the end --

17 MR. JOSH BARCUS: That's correct.

18 MR. BUELTER: -- before the apron starts?

19 MR. JOSH BARCUS: That's correct.

20 MR. BUELTER: Okay. You're picking it up
21 there --

22 MR. JOSH BARCUS: Right.

23 MR. BUELTER: -- and run it in? Okay.

24 MR. JOSH BARCUS: And we tried to put it at the
25 back of the rounding here, so that very little extra

1 impervious is actually continuing onto the driveway.

2 MR. BUELTER: Okay.

3 MR. LUMLEY: You mentioned that there's no curb.
4 Would a curb help in some instances?

5 MR. JOSH BARCUS: The issue is is that it -- it
6 won't -- it drains from east to west. If we put a curb,
7 it'll just pond up against that curb. It won't have
8 anywhere to go with the way that it's -- that it exists.

9 MR. BUELTER: So, if you put the curb on the
10 east side -- west side of the road, then you'd be ponding
11 water on the road?

12 MR. JOSH BARCUS: That's correct.

13 It may get to a point where it then travels down
14 but, then, again, this entire drive just sheet flows, it
15 just continues to -- to go to the north.

16 MR. POTASHNICK: Okay.

17 Could staff color up on that, please, the
18 drainage issue, the stormwater drainage?

19 MR. JAGGI: Yeah. I think the applicant's
20 engineers explained it really well.

21 They're fortunate that in this site they have a
22 stormwater connection that they can directly pipe the
23 stormwater from this parking lot to the MSD system.

24 He's saying that there aren't many other
25 opportunities to do that, but, fortunately, there is here,

1 and that is their plan. So it will -- it will flow down
2 that parking lot to the west, and it'll enter a trench --
3 trench drain, which is an open sort of drainage along the
4 whole width of the entrance to the parking lot, then that
5 water will then -- can go into the -- go south into a pipe
6 and then will connect in the MSD system.

7 So, there won't be any additional sheet flow
8 that will be placed onto the roadway as a result of this
9 parking.

10 So, that's about as good of a stormwater
11 solution as we can typically find in situations like this.

12 I think the question is, I mean I'm not -- not a
13 civil engineer, and I haven't studied this site, but he
14 has, and I think he's probably correct, in that this is a
15 site that's been developed for many years, and if there
16 aren't a whole lot of stormwater facilities there, there's
17 not -- probably not a lot extra that we can do.

18 But I think the key that we've always looked at
19 with new applications and expansions of facilities like
20 this is, you know, certainly, not making it any worse, and
21 improving it where we can. The options here are limited,
22 and our ordinance does require no adverse impacts, so his
23 calculations and everything will be looked at by our
24 engineers and verified as part of our permit process.

25 CHAIRMAN LABONTE: And I have one other

1 question, cause I was thinking this too.

2 So, what -- how do -- how are we shielding the
3 cars in and out of that lot?

4 MR. JOSH BARCUS: Yeah, that's a good point.

5 We were speaking about that there. And I don't
6 think -- are you opposed to -- to having additional
7 landscaping on the west side of this road to shield as the
8 cars come out of that driveway?

9 CHAIRMAN LABONTE: Uh-huh.

10 MR. JOSH BARCUS: We wouldn't be opposed to
11 that, and we can provide an additional plan to show that.

12 We'll have to just cut some sections to make
13 sure it's at the right height, you know, as we come down,
14 so we're not still pointing over the top of them.

15 CHAIRMAN LABONTE: Right.

16 MR. JOSH BARCUS: And then as far as the light
17 levels, as mentioned, it does get to zero here. I know
18 lighting is one of those things that you may be able to
19 see the light, and that the light's on from wherever you
20 are, but the light is actually falling across that line,
21 if that makes any sense.

22 You know, I can stand 300 feet away and see a
23 25-foot light pole in a commercial building that's on, but
24 it's not actually, you know, discharging any light onto my
25 property.

1 CHAIRMAN LABONTE: Uh-huh.

2 MR. JOSH BARCUS: So, I can understand that
3 they'll be able to see that that light is indeed there and
4 that it's on, but it won't be actually shedding any light
5 on to the property itself.

6 CHAIRMAN LABONTE: Question?

7 MR. BUELTER: Good.

8 CHAIRMAN LABONTE: Question?

9 MR. POTASHNICK: I have some more questions.

10 CHAIRMAN LABONTE: Go ahead.

11 MR. POTASHNICK: So, I'm looking at the
12 materials that were published and recommendations.

13 Item 7 says removal of vegetation and/or
14 disfigured.

15 Is there -- is there dead or disfigured
16 vegetation?

17 MS. MOORE: Not that I'm aware of. That's for
18 maintaining the proposed landscaping plan that they've
19 submitted; that it has to be maintained as they've
20 submitted it, so if that landscaping were to die, they'd
21 then have to replace it.

22 MR. POTASHNICK: And should we not insert
23 something about adding a sprinkler system?

24 MS. MOORE: I can add that in there, yes. The
25 plan shows that they will have the irrigation here, but I

1 can also add that in the conditions.

2 MR. POTASHNICK: All right. Cause I think what
3 we have done in the past is add that in subject to staff's
4 final.

5 MR. JAGGI: I recall we've done that in
6 instances where it isn't on the drawing, and it's not part
7 of an approved plan that we're requiring afterward.

8 It would be a duplicate statement to say it has
9 to be in there when it's already shown on the approved
10 plans that you're acting upon, but we can add something in
11 there that states, you know, the irrigation shall be
12 maintained with the -- the plant material.

13 But, otherwise, the plan already shows it, and
14 it's already covered, I believe.

15 MR. POTASHNICK: Okay.

16 I would prefer to add that in. It's a lot -- to
17 us, it's a lot clearer, at least to me, it's a lot
18 clearer.

19 MR. JAGGI: Yeah.

20 MR. POTASHNICK: Yeah. So --

21 Next question.

22 So, I heard a question about repositioning the
23 parking lot someplace else --

24 MR. JOSH BARCUS: Uh-huh.

25 MR. POTASHNICK: -- on the parcel.

1 Could you color up on that, please.

2 MR. JOSH BARCUS: Well, we saw the same email
3 and then heard the same comment.

4 And can I go back to our presentation just to
5 kind of show --

6 CHAIRMAN LABONTE: He's self-sufficient.

7 MR. JOSH BARCUS: Very rarely.

8 CHAIRMAN LABONTE: He's not a banker.

9 MR. LUMLEY: Slideshow's up on top --

10 MS. MOORE: Yeah.

11 MR. LUMLEY: -- kind of center.

12 Right there.

13 MR. JOSH BARCUS: Okay.

14 MR. LUMLEY: Yeah.

15 MR. JOSH BARCUS: I believe that the location
16 that was desired was -- was here where there was some type
17 of activity that used to live there.

18 I think, one, it's -- it's out in front of the
19 site, which I think is generally prohibited by the City's
20 view of the code; that you shouldn't have parking out in
21 front of the building, and it's just -- it's a pretty far
22 distance as well to get to -- to where folks are going.

23 So, I think that in their review that the -- the
24 chances of this coming back as a viable court for them
25 wasn't very high, and that's why they've kind of chose to

1 infill in that area to better suit what they're hoping to
2 do with the site.

3 MR. POTASHNICK: So, is there a possibility to
4 reposition it, the parking lot, as was suggested by one of
5 the residents?

6 MR. JAGGI: I guess this is the proposal.
7 They're proposing to place the parking lot here.

8 I think my -- my view on that is the parking, if
9 you put it toward Conway, I would agree that the --
10 visually it's not going to look very attractive, although
11 that can be screened and that can be mitigated. But it's
12 also a great distance from the building. And I think the
13 practical -- from a practical standpoint, there would be
14 probably some concerns with that.

15 I would also note, I think Bethany may have
16 covered this in her comments, but our conditional use
17 permit review when this was -- when this facility was
18 issued a new conditional use permit and all these hours
19 were placed on, all these restrictions, which is what
20 we're now updating, it was noted that this site is --
21 is -- has -- is underparked, and that is why, at that
22 time, we worked out a solution, the City did, with the
23 Creve Coeur Racquet Club to allow use of temporary parking
24 on a grassed area in front.

25 But that -- we didn't view that as desirable

1 because we're allowing cars to park on the grass. But we
2 recognize there is a parking issue, and there's no real
3 easy way to solve it at that time.

4 They're coming back now and saying they also
5 understand that there's a shortage of parking, so this, we
6 agree this is probably the most logical place for a
7 parking lot on the whole site. I don't disagree with
8 that.

9 You can make an argument that says, you know,
10 maybe it should be attached to the existing parking lot,
11 but that would just be a little bit further to the north,
12 and then it require removal of courts and things like
13 that.

14 So, I think, to us, this -- this location makes
15 sense. It's just how do we treat the impacts of it, and I
16 think that's been part of the good comments tonight in
17 terms of more screening on the west of the -- of the drive
18 aisle, which I think is a great suggestion. And then, you
19 know, the stormwater's been taken care of.

20 So, that's kind of --

21 CHAIRMAN LABONTE: Yeah.

22 MR. JAGGI: -- that's our reaction. I don't
23 know if you have anything else to add.

24 MS. MOORE: I did also just want to point out
25 that between the proposed parking lot and Conway Road

1 there is a court, so it is more screened as is proposed
2 here from Conway --

3 CHAIRMAN LABONTE: Uh-huh.

4 MS. MOORE: -- than if it were in the front.

5 CHAIRMAN LABONTE: Yeah.

6 MR. POTASHNICK: All right.

7 One last question.

8 So, I'm a little confused by the lighting and --
9 and consistency of the lighting, and what lights -- what
10 lights stay on and what lights don't stay on and the
11 lights affecting the residents, which is always, I think,
12 an issue that we have to -- that we have to address.

13 And I didn't -- I didn't see like a whole
14 lighting plan here memorialized which -- which lights
15 would be on for and which lights would be off for what --
16 for what hours.

17 Would that be worthy of adding in as another
18 requirement?

19 MS. MOORE: I can come show you that.

20 MS. NYE: I think -- go ahead.

21 But I think that would just be a condition.

22 MS. MOORE: So, in terms of here I'll -- Bethany
23 Moore, City Planner.

24 So, there's lighting here for the existing
25 parking lot. There are no restrictions on that lighting

1 in terms of the existing conditional use permit.

2 There is only lighting on the courts that are
3 right here. These are platform courts, and that's where
4 the lighting is existing, and that's where the lighting is
5 limited to ten.

6 And so the new lighting will be here for the
7 parking lot. And so those are the only three places on
8 the site that have the lighting.

9 MR. POTASHNICK: Well, I guess my question would
10 be global lighting.

11 Is it worth our reviewing and establishing
12 appropriate standards for the entire -- for the entirety
13 of -- of the parcel?

14 MS. MOORE: I would say no because they -- it's
15 already been reviewed, and there are conditions on the
16 existing lighting in terms of here, and then with this
17 application, we did the review for the lighting and then
18 proposed conditions for it.

19 And the, like I said, the foot candles here do
20 not bleed onto the property. They reach 0.0, and our
21 standard is 1. -- is zero point something. Has to be less
22 than 1 before they reach the property line.

23 MR. POTASHNICK: Okay.

24 I have one other question.

25 CHAIRMAN LABONTE: Go ahead.

1 MS. RICHTER: You keep saying that.

2 MR. POTASHNICK: How about -- how about speed
3 bumps to deal with the speed -- the speed issue?

4 MR. JOSH BARCUS: I'll let you go.

5 MS. NYE: Hi, Natalie Nye again.

6 We want to be good neighbors, so, obviously,
7 today there are signs that say slow down. I think while
8 we're amenable to speed bumps, I wouldn't recommend it. I
9 think that could be even more of a nuisance hearing the
10 cars go over the speed bumps or speed up in between them.

11 We found that that really isn't much of a
12 deterrent, actually. So, I would recommend -- I would be
13 against speed bumps.

14 But we want to be good neighbors, so if there
15 are issues, we'll monitor it, and we'll see if there's
16 more signs that need to be posted or communication with
17 our members about -- about the safety, especially in those
18 summer months when people are walking.

19 But, no, we don't have any proposed speed bumps,
20 and I wouldn't think that that would help in this
21 situation.

22 MR. POTASHNICK: And how does the staff feel if
23 we added some speed bump requirements? Something for them
24 to -- for you all to figure out. Would that be
25 appropriate?

1 MR. JAGGI: I don't know that I would disagree
2 with the applicant on the necessity of speed bumps.

3 Sometimes they can have unintended consequences,
4 where if you've got rumble strips to slow cars down, the
5 neighbors going to hear that. They're going to hear those
6 strips.

7 And these speeding cars, I'm trying to
8 understand what the concern is. It's not -- it's not
9 within neighborhoods. I guess, on occasion there's maybe
10 some cars. It's not a long distance, so I can't imagine
11 they can go very fast.

12 Speed bumps can -- you're going to hear engines
13 rev and slow down and brakes squeaking. You're probably
14 going to get more of a concern than if you didn't have
15 them, so that's my perspective on it.

16 CHAIRMAN LABONTE: Thank you.

17 MR. POTASHNICK: Thank you.

18 CHAIRMAN LABONTE: Questions?

19 MR. LUMLEY: One, if I could, one followup to
20 the (inaudible) question.

21 Sounds like the concern was generated by the
22 fact that the neighbors have direct access to the gates.

23 Some of the neighbors are members, and they're
24 creating shortcut, so they can enjoy the facility, so is
25 there maybe a need for a crosswalk to direct some people

1 to us instead of just randomly roaming around?

2 I don't know the site well enough to answer
3 that.

4 MS. NYE: I'm not sure where it would be.

5 And I think depending on where the neighbors are
6 and their gates, they might be crossing wherever it's most
7 convenient. So I think it would be difficult to police.

8 I think it's just something that, you know, as
9 long as the site, obviously, we have lighting, well lit,
10 and people are -- our -- our -- our members are being
11 respectful, I think that won't be an issue.

12 CHAIRMAN LABONTE: Other questions?

13 Are we ready for a motion?

14 MR. LUMLEY: You want exhibits?

15 MR. JAGGI: Close the Public Hearing.

16 CHAIRMAN LABONTE: Yeah.

17 Anyone else wish to speak?

18 Okay. So we'll close the Public Hearing.

19 MR. LUMLEY: I offer the following exhibits into
20 the record of this Public Hearing: Documentation in
21 possession of the City Clerk reflecting the public notice
22 that's been provided of the hearing, the staff report, the
23 powerpoint presentations of the speakers tonight, the City
24 Code of Ordinances and Charter, the City Comprehensive
25 Plan and the public file regarding this application.

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The Public Hearing was closed at 7:15 p.m.

oOo

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Missouri Certified
Court Reporter, Illinois Certified Shorthand Reporter and
Kansas Certified Court Reporter, do hereby certify that I
reported the Planning and Zoning Public Hearing
stenographically and later reduced to typewriting; and
that this is a true and accurate transcript of the public
hearing.

_____, MO-CCR, IL-CSR, KS-CCR
Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 140.060 INVESTMENTS OF THE CITY OF CREVE COEUR CODE OF ORDINANCES.

WHEREAS, a change in law requires an update to Section 140.060 Investments of the Code of Ordinances;

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

SECTION 1: Section 140.060 is hereby amended to read as follows:

Section 140.060. Investments.

A. The City Administrator shall seek the highest yield from the investment of surplus City funds consistent with the safety of investment and cash flow requirements of the City provided such investments are consistent with State Statutes regulating such investments. A report shall be made to the Mayor and City Council.

B. The City Council shall designate a City depository for handling any City checking account at least once every five (5) years, following compliance with Section 110.075 RSMo.

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

ADOPTED THIS ____ DAY OF _____, 2025.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



**APPLICATION TO PLANNING AND ZONING COMMISSION
#25-005: TEXT AMENDMENT TO THE ZONING ORDINANCE TO AMEND
SECTION 405.940 TO PROVIDE SIGNAGE STANDARDS FOR OTHER
CONDITIONAL USES IN RESIDENTIAL DISTRICTS**

FOR THE MEETING OF: Monday, April 21, 2025, 6:00 P.M.

REQUEST: Natalie Nye, of Life Time, Inc, has submitted a zoning ordinance text amendment application to provide signage standards for other conditional uses in residential zoning districts. The submitted application would amend Section 405.940. of the Sign Regulations to create new regulations to allow exterior signage for Other Conditional Uses in Residential Districts. Currently, the Zoning Code provides signage standards for institutional uses in residential districts but not other conditional uses that do not meet the definition of an institutional use. The proposed sign standards include attached signs, low monument signs, parking directional signs, and temporary signs. The applicant plans to seek approval of signage in accordance with these requirements for the Life Time Creve Coeur location, 12691 Conway Road, formerly the Creve Coeur Raquet Club, if text amendment approval is granted.

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: Natalie Nye
LifeTime
2902 Corporate Place
Chanhassen, MN, 55317

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

DATE: April 15, 2025

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 405.940: Signs in Residential Districts

BACKGROUND AND REQUEST

The applicant, Life Time, received the Planning and Zoning Commission's recommendation of approval for a Conditional Use permit amendment and Site Development Plan approval for changes to the site at 12691 Conway Road on March 17, 2025. The application is currently awaiting a second reading at City Council, scheduled for April 28, 2025. The applicant is seeking a text amendment to allow for additional signage for other conditional uses in residential districts which do not meet the requirements for a Master Sign Plan or fall under the definition of an institutional use, such as a school or place of worship. Creve Coeur has a handful of such uses, including the aforementioned racquet club, the Elks Lodge and the Wednesday Club. The applicant is seeking the text amendment to add a new Section 405.940.F. which is currently "On-Site Construction Signs" which will be moved to subsection G. The text amendment outlines signage allowances, including requirements for attached signs, low monument signs, parking directional signs and temporary signs. Once the text amendment is approved, the applicant will apply separately for the sign permits meeting these requirements.

COMPREHENSIVE PLAN REVIEW

The uses impacted by this text amendment, other conditional uses within residential zoning districts, fall under the Civic Place Type District. The Civic district includes schools, churches, religious facilities, and public facilities mostly comprised of a single primary building with optional ancillary buildings on a single lot. These uses are to be compatible with the surrounding residential uses by providing greenspace buffers from those uses and be setback from the street. These features were taken into account when considering the proposed signage allowances, both when considering the size of the low monument sign closure to the road and the attached signage on the building further back from the street. The proposed signage size allowances for low monument signs does not vary from the currently allowed low monument signs for institutional and campus uses in residential districts so the impact to the residential character will be the same.

ZONING REVIEW

The Zoning Code does not currently have a signage allotment specifically for conditional uses within residential districts which are not schools or places of worship. Under the current Zoning Code, signage for such uses is not specifically addressed and the requirements for institutional uses have been followed even though the use is not a school or place of worship. The Zoning Code also allows for a Master Signage Plan for non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres, HE Higher Education District, and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The applicant, Life Time Creve Coeur, is not eligible for a Master Signage Plan and neither are the other conditional uses in residential districts that would be impacted by this text amendment. This text amendment would fill the existing gap when it comes to signage allowances in residential districts and provide regulations for the allowed signage for these uses specifically.

SUMMARY OF PROPOSED AMENDMENTS

Below are the proposed signage requirements for Other Conditional Uses in Residential Districts that will be included in Section 405.940.F. which is currently "On-Site Construction Signs" which will be moved to subsection G. The proposed signage size allowances are in line with the allowances for Institutional uses in residential districts and were proposed in consideration of the residential uses that surround them. For low monument signs, the amendments include the requirement to follow the Design Standards for other low monument signs as follows:

Section 405.950 (C)(3)

The following design standards apply to all low monument signs:

- a.** A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area shall be provided pursuant to a landscape plan with a plant schedule subject to the Zoning Administrator's approval in conjunction with the sign permit application for the low monument sign. The required landscape area may be modified by the

Zoning Administrator where it is found that due to pre-existing circumstances the provision of said landscape area will cause an undue burden on the ability to effectively use the property.

b. The sign shall be constructed of the same or similar architectural elements and in similar materials and colors as the related buildings.

c. The sign shall have a solid base of at least one (1) foot in height with brick, stone or other material to match the related buildings.

d. When internally illuminated, sign faces shall be constructed of an opaque surface designed to illuminate the text or graphics.

New Section 405.940.F.

F. Other Conditional Uses is Residential Districts.

1. Permanent Attached Signs. Other conditional uses within residential districts, including various membership organizations shall be allowed one (1) permanent attached sign not exceeding 24 square feet in size, however, that any such use which has a minimum of two (2) street frontages shall be permitted two (2) such signs.

2. Low Monument Signs. A conditional use occupying a site of at least five (5) acres may also be permitted a single, low monument sign, which may be internally illuminated subject to Section 405.930 (F), provided such sign:

- a.** contains not more than twenty-four (24) square feet of sign area per face with not more than two (2) faces,
- b.** is not more than six (6) feet in total height above the elevation of the adjacent finished grade,
- c.** is set back at least ten (10) feet from the right-of-way of said fronting street or highway,
- d.** is not located within the site distance triangle described in Section 405.670 and;
- e.** follows the Design Standards for low monument signs as outlined in Section 405.950 (C)(3).

Sites that are less than five (5) acres shall be permitted a low monument sign of twelve (12) square feet and shall follow the same placement and design standards as provided in this Section.

3. Parking Directional Signs. One (1) freestanding parking directional sign, may be permitted, which may be internally illuminated subject to Section 405.930 (F) with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and/or at the entrance to the parking lot for enhanced traffic directional purposes. The Zoning Administrator may allow additional signs taking into account the size and configuration of the property.

4. Temporary Signs. Conditional uses in a residential district may be permitted one (1) temporary sign when attached to the building not exceeding twenty-four (24) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

CONCLUSION AND ACTION

The proposed amendment has been submitted to address the need for signage standards for other conditional uses within residential zoning districts which are not currently addressed in this section and that are ineligible for a Master Signage Plan. The amendment allows for specific signage allowances for other conditional uses in residential districts which do not fall under any current signage allowances.

MOTION

If the Planning and Zoning Commission believes the amendment is appropriate, the following would be a suitable motion for this application:

“I move to recommend approval to City Council for the text amendment to amend the Zoning Code to regulate signage for Other Conditional Uses in Residential Districts as described in the attached draft ordinance as part of Application 25-005 discussed at the Planning and Zoning Commission meeting of April 21, 2025.”

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 SIGNAGE FOR OTHER CONDITIONAL USES IN
RESIDENTIAL DISTRICTS CREATING A NEW SECTION 405.940.F. OF THE
ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF
CREVE COEUR**

WHEREAS, an application was made by Natalie Nye, of Life Time Inc, located at 12691 Conway Road within the City of Creve Coeur to amend the requirements for signage specifically for other conditional uses in residential districts; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Ordinance; 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 April 21, 2025, 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 6-0 recommended approval of the subject amendments at its meeting on April 21, 2025; 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: A new Section 405.940.F.of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be enacted, with current subsection F being re-lettered to G, as follows:

Section 405.940.F. Other Conditional Uses in Residential Districts.

1. Permanent Attached Signs. Other conditional uses within residential districts, including various membership organizations, shall be allowed one (1) permanent attached sign not exceeding 24 square feet in size, however, that any such use which has a minimum of two (2) street frontages shall be permitted two (2) such signs.

2. Low Monument Signs. A conditional use occupying a site of at least five (5) acres may also be permitted a single, low monument sign, which may be internally illuminated subject to Section 405.930 (F), provided such sign

- a.** contains not more than twenty-four (24) square feet of sign area per face with not more than two (2) faces,
- b.** is not more than six (6) feet in total height above the elevation of the adjacent finish grade,
- c.** is set back at least ten (10) feet from the right-of-way of said fronting street or highway,
- d.** is not located within the site distance triangle described in Section 405.670 and;
- e.** follows the Design Standards for low monument signs as outlined in Section 405.950 (C)(3).

Sites that are less than five (5) acres shall be permitted a low monument sign of twelve (12) square feet and shall follow the same placement and design standards as provided in this Section.

3. Parking Directional Signs. One (1) freestanding parking directional sign, may be permitted, which may be internally illuminated subject to Section 405.930 (F) with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and/or at the entrance to the parking lot for enhanced traffic directional purposes. The Zoning Administrator may allow additional signs taking into account the size and configuration of the property.

4. Temporary Signs. Conditional uses in a residential district may be permitted one (1) temporary sign when attached to the building not exceeding twenty-four (24) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

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

BILL NO. 6168

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2025.

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city

of CREVE COEUR

File # _____

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

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Natalie Nye, AICP	George Stock, Josh Barcus
Name	Name
LifeTime	Stock & Associates
Company (If Applicable)	Company (If Applicable)
2902 Corporate Place	257 Chesterfield Business Pkwy
Address	Address
Chanhassen, MN 55317	Chesterfield, MO 63005
Address	Address
Telephone # 952.401.2405	Telephone # 636.530.9100
Fax #	Fax #
Email: NNye@lt.life	Email: josh.barcus@stockassoc.com

Applicant's Status (Indicate one):

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

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, March 17th, 2025.

Natalie Nye
Applicant's Signature

2-21-25
Date

Josh Barcus
Applicant's Representative's Signature

2025-02-20
Date

Digitally signed by Josh Barcus
DN: cn=Josh Barcus, o=Stock & Associates Consulting Engineers, Inc., email=josh.barcus@stockassoc.com
Date: 2025.02.20 12:45:54 -0800

Section 405.940 Signs in Residential Districts.

[R.O. 2008 § 26-103; Ord. No. 1903 § 1, 11-24-1997; Ord. No. 1966 § 1, 11-23-1998; Ord. No. 2287 § 1, 6-28-2004; Ord. No. 5033 § 3, 3-24-2008; Ord. No. 5280 § 2, 10-22-2012; Ord. No. 5417 § 1, 2-9-2015; Ord. No. 5437 § 2, 9-16-2015; Ord. No. 5605, 9-11-2018]

A. General Limitations. It shall be unlawful to erect, permit the erection of, display or permit the display of any sign on property in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs require a permit except as otherwise provided herein.

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

C. Exempt Signs In All Residential Districts. No permit shall be required for the following signs provided that the signs are erected by the owner or with the owner's permission.

1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. Because the foregoing Section allows a residentially zoned lot to have two (2) signs if it is on the market for sale or lease, for example that allows for a residential sign containing information advertising the lot for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one (1) sign, that allows, for example, an additional open house sign off site on other private property with the other owner's permission.
2. Temporary Signs During An Election. Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage otherwise allowed on a residentially zoned lot or parcel of land in the City. Each such lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such additional temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

D. Single-Family Lots Fronting On A Numerically Designated State Highway. Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by Section 405.450(F), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

F. Other Conditional Uses in Residential Districts.

1. Permanent Attached Signs. Other conditional uses within residential districts, including various membership organizations shall be allowed one (1) permanent attached sign not exceeding 24 square feet in size, however, that any such use which has a minimum of two (2) street frontages shall be permitted two (2) such signs.

2. Low Monument Signs. A conditional use occupying a site of at least (five) 5 acres may also be permitted a single, low monument sign, which may be internally illuminated subject to Section 405.930 (F), provided such sign contains not more than twenty-four (24) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 and follows the Design Standards for low monument signs as outlined in Section 405.950 (C)(3). Sites that are less than five (5) acres shall be permitted a low monument sign of twelve (12) square feet and shall follow the same placement and design standards as provided in this Section.

3. Parking Directional Signs. One (1) freestanding parking directional sign, may be permitted, which may be internally illuminated subject to Section 405.930 (F) with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and/or at the entrance to the parking lot for enhanced traffic directional purposes. The Zoning Administrator may allow additional signs taking into account the size and configuration of the property.

4. Temporary Signs. Institutional uses in a residential district may be permitted one (1) temporary sign when attached to the building not exceeding twenty-four (24) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

G. On-Site Construction Signs. When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.

Page 1 1 PLANNING AND ZONING COMMISSION MEETING 2 CITY OF CREVE COEUR, MISSOURI 3 300 NORTH NEW BALLAS ROAD 4 MONDAY, APRIL 21, 2025 5 6:00 P.M. 6 7 PUBLIC HEARING 8 APPLICATION NO. 25-005 9 10 THOSE IN ATTENDANCE: 11 Ms. Julie LaBonte, Chair 12 Mr. Thomas Buelter 13 Mr. Larry Potashnick 14 Mr. AJ Wang 15 Ms. Rhonda O'Brien 16 Mr. Thomas Buelter 17 Ms. Marjorie Richter 18 Ms. Mary Schnellmann, City Attorney 19 Mr. Jason Jaggi, Director of Community Development 20 Ms. Bethany L. Moore, City Planner 21 Ms. Claralyn Bollinger, Recording Secretary 22 23 McLaughlin Court Reporting Services, Inc. 24 Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR 25 4772 Gatesbury Drive St. Louis, MO 63128 (314) 974-1199	Page 3 1 Standards for Other Conditional Uses in Residential 2 Districts. 3 If anyone speaking could please come forward and 4 be sworn in. 5 (The speakers were sworn in by the court 6 reporter.) 7 CHAIRMAN LABONTE: Thank you. 8 MS. JAIMIE MANSFIELD: Good evening. 9 CHAIRMAN LABONTE: Good evening. 10 MS. JAIMIE MANSFIELD: My name is Jaimie 11 Mansfield, and I'm with the law firm of Quarles & Brady, 12 and my address is 8235 Forsyth Boulevard, 10th Floor, 13 Clayton, Missouri 63105. 14 And I am here tonight on behalf of Life Time, 15 and who was in front of you a few weeks ago with respect 16 to amending a CUP to add an additional parking lot where a 17 court was where the Creve Coeur Racket Club was. And 18 they're, right now, occupying and operating that property 19 as a Life Time Club and doing some interior renovations. 20 Nothing really exterior except to add that additional 21 parking. 22 And then also kind of marrying up with that is 23 this application for a sign permit. And kind of what had 24 that -- what precipitated that was just, you know, the 25 existing signs that were there, and then looking what the
Page 2 1 CHAIRMAN LABONTE: We'll call the meeting to 2 order at 6:01 with roll call. 3 Mr. Buelter? 4 MR. BUELTER: Here. 5 CHAIRMAN LABONTE: Ms. O'Brien? 6 MS. O'BRIEN: Here. 7 CHAIRMAN LABONTE: Mr. Potashnick? 8 MR. POTASHNICK: Here. 9 CHAIRMAN LABONTE: Ms. Richter? 10 MS. RICHTER: Here. 11 CHAIRMAN LABONTE: Mr. Tomlinson is absent. 12 Mr. Wang appears to be absent. 13 Ms. Schnellmann? 14 MS. SCHNELLMANN: Here. 15 CHAIRMAN LABONTE: Mr. Jaggi? 16 MR. JAGGI: Present. 17 CHAIRMAN LABONTE: Ms. Moore? 18 MS. MOORE: Here. 19 CHAIRMAN LABONTE: And, Ms. Bollinger? 20 MS. BOLLINGER: Here. 21 CHAIRMAN LABONTE: So we'll move right into New 22 Business. 23 We're going to begin with a Public Hearing. 24 Application 25-005: Text Amendment to the Zoning 25 Ordinance to Amend Section 405.940 to Provide Signage	Page 4 1 code actually provides with respect to the A Districts. 2 And, so, in speaking with Ms. Moore, we have 3 filed the current text amendment to your code to help 4 (inaudible) this. 5 So, right now just a quick agenda is to go 6 through the current sign code for the Residential 7 Districts, and, specifically, Section 405.940. 8 And then our text amendment is actually a 9 request to include a new Subsection F. The current F is 10 for construction signs, and so just to have it look nice 11 and orderly, it's just to move that down to G. 12 And then I'll show you a mockup of a potential 13 sign that we have submitted to the city that passes muster 14 with the new ordinances drafted if it gets recommended and 15 then approved by City Council tonight. 16 And, so, and here you have institutional uses in 17 Residential Districts. And, really, what really stuck out 18 to myself and Life Time and Ms. Moore was just really 19 there wasn't much discussion or looking in the code in the 20 definition section, too, about what really constitutes 21 institutional uses. And, so, when you're looking at that 22 code, you can kind of glean from it, too, about schools 23 and places of worship in those -- in those sections, and 24 looking at what is allowed for signs. 25 And then, so, low monument signs have certain

Page 5 1 width and height parameters that you can have. Also 2 permanent attached signs have certain width and height 3 measurements as well. 4 And then you move down here. Of particular note 5 is to campus low monument signs too. So, again, 6 institutions with schools, that kind of gleans from it as 7 well. But, really, what was missing from the code was 8 what was authorized on conditional uses that are all a 9 part of it too. 10 And, so, Life Time, and Creve Coeur Racket Club 11 that was there before, operates under a conditional use 12 permit. So, really, it was a -- a need to kind of just 13 add something in the code that addresses those conditional 14 uses. 15 And, so, what we have proposed is here to add F, 16 which is other conditional uses in Residential Districts. 17 And, so, you'll see here that the permanent attached signs 18 have also, as well, new -- new restrictions that you 19 should see here. Allow one permanent attached sign not 20 exceeding 24 square feet in size. However, that such use 21 shall have a minimum of two street frontages and shall not 22 be permitted two -- two such signs. And then the low 23 monument signs have also been increased to have one 24 provided, but that contains not more than 24 square feet 25 and no -- not more than two faces. It's also no higher	Page 7 1 called out on an institutional use. 2 You've got, you know, I mean historical sites, 3 nature parks, golf courses, country clubs, again, fitness 4 and recreational sports centers, that's us, conservations 5 and then social advocacy organizations or business 6 associations. You can kind of see these conditional uses 7 that are existing in "A" that might need one of these low 8 monument signs or permit signs attached to the building. 9 One thing specifically to call out too is that 10 the larger low monument sign has a restriction on it for a 11 site that is 5 acres or more. So you're not going to see, 12 you know, a lower acreage site with a massive low monument 13 sign that's going to be, you know, where the building is 14 just pulled right up against it too. So you see a lot of 15 brick and everything too. I mean this building, this is a 16 large, you know, 5-acre plus site that is going to be able 17 to have this site. Anything less than that is going to 18 have to revert back to what's currently existing, which is 19 12 feet -- or 12 square feet, I should say. 20 This is just a mockup of what we have, and I was 21 actually just addressing this with Bethany and the client 22 before. And it's actually less than what we are even 23 requesting here today, but just slightly larger than the 24 12 feet, which currently exists under institutional uses. 25 So this is a -- a mockup. Clearly, we will be
Page 6 1 than 6 feet of elevation with the -- with the adjacent 2 finished grade, and it's set back at least 10 feet from 3 the right-of-way of said fronting street. 4 There's also parking directional signs and 5 temporary signs. 6 If you glean back to the campus low monument 7 signs, as you can see here, the maximum area for a sign 8 face for the low monument signs is 24 square feet. So we 9 attempted to stay consistent as to what is already 10 existing in "A", just for a different called out use, and 11 so for the conditional use, you'll see that we wanted to 12 marry that up as much as possible. 13 Also, you're only allowed one low monument sign. 14 We want to keep consistent with that too for conditional 15 uses. 16 So, that really is, and you have that in front 17 of you as well, and I know Bethany is going to speak 18 really in particular about what other restrictions are, 19 which we will follow. But what you see here is what 20 exists currently today in the code, but just to clean it 21 up and give you guys an opportunity to have this marry up 22 to other conditional uses. 23 I have just a, you know, a quick list of those 24 that, really, what you're looking at, too, when it's not a 25 school or church, which wasn't talked about, are really	Page 8 1 adhering to all other site standards with respect to 2 building materials, lighting, landscaping, everything like 3 that will be adhered to in the code. This is just 4 strictly for the size. 5 If there's anything that I missed, I'm sure 6 Ms. Moore will definitely back me up in filling gaps, and 7 I'm here to answer questions as they come. 8 CHAIRMAN LABONTE: Thank you. 9 MS. JAIMIE MANSFIELD: You know, I'm sorry, may 10 I just address too about the need, real quick, and I said 11 it in the application as well, and I guess that's part of 12 the record and here on the record too. But, really, what 13 also tipped this off too is in residential neighborhoods 14 having a slightly larger sign on this too makes a lot of 15 sense because what you see, and what I do too, I live in 16 a -- a different area of Webster Groves where there's some 17 institutional uses too that don't have any signs, and so 18 you see a lot of folks pull into neighborhoods and back up 19 and come back out or creates a lot of traffic and 20 congestion or U-turns in certain areas where they're not 21 supposed to be. 22 And so the intent behind this too was to have 23 these conditional uses on a larger site like this, have a 24 yard sign -- or have a bigger monument sign, I should say, 25 and, so, hopefully, that will create less congestion and

Page 9 1 create more directional awareness as to where this 2 location is, but keeping mindful certain esthetics that 3 the city requires. 4 So, thank you. Just missed that point. 5 MS. MOORE: Okay. Bethany Moore, City Planner. 6 So, this is a text amendment to the zoning 7 ordinance. 8 Again, it's to add a new section. It would be 9 Section 405.940.F. There is an existing Section F. 10 Again, that would just be moved down to G just for 11 consistency. 12 It's to provide sign design standards for other 13 conditional uses in Residential Districts. 14 So that is the key here, that it's Residential 15 Districts. Obviously, Residential Districts are mostly 16 our single-family. And, so, we do -- our current code 17 addresses signage for institutional uses, which it 18 specifically says schools or churches. So that then 19 leaves a gap for all of our other conditional uses. 20 They're just not addressed in terms of signage. 21 We have, in the past, kind of followed the 22 guidelines for institutional, but this way we were like 23 this is a good time to fill this gap, you know, clear that 24 up. All other conditional uses now would fall under this 25 new section. And Life Time would be one of those.	Page 11 1 not to exceed 24 square feet. 2 And then also low monument signs. And a 3 conditional use occupying a site of at least 5 acres gets 4 the larger low monument sign, which is 24 square feet of 5 signage per face. And then sites of less than 5 acres 6 will still be limited to 12 square feet on their monument 7 signs. 8 And, so, we have -- the low monument sign is 9 still subject to the same design guidelines that all of 10 our other low monument signs are and it refers back to 11 that section here. 12 And then it's to be no more than 6 feet in total 13 height. Set back at least 10 feet from the road. It's 14 located -- is not located within the site distance 15 triangle, and so that's -- that's like the 40 feet back. 16 I think it's usually at a corner, but it's just not 17 allowed in there. We don't allow signage in there for 18 visibility. And then it follows the design standards for 19 low monuments as outlined here. 20 MS. O'BRIEN: So, is that visibility for cars 21 and things so they can see? 22 MS. MOORE: Yes. It's -- yeah, it's when you're 23 coming around -- it's usually at a -- it's at a corner. 24 And so it's like from point -- from one point on the road 25 to one point on the other road, it's like that area in
Page 10 1 So, again, the background is that the applicant 2 is Life Time. They just recently took over the Creve 3 Coeur Racket Club. They had the CUP for the new parking 4 lot recently, and that's at 12691 Conway Road. Again, 5 that's in "A", which is one of our residential districts. 6 So, like I said, this is just -- it would fill 7 the gap here. 8 Also, Life Time Creve Coeur does not qualify for 9 a master signage plan, and that's because of the size of 10 the parcel. In order to qualify for a master signage plan 11 you have to have a minimum of 10 acres, which they do not. 12 So this would fill the gap for sites that are 13 smaller than that. It also includes signage for 5 acres 14 and then less than 5 acres. And so I'll get into that as 15 well. 16 But it allows for allowances for wall signs, 17 directional signs, temporary signs and low monument signs 18 for all other conditional uses in Residential Districts. 19 So, this is the new Section F. So it starts 20 with permanent attached signs, so they would be allowed no 21 more than two, which is standard for all of our buildings 22 in Creve Coeur, no more than two. 23 It is facing two streets. So most of them will 24 have one because they only face one street. But, again, 25 if they're on a corner, they would get two. And that is	Page 12 1 between so that when you're turning, you can see. So it's 2 not allowed there. We don't allow signs there. 3 (Mr. Wang is now present.) 4 And then new parking directional signs. One 5 freestanding parking directional sign may be permitted 6 with not more than two sign faces. That's also pretty 7 standard. Not to exceed 15 square feet. And the zoning 8 administrator may allow additional signs taking into 9 account the size and configuration of the property. 10 Again, that's pretty standard. 11 And then temporary signs. It didn't really have 12 any requirements for temporary signs, so now that's 13 addressed as well if they want to have signs for temporary 14 events or banners or something like that, that's 15 (inaudible). 16 Again, not to exceed 24 square feet, which is 17 also how our other temporary signs work. They're not to 18 exceed the allowed permanent square footage for buildings. 19 So then, again, just to restate that this text 20 amendment just fills that gap of signage that's not 21 addressed for conditional uses within the Residential 22 Districts unless it's a school or a church, so this fills 23 that gap. And it doesn't -- and those properties also do 24 not qualify for a master sign plan. 25 And the sign allowances for the low monument

Page 13 1 signage is consistent with the existing signage size 2 allowances for institutional uses in Residential 3 Districts. But then also the signage is for approval at a 4 staff level, which most of our signage is approved at a 5 staff level, and so this would be the same. 6 Any questions? 7 CHAIRMAN LABONTE: So, maybe I just have an 8 operational question. 9 Why didn't we just expand the usage to all 10 usages that are conditional use? Why did we feel the need 11 to add a new section for something different than churches 12 and schools? 13 MS. MOORE: Just because we had that gap, so we 14 thought it would be better to look at these uses that are 15 different from churches and schools and kind of just do a 16 study of what -- what would be affected and the best ways 17 to address that. 18 CHAIRMAN LABONTE: So, what's really different 19 between like what a church and school would have versus 20 this? Cause you could have also just said it does -- it 21 applies -- gotten rid of, you know, schools and churches, 22 and this is what the requirements were regardless of what 23 the usage was. So, is there a reason why we were trying 24 to single out churches and schools versus other uses? 25 MS. MOORE: I don't know why that one just -- I	Page 15 1 attached. 2 MR. BUELTER: That -- that was my question. Is 3 wayfinding signage depending on the size of the 4 property -- 5 MS. MOORE: Sure. 6 MR. BUELTER: -- cause we're truly talking 7 about, what, 5 to 10 on this, so 5 acres and above. And 8 does the other ordinance pick up 10 and over -- 9 MS. MOORE: For a master -- 10 MR. BUELTER: -- or does this run 5 -- 11 MS. MOORE: -- for master sign plans. 12 MR. BUELTER: Okay. 13 MS. MOORE: When it -- when it gets to 10 acres, 14 then they're eligible for a master sign plan, which would 15 then, yes, cover all their signage. This would be for 16 below that. 17 MR. BUELTER: Okay. 18 So, the other question, though, is -- is if 19 you're eligible for the 10 and -- but you don't want to do 20 the 10, can you go to this? So, my question is if it's -- 21 it says at least 5 acres, do we bound it on the top and 22 say between 5 and 10? You know what I'm saying? 23 CHAIRMAN LABONTE: Uh-huh. So -- 24 MR. BUELTER: Not that I'm trying to close -- 25 CHAIRMAN LABONTE: But less than 10.
Page 14 1 don't know why the existing code only calls out schools 2 and churches. That was just kind of a gap that was there. 3 I don't know why. But we just thought that this -- adding 4 this section would address the -- the uses that were left 5 over. And it does allow for a little bit more signage 6 because some of those are like more for commercial uses, 7 but they're in Residential Districts. 8 So we just thought that leaving the schools and 9 churches as they are, and then just providing additional 10 signage standards for the ones that were left out would be 11 the best way to address it. 12 CHAIRMAN LABONTE: So what's really the 13 difference between what a church and school can have 14 versus others now? Like what's the big difference? 15 MS. MOORE: There's -- so, there's more 16 allowances here for these uses. 17 I don't believe that the current section 18 addresses temporary signs, so this addresses temporary 19 signs. I can't remember if it addresses parking 20 directionals. It may. That's usually something that's 21 more incidental. 22 But then also for the size, it just -- it allows 23 a little bit bigger sign, because these uses are sometimes 24 more commercial and set up like a church or school, so 25 just allows for a little bit more signage, as well as the	Page 16 1 MR. BUELTER: -- a loophole, but -- 2 CHAIRMAN LABONTE: Right. Yeah, that -- 3 MR. BUELTER: -- cause I'm sitting here and not 4 thinking fast enough, hey -- 5 CHAIRMAN LABONTE: Right. 6 MR. BUELTER: -- how -- how can I bootleg, you 7 know this -- 8 CHAIRMAN LABONTE: Uh-huh. 9 MR. BUELTER: -- and how can we close the back 10 end of it, cause it should say 5 to 10. 11 CHAIRMAN LABONTE: Yeah, cause what you're 12 saying is once it hits 10, it has to have a master sign 13 plan? 14 MS. MOORE: No, it does not. Master sign plans 15 are optional. They can choose to have a master sign plan. 16 It's just that's the minium size acreage is 10 acres. 17 They don't have to have a master sign plan just because 18 they're at 10 acres. It is something that we would 19 recommend, just because it's easier to deal with that way, 20 but it's not a requirement. 21 So they -- if they were 10 acres, they could 22 still operate under this. It's just that they then have 23 the opportunity to have a master sign plan. 24 MR. BUELTER: Okay. Cause I -- just right off 25 the top, I'm thinking Olia, you know, if they just want to

Page 17 1 throw a monument out there and do what they want to do 2 after that. 3 MS. MOORE: This would not qualify because this 4 is specifically for in Residential Districts -- 5 MR. BUELTER: Okay. 6 MS. MOORE: -- and Olia is a Planned 7 Development, so they'll have their own signage based on a 8 master sign plan. 9 MR. BUELTER: Okay. 10 MS. MOORE: Which will be reviewed that way. 11 This is specifically for conditional uses in 12 Residential Zoning Districts. 13 MR. BUELTER: Okay. And two other ones. 14 Other one is stated in there, can be, I think, 15 illuminated from inside? 16 MS. MOORE: Uh-huh. 17 MR. BUELTER: Can it be illuminated from outside 18 also or not? 19 MS. MOORE: I believe so, yes, we have lighting 20 requirements. Would have to follow the same lighting 21 requirements. I don't know that off the top of my head. 22 They're usually internally illuminated. 23 MR. BUELTER: Okay. 24 And then -- and I know we always bring this up 25 and never really put it to bed is -- go ahead. Are you	Page 19 1 Any other questions? Okay. 2 CHAIRMAN LABONTE: Yeah, we'll need -- are there 3 any questions from the audience? 4 Okay. 5 MS. SCHNELLMANN: So before we close this 6 matter, I would like to notice documentation in possession 7 of the City Clerk for some public hearing exhibits. 8 Specific documents: The staff reports, P&Z 9 letters, minutes, expert -- excerpts, documents of 10 presenters, written submittals, City Code of Ordinance and 11 Charter, the City Comprehensive Plan, and the public file 12 regarding the application. 13 (The Public Hearing was closed at 6:22 p.m. 14 15 16 17 18 19 20 21 22 23 24 25
Page 18 1 trying -- trying to be funny? Is to make sure that the 2 sign and monument sign is esthetically corresponding with 3 the building. 4 MS. MOORE: Yes. 5 MR. BUELTER: So you don't have some crazy pink 6 sign out there in front of a -- 7 MS. MOORE: Right. Yes. And so it's -- the low 8 monument signs would still have to follow our requirements 9 for design guidelines for low monument signs. 10 MR. BUELTER: Okay. 11 MS. MOORE: And so -- excuse me -- it refers 12 back to that section here, 405.950(C)(3). That's -- 13 MR. BUELTER: Okay. 14 MS. MOORE: -- the design guidelines -- 15 MR. BUELTER: And -- 16 MS. MOORE: -- for all low monument signs. 17 Yeah. So this would not give them additional allowances 18 for what the sign can look like. 19 MR. BUELTER: Okay. 20 MS. MOORE: It just addresses size and location. 21 MR. BUELTER: Okay. 22 MS. MOORE: Because the same design standards 23 would still apply. 24 MR. BUELTER: That's right. Thank you. 25 MS. MOORE: Uh-huh.	Page 20 1 STATE OF MISSOURI) 2 COUNTY OF ST. LOUIS) SS 3 4 I, Deborah K. McLaughlin, Missouri Certified 5 Court Reporter, Illinois Certified Shorthand Reporter and 6 Kansas Certified Court Reporter, do hereby certify that I 7 reported the Planning and Zoning Public Hearing 8 stenographically and later reduced to typewriting; and 9 that this is a true and accurate transcript of the Public 10 Hearing. 11 12 13 <i>Deborah McLaughlin</i> IL-CSR, KS-CCR 14 Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR 15 16 17 18 19 20 21 22 23 24 25

	405.940.F [1] 9/9	7/21	approval [1] 13/3	been [1] 5/23
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MR. POTASHNICK: [1] 2/8	5 acres [6] 7/11 10/14 11/3 11/5 15/7 15/21	affected [1] 13/16	areas [1] 8/20	below [1] 15/16
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MEMORANDUM

DATE: April 10, 2024
TO: Mark Perkins, City Administrator
FROM: Jeffrey Hartman, Chief of Police
CC:
SUBJECT: Missouri Blue Shield Program

RECOMMENDATION:

It is my recommendation that the City pursue the *Missouri Blue Shield* designation, as outlined under Governor Kehoe's [Executive Order 25-03](#).

PROJECT FUNDING (If Applicable):

Not applicable.

BACKGROUND INFORMATION:

The *Missouri Blue Shield* designation recognizes a community's commitment to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships.

Communities that achieve the *Missouri Blue Shield* designation will have access to additional state grants for law enforcement training and equipment.

To be eligible for the *Missouri Blue Shield* designation, the following criteria must be met:

- A resolution demonstrating a commitment to public safety, including a commitment to reduce violent crime within the jurisdiction;
- Demonstrate extraordinary investments in public safety funding;
- Demonstrate community policing initiatives or local partnerships to invest in and/or improve public safety;
- Have an officer recruitment and retention program;
- Demonstrate effectiveness in reducing crime or innovative programs that attempt to reduce crime;
- Participate in regional anti-crime task forces, or a commitment to be a willing partner with these in the future; and
- Comply with Missouri crime reporting, traffic stop data requirements, and other related statutes.

Further information related to the *Missouri Blue Shield* program can be found at this [link](#).

BID SUBMITTALS (If Any):

Not applicable

PROJECT SCHEDULE (If Applicable):

The application deadline is June 1, 2025. The Creve Coeur Police Department already meets all eligibility criteria outlined above. Upon passage of a resolution by the City Council, the Police Department will apply for the *Missouri Blue Shield* designation and provide all required proof of eligibility. Agencies that achieve this designation would be required to maintain eligibility on an annual basis.

ATTACHMENTS:

Draft resolution

RESOLUTION NO. 1791

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, SUPPORTING THE MISSOURI BLUE SHIELD PROGRAM

WHEREAS, law enforcement is essential for the safety and security of Missouri's citizens, communities, and visitors; and

WHEREAS, engagement between the community and law enforcement plays a critical role in reducing crime by fostering trust between residents and law enforcement; and

WHEREAS, local participation in widespread initiatives cultivates a sense of collective responsibility, trust, and ownership; and

WHEREAS, public safety is the responsibility of communities at large, not just sworn peace officers, and requires commitment from local leaders; and

WHEREAS, community buy-in and accountability play a significant role in influencing criminal activity within a community; and

WHEREAS, a local government's commitment to enhance public safety, foster law enforcement support, and encourage community partnerships related to public safety is worth encouraging, supporting, and recognizing.

WHEREAS, the Creve Coeur City Council and Police Department are committed to public safety including reduction of violent crime and are committed to exploring opportunities to strengthen its law enforcement capabilities through participation in the Missouri Blue Shield Program; and

WHEREAS, the Blue Shield Program, as outlined in Executive Order 25-03, aligns with the Governor's Safer Missouri initiative and offers designated communities the opportunity to access state grants for law enforcement training and equipment; and

WHEREAS, the City Council and Police Department believe that pursuing the Missouri Blue Shield designation will provide access to valuable resources and recognition for their ongoing efforts to support public safety and that the City meets the criteria established by Executive Order 25-03 and the Department of Public Safety.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR THAT:

Section 1: The City of Creve Coeur supports the Blue Shield Program that recognizes and supports a local government's efforts to enhance public safety, foster law enforcement support, and encourage community partnerships relative to public safety. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper to carry out the intent of this Resolution and the matters

RESOLUTION NO. 1791

herein authorized, obtain a Blue Shield designation, comply with the requirements of such designation, pursue grants through such designation, and exercise the rights and duties of the City under the Blue Shield Program.

ADOPTED THIS ____ DAY OF _____ 2025

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMORANDUM

DATE: April 23, 2025

TO: Mark Perkins, City Administrator

FROM: Jason Valvero, Director of Recreation

CC: Jim Heines, Director of Public Works

SUBJECT: Recommendation to Award Venable Park Renovation Project

RECOMMENDATION:

Staff recommends entering into an agreement with Ideal Landscape Construction, Inc. for the renovation of Venable Park in the amount of \$2,092,868.00 for the base bid, along with the alternate for the pedestrian bridge in the amount of \$222,868.00, for a total project cost of \$2,315,736.00.

PROJECT FUNDING:

A total of \$2 million was included in the FY25 budget for the Venable Park project. This amount has been reduced by the completion of the restroom renovation and remaining expenses carried over from the tennis court project, leaving a balance of \$1,842,496. The remaining project costs will be covered by the Park and Stormwater Fund balance.

BACKGROUND INFORMATION:

Venable Park has long served the residents of Creve Coeur. In 2023, the City partnered with HDR, an international engineering firm, to develop a master plan for the park. The plan was completed by D4O, HDR's pro bono division, after an HDR employee—who is the great-grandniece of Dr. Venable—submitted the project for consideration. The City Council approved the Venable Park Master Plan on June 24, 2024.

In October 2023, TWM was selected to provide professional engineering services for the project. Through collaboration and detailed analysis of the park's needs, the following primary goals were identified:

- Improve the park entrance
- Rebuild the parking lot to enhance traffic flow, grading, and accessibility
- Replace the existing pavilion
- Add a playground for children ages 2–5 adjacent to the current 6–12-year-old playground
- Create a central plaza featuring memorial artwork
- Replace and widen the walking path to 10 feet
- Add two new walking path loop connections

- Upgrade park furniture
- Improve stormwater runoff collection, including soil remediation and the addition of two bio-retention areas

Staff believes that Ideal Landscape Construction, Inc. is well-qualified to execute the scope of work based on their prior successful completion of similar projects, including the 2021 Malcolm Terrace Park Path Project and the 2024 major renovation of Millennium Park. The work proposed for Venable Park involves many comparable elements, such as site grading, playground installation, pavilion construction, and plaza development.

On April 16, 2025, the project was reviewed with the Parks and Historic Preservation Committee, which unanimously recommended proceeding with the project, including the pedestrian bridge alternate, as bid by Ideal Landscape Construction, Inc. Please see the attached report from Steve Berecz for additional details regarding the bridge.

Staff further recommends including the bridge alternate in the contract at this time to ensure cost efficiency and to avoid delays and additional permitting requirements if the bridge were added later.

ADVERTISEMENT:

The invitation for bids was posted on the Drexel Technologies online plan room and on the City's website. The pre-bid meeting was well attended, with several prospective contractors present.

BID SUBMITTALS:

Three bids were received. Bids were opened and read publicly in the Council Chambers on Tuesday, April 15, 2025, at 1:00 PM. A complete bid tabulation is attached. Results are summarized below:

Contractor	Engineer's Estimate	Ideal Landscape Group	*Bryne & Jones	Vision Civil Construction
Base Bids	\$1,876,922.04	\$2,092,868.00	\$2,318,574.00	\$2,443,964.25
Alternate	\$215,356.90	\$222,868.00	\$244,178.00	\$255,284.80
Total Cost	\$2,092,278.94	\$2,315,736.00	\$2,562,752.00	\$2,699,249.05

*Bryne & Jones' bid was deemed non-responsive due to use of an incorrect bid form, inaccurate quantities and costs, and computational errors.

PROJECT SCHEDULE:

If approved, Ideal Landscape Construction, Inc. intends to begin work the week of May 12, 2025, pending approval of shop drawings by City staff. Project completion is scheduled for October 1, 2025.

ATTACHMENTS:

1. Memo
2. Resolution
3. Bid Tabulation
4. Bridge Memo
5. Contract with Ideal Landscape Construction, Inc.
6. Venable Park Master Plan

RESOLUTION NO. 1792

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A CONTRACT WITH IDEAL LANDSCAPE CONSTRUCTION, INC. FOR THE VENABLE PARK PROJECT FOR THE NOT-TO-EXCEED CONTRACT SUM OF \$2,315,736.00.

WHEREAS, the city strives to maintain its park facilities in a safe, efficient, and attractive state in order to maintain the quality of life expected by the community; and

WHEREAS, the 2-5 year old playground, pavilion, park furniture, and walkways at Venable Park are in need of replacement, and is recommended to improve the safety, quality and appearance of the park; and

WHEREAS, the renovation will include rebuilding the parking lot to add accessible parking spots and a new accessible walking path is recommended to improve the safety, quality and appearance of the park; and

WHEREAS, the Parks and Historic Preservation Committee has reviewed and recommends the improvements to Venable Park; and

WHEREAS, this project and these improvements have been competitively bid per the requirements outlined in the City of Creve Coeur Code of Ordinances; and

WHEREAS, Ideal Landscape Construction, Inc., provided the lowest qualified bid for the project, and City staff have evaluated this bid to be fair and to the City's advantage to accept.

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

Section 1. The Contract between **Ideal Landscape Construction, Inc.** and the City of Creve Coeur, attached hereto as "Exhibit A," with a **not-to-exceed contract sum of \$2,315,736.00**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that Contract. The Contract as executed shall be substantially in the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

ADOPTED THIS 28TH DAY OF APRIL, 2025.

DR. ROBERT HOFFMAN, MAYOR

ATTEST:

KELLIE HENKE, CITY CLERK



MEMORANDUM

Date: April 16, 2025
To: Mark Perkins, City Administrator
From: Steven Berecz, City Engineer
CC: Jason Valvero, Director of Recreation
Subject: Venable Park Pedestrian Bridge

Staff Recommendation

Staff is requesting City Council approve Alternate #1 for the Venable Park Improvement Project, pedestrian bridge removal and replacement, in the amount of \$222,868. The engineer's estimate of cost for this bid alternate is \$215,290.

Background

The current pedestrian bridge crossing at the west end of Foxbrook Drive was constructed about forty-five years ago. I recently reached out to two structural engineering consultants and requested each consultant provide a brief review of the existing bridge. Both consultants conducted a field review and relayed their thoughts to me on a phone call. Neither consultant charged for their service and no formal reports were prepared.

I asked both consultants if they could prepare a report that would estimate what service life remains for the existing bridge and both stated that would be difficult and they likely would not do that. They could prepare a report detailing existing conditions and repairs that might be needed. The cost of this report would be in the range of \$7,000 to \$12,000. I did not ask for any formal proposals from either consultant.

Following is my summary/assessment of the existing pedestrian bridge based on my discussions with the consultants and my field review:

1. The bridge is not in imminent danger of collapse and can remain open this year and possibly the next few years.
2. The bridge has slender columns of which there is some existing cracking of the columns. The slender design is a slight concern during extreme floods (debris) and with a combination of high winds with the two combining factors possibly causing a failure of the bridge.
3. Some bar joists are rusting and likely need cleaning and painting.
4. Other minor issues with the bridge substructure where repairs might be necessary.
5. The bridged may not have been designed/built in accordance with current structural codes.

I estimate the total costs to be between \$20,000 and \$30,000 to complete a structural engineer's assessment, prepare bid documents and for a contractor to make the recommended repairs. With this work, I'd estimate that the current pedestrian bridge could be in service for likely ten years.

Recent Repairs

During a June 2024 inspection of the pedestrian bridge, city staff observed that the structure appeared unstable—swaying from side to side when walked on. Staff also noted deteriorated decking boards, aging lumber, and a lack of X-bracing on the bar joist frame.

To address these issues, the city initiated short-term repairs, which included:

- Removing and replacing all decking boards
- Removing and replacing large portions of the handrail system
- Installing cross members beneath the bridge to reinforce the bar joist superstructure

Following these improvements, the bridge was significantly stabilized and deemed safe for continued use. Please note: these repairs are intended as a short-term solution, with an expected lifespan of approximately five years to keep the bridge operational in the interim.

New Pedestrian Bridge

As part of the design for the Venable Park renovations, a new prefabricated pedestrian truss bridge along with new concrete abutments were designed and bid as Alternate #1 for the project. Work also included a complete removal of the existing bridge and associated work. The new bridge would be constructed of weathering steel along with a poured in place concrete planks/deck. The service life expectancy for this bridge is 75 to 100 years with likely only routine maintenance repairs when needed. The bridge would be six feet wide (inside face to inside face of fencing).

As part of the overall site design for Venable Park Renovations, a detailed flood study of Monsanto-Sunswept Creek was completed by the designer engineering and was submitted to the U.S. Army Corps of Engineers for review/permitting. This permit was issued on March 14, 2025 and is valid through construction starting by March 14, 2026. Extensions of this permit are possible, but not guaranteed, and generally I'd assume that after two years, a completely new/updated flood study would need to be completed, with an estimated design cost of \$20,000.

I feel that cost of the new bridge by the low bidder, \$222,868 is fair and reasonable. I feel that significant costs savings have been realized by bidding the bridge along with the remainder of the Venable Park renovations. In my opinion, if just the bridge replacement work was bid today as a stand-alone the project, the expected low bid construction cost would be in the \$350,000 range. I feel that contractors would be very reluctant to bid on such stand-alone project without having enough profit "in the project" to cover potential overruns, errors, risks and other construction contingencies.

If the bridge replacement project was designed, permitted, bid and constructed five plus years from now, I would easily anticipate the total of all these costs to exceed \$500,000.



CITY-CONTRACTOR AGREEMENT

This is an Agreement made and entered into the ____ day of _____, 2025, by and between the City of Creve Coeur, Missouri (hereinafter called the "City") and, **Ideal Landscape Construction, Inc.**, with offices at **6252 Olsen Rd. ,St. Louis, MO** (hereinafter called the "Contractor"). The project is identified as **Venable Park Renovation** (hereinafter called the "Work" or the "Project").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I

The Contract Documents

The Contract Documents, which comprise the entire agreement between the City and the Contractor, consist of the following:

- 1) This City-Contractor Agreement
- 2) General Conditions of City-Contractor Agreement
- 3) Job Special Provisions
- 4) Construction Details
- 5) Non-Collusion Affidavit
- 6) Contractor's Affidavit for Public Construction Projects
- 7) Construction Schedule
- 8) Missouri Annual Wage Order
- 9) All Addenda to the Bid Documents and all Modifications issued after execution of this Contract

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. Furthermore, all definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II
Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III
Time of Completion

All time limits stated in the Contract Documents are of the essence.

The Work to be performed under the Contract shall commence within **twenty (20) calendar days** of the date of the written Notice to Proceed as issued by the City, and the Work shall be completed **by October 15, 2025**.

The Contractor's Construction Schedule shall describe when each phase of the Work will be completed within the Time of Completion indicated above. The Contractor's Construction Schedule cannot indicate a completion date that requires more time than what is indicated above. An extension of the Time of Completion can be made only through a Change Order from the City, in accordance with the General Conditions of the City-Contractor Agreement.

ARTICLE IV
The Contract Sum and Payments

The "Contract Sum" is hereby defined as the sum total of the products of the estimated quantity of each bid item in the Bid Proposal Form and the unit price bid by the Contractor in the Bid Proposal Form for that item, adjusted to account for any Modification(s), as defined in the General Conditions, made in compliance with Article VI of this Agreement and made prior to the execution of this Agreement. Therefore, the Contract Sum represents a reasonable estimate of the anticipated final contract value at the time of the execution of this Agreement. Both the Contractor and the City acknowledge that the actual work may require different item quantities than those that were included in the Bid Proposal Form or a pre-construction Modification and that the completed and accepted item quantities will be reconciled against the estimated quantities through a final change order upon the completion of the Work.

The Contract Sum for this Work shall be two million, three hundred fifteen thousand, seven hundred and thirty-six dollars and zero cents (\$2,315,736.00). The Contract unit prices and Contract item quantities are listed in Table 1 of this Agreement. These unit prices and item quantities form the basis of the not-to-exceed Contract Sum, as described above and as

illustrated in Table 1 of this Agreement. All payments for the Work shall be based upon the Contract unit costs listed in Table 1.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, except as otherwise required by Section 8.960 RSMo. the City shall pay the Contractor as follows:

- (1) On or about the tenth day of each following month, ninety percent (90%) [95% if Contract Sum exceeds \$50,000] of the value of the portion of the Work that has been completed and accepted to date, less the aggregate of all previous progress payments;
- (2) Upon completion of the Work, the Contractor and the City shall execute a final Modification to this Agreement to reconcile the quantity of each completed and accepted Contract item with the estimated quantity of that item included in Table 1 and adjusted through subsequent Modification(s), if any, made in compliance with Article VI of this Agreement; and
- (3) Final payment shall be made within thirty (30) days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE V

Performance of the Work

(a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) A Construction Schedule for the Work, which shall indicate the target dates for starting and completing the various stages of the Work and which shall comply with the times set forth in Article III.
- (2) A Traffic Control Plan indicating the location of all proposed signage, detours, and lane closures requested for the Work and which adequately address and maintain the pedestrian and vehicular traffic during the Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices (MUTCD) developed by the Federal Highway Administration, as referenced in Article I of this Agreement.
- (3) Proof of compliance with all insurance requirements, acceptable to the City.
- (4) All required bonds.
- (5) Any missing bid documents.

(b) The Notice to Proceed shall be issued within fourteen (14) calendar days after the award of the contract or submittal to and approval by the City of the foregoing required documents, whichever is later. Undue delay in submitting such required documents shall be grounds for termination of the contract by the City upon three (3) days advance written notice.

(c) The Contractor shall be required to substantially finish portions of the Work, as designated by the Director of Public Works, prior to continuation of further work remaining on the project. This may include backfilling, restoration, or cleanup as designated by the Director of Public Works.

(d) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City as liquidated damages, and not as a penalty, the sum of:

- five hundred dollars (\$500.00) for each calendar day the Contractor fails to comply with the Construction Schedule until the Director of Public Works determines that Substantial Completion of the Work has been achieved; and
- one hundred dollars (\$100.00) for each working day after both the completion date specified in the Construction Schedule has expired and the date that Substantial Completion has been achieved, until final completion and acceptance of the Work.

The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to the Contractor from the City. Excessive delay, as determined by the Director of Public Works, may be grounds for termination of the City-Contractor Agreement, as discussed in Article VIII.

(e) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City, at such intervals as the City may reasonably direct, the actual progress of the work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (d) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (d) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather may constitute a cause for granting an extension of time, but only as determined and approved by the Director of Public Works.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the contract by altering, adding to, or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the Contract unit prices listed in Table 1 of this Agreement, to the extent such unit prices are applicable. To the extent such unit prices are not applicable,

the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable fee properly itemized and supported by sufficient substantiating data to permit evaluation, by an acceptable cost-plus-percentage fee, or by an acceptable fixed fee.

ARTICLE VIII

Termination of the City-Contractor Agreement

(a) If the Contractor is adjudged a bankrupt; or if the Contractor makes a general assignment for the benefit of creditors; or if a receiver is appointed on account of the Contractor's insolvency; or if the Contractor persistently or repeatedly fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule; or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and his surety, terminate the Contract, take possession of the Work and of all materials and equipment thereon, and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the value of the Work completed to date shall exceed the expenses of finishing the Work, including additional professional, managerial, and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the value of the Work completed to date, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly:

- (i) assign to the City in the manner and to the extent directed by the City all right, title, and interest of the Contractor under any subcontracts, purchase orders, and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and
- (ii) make available to the City, to the extent directed by the City, all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties.

ARTICLE IX
Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each accident

(d) Owner's Protective Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured and other policies must cover the City as an additional primary insured. All policies must be endorsed to require at least thirty (30) days written advance notice to the City of any change or cancellation. Proof of compliance with these requirements shall be furnished to and approved by the City prior to the Contractor commencing the Work on this project. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project.

ARTICLE X
Equal Opportunity and Non-Discrimination

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination, including, but not limited to, Chapter 230 of the Code of Ordinances of the City of Creve Coeur, Missouri.

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the Contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "Contractor") agrees, as follows:

1. **Compliance with Regulations:** The Contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.
2. **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.
3. **Solicitation for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of

equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status.

4. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Highway Department of the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Highway Department or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Highway Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
6. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the State Highway Department or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the State Highway Department to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE XI
Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest. A detailed discussion of conflicts of interest can be found in Section 5.6 of the General Conditions of City-Contractor Agreement.

ARTICLE XII
The Work

The Contractor shall furnish all labor, materials, and equipment necessary to complete all services included in the Work. The scope of work includes demolition of one playground, pavilion, existing parking lot, and sidewalks. Installation of new playground, concrete walkways, site grading, pavilion, memorial, parking lot, pedestrian bridge and associated landscaping work in the City of Creve Coeur. This work is more specifically described in the Project Specifications.

The Work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

TABLE 1
Summary of Contract Quantities, Contract Unit Prices, and Contract Sum

Item Number	Item	Unit	Contract Quantity	Contract Unit Price	Item Subtotal
1	CLEARING AND GRUBBING	LS	1	\$ 50,758.00	\$ 50,758.00
2	REMOVAL OF IMPROVEMENTS (INCLUDES ASPHALT PAVEMENT MILLING)	LS	1	\$ 100,000.00	\$ 100,000.00
3	TREE REMOVAL, OVER 15"	EACH	1	\$ 4,500.00	\$ 4,500.00
4	CLASS "A" EXCAVATION (ON-SITE CUT FOR DIRT)	CY	585	\$ 25.00	\$ 14,625.00
5	COMPACTING EMBANKMENT (NORMAL FILL TAKEN FROM SITE)	CY	500	\$ 25.00	\$ 12,500.00
6	EMBANKMENT IN PLACE (FILL BORROWED FROM ANOTHER SITE)	CY	100	\$ 75.00	\$ 7,500.00
7	HAUL OFF FOR EXCESS MATERIAL	CY	0	\$ 75.00	\$ -
8	PAVEMENT SAW CUT (FULL DEPTH)	LF	85	\$ 10.00	\$ 850.00
9	REMOVE AND RELOCATE EXISTING ENTRANCE SIGN	EACH	1	\$ 500.00	\$ 500.00
10	INLET PROTECTION DEVICE - FABRIC DROP	EACH	11	\$ 100.00	\$ 1,100.00
11	CONSTRUCTION ENTRANCE	EACH	2	\$ 10,000.00	\$ 20,000.00
12	SILT FENCE	LF	875	\$ 3.00	\$ 2,625.00
13	CONCRETE SIDEWALK, 4" THICK	SY	1,600	\$ 75.00	\$ 120,000.00
14	TYPE 5 AGGREGATE BASE, 4" THICK (SIDEWALK)	SY	1,600	\$ 25.00	\$ 40,000.00
15	CONCRETE PAVER BLOCK ASSEMBLY (INCLUDES BASE)	SF	1,105	\$ 25.00	\$ 27,625.00
16	6" HIGH VERTICAL CONCRETE CURB, TYPE S	LF	387	\$ 35.00	\$ 13,545.00
17	0" HIGH FLUSH CONCRETE EDGING	LF	165	\$ 35.00	\$ 5,775.00
18	4" TYPE C BITUMINOUS CONCRETE WEARING SURFACE (PARKING LOT)	TONS	490	\$ 180.00	\$ 88,200.00
19	2" TYPE C BITUMINOUS CONCRETE WEARING SURFACE (ASPHALT WALKING PATH)	TONS	178	\$ 180.00	\$ 32,040.00
20	2" TYPE X BITUMINOUS CONCRETE BASE (ASPHALT WALKING PATH)	TONS	178	\$ 180.00	\$ 32,040.00
21	TACK COAT (0.3 GAL / S.Y.) (PARKING LOT & ASPHALT WALKING PATH)	GAL	1,131	\$ 6.00	\$ 6,786.00
22	TYPE 5 AGGREGATE BASE - VARIOUS DEPTH (PARKING LOT)	CY	625	\$ 75.00	\$ 46,875.00
23	TYPE 5 AGGREGATE BASE - 6" THICK (ASPHALT WALKING PATH)	SY	1,545	\$ 20.00	\$ 30,900.00
24	DECORATIVE GRAVEL STONE EDGE	SF	170	\$ 25.00	\$ 4,250.00
25	EPOXY PAVEMENT MARKING, 4" WHITE	LF	2,076	\$ 5.00	\$ 10,380.00
26	EPOXY PAVEMENT MARKING, SYMBOLS (ADA & ARROWS)	EACH	7	\$ 250.00	\$ 1,750.00
27	HANDRAILS	LF	156	\$ 153.00	\$ 23,868.00
28	COLLAPSIBLE BOLLARD	EACH	1	\$ 1,000.00	\$ 1,000.00
29	SMALL BLOCK RETAINING WALL	SF	1,965	\$ 72.00	\$ 141,480.00
30	42" HIGH ALUMINUM ORNAMENTAL FENCING; AMERISTAR MONTAGE II	LF	282	\$ 143.00	\$ 40,326.00
31	ADA SIGNAGE (POST, PANEL & FOUNDATION)	EACH	3	\$ 500.00	\$ 1,500.00
32	CONCRETE WHEEL STOPS	EACH	25	\$ 200.00	\$ 5,000.00

Item Number	Item	Unit	Contract Quantity	Contract Unit Price	Item Subtotal
33	GRATED STORM INLET	EACH	2	\$ 6,000.00	\$ 12,000.00
34	STORM MANHOLE (48" DIAMETER)	EACH	7	\$ 5,000.00	\$ 35,000.00
35	CONCRETE AREA INLET (60" DIAMETER)	EACH	1	\$ 6,000.00	\$ 6,000.00
36	NYLOPLAST AREA INLET (24" DIAMETER)	EACH	5	\$ 4,000.00	\$ 20,000.00
37	NYLOPLAST AREA INLET (30" DIAMETER) W/ DOME GRATE	EACH	3	\$ 5,000.00	\$ 15,000.00
38	CLEANOUT STRUCTURE	EACH	5	\$ 500.00	\$ 2,500.00
39	SANITARY SAMPLING TEE	EACH	1	\$ 500.00	\$ 500.00
40	4" PVC CLASS "B" PERFORATED UNDERDRAIN, SDR 35	LF	54	\$ 10.00	\$ 540.00
41	12" HDPE SEWER PIPE - DUAL WALL	LF	726	\$ 125.00	\$ 90,750.00
42	15" HDPE SEWER PIPE - DUAL WALL	LF	27	\$ 135.00	\$ 3,645.00
43	12" RCP SEWER PIPE	LF	362	\$ 135.00	\$ 48,870.00
44	15" RCP SEWER PIPE	LF	205	\$ 145.00	\$ 29,725.00
45	12" FLARED END SECTION (METAL)	EACH	2	\$ 2,500.00	\$ 5,000.00
46	12" FLARED END SECTION (RCP)	EACH	1	\$ 3,500.00	\$ 3,500.00
47	15" FLARED END SECTION (METAL)	EACH	1	\$ 2,750.00	\$ 2,750.00
48	6" POLYVINYL CHLORIDE PIPE (PVC), SDR 35	LF	283	\$ 85.00	\$ 24,055.00
49	6" BEVELED END W/ RODENT GUARD	EACH	1	\$ 100.00	\$ 100.00
50	CONNECT TO EXISTING SEWER	EACH	2	\$ 1,500.00	\$ 3,000.00
51	ADJUST EXISTING MANHOLE TO GRADE	EACH	1	\$ 1,500.00	\$ 1,500.00
52	SELECT GRANULAR BACKFILL	CY	380	\$ 75.00	\$ 28,500.00
53	ELECTRICAL SERVICE (ALLOCATION)	LS	1	\$ 20,000.00	\$ 20,000.00
54	STONE RIP RAP / ROCK OUTLET - MODOT TYPE 2	SY	63	\$ 75.00	\$ 4,725.00
55	TEMPORARY TRAFFIC CONTROL AND SITE CONTROLLED FENCING	LS	1	\$ 30,000.00	\$ 30,000.00
56	MOBILIZATION (5% CONTRACT FEE)	LS	1	\$ 100,348.00	\$ 100,348.00
57	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$ 15,000.00	\$ 15,000.00
58	LAND DISTURBANCE PERMIT	EACH	1	\$ 1,500.00	\$ 1,500.00
59	GENERAL CONDITIONS, BONDS, INSURANCE, PERMITS, ETC.	LS	1	\$ 65,000.00	\$ 65,000.00
60	PRECAST CONCRETE CURVED BENCHES (INCLUDES FOUNDATION)	EACH	4	\$ 2,500.00	\$ 10,000.00
61	STANDARD BENCHES	EACH	6	\$ 1,800.00	\$ 10,800.00
62	PICNIC TABLES	EACH	10	\$ 1,500.00	\$ 15,000.00
63	TRASH RECEPTACLES	EACH	6	\$ 1,100.00	\$ 6,600.00
64	OUTDOOR WATER FOUNTAIN STATION, BOTTLE FILLING	EACH	1	\$ 12,500.00	\$ 12,500.00
65	PAVILION SHELTER - OCTAGONAL W/ VENTED TOP - 40'	EACH	1	\$ 150,000.00	\$ 150,000.00
66	SHADE STRUCTURE - SINGLE POST PYRAMID CANTILEVER SHADE	EACH	1	\$ 20,000.00	\$ 20,000.00
67	PLAYGROUND EQUIPMENT (ALLOWANCE)	LS	1	\$ 130,000.00	\$ 130,000.00

Item Number	Item	Unit	Contract Quantity	Contract Unit Price	Item Subtotal
68	PLAYGROUND SAFETY SURFACE & CONCRETE BASE	SF	1,600	\$ 30.00	\$ 48,000.00
69	SCULPTURE FOUNDATION	LS	1	\$ 43,000.00	\$ 43,000.00
70	LIMESTONE CAP	LS	1	\$ 18,000.00	\$ 18,000.00
71	SEEDED TURF AREA (FESCUE TURF)	SF	40,000	\$ 0.50	\$ 20,000.00
72	PLUGGED PLANTING AREA (18" o.c.)	EACH	1,728	\$ 4.00	\$ 6,912.00
73	LANDSCAPE AREA MULCH (SHREDDED OAK)	CY	72	\$ 65.00	\$ 4,680.00
74	PERENNIAL (1-3 Gal)	EACH	775	\$ 24.00	\$ 18,600.00
75	DECIDUOUS & EVERGREEN SHRUB (3-5 Gal)	EACH	239	\$ 75.00	\$ 17,925.00
76	BIORETENTION LEAF MULCH	CY	18	\$ 65.00	\$ 1,170.00
77	AMENDED SOILS DISCONNECT (BMP MEASURES)	CY	260	\$ 50.00	\$ 13,000.00
78	CANOPY TREE B&b (3.5"-4" cal.)	EACH	36	\$ 700.00	\$ 25,200.00
79	UNDERSTORY TREE B&B (3"-3.5" cal.)	EACH	13	\$ 700.00	\$ 9,100.00
80	TREE PROTECTION FENCING	LF	4,083	\$ 1.00	\$ 4,083.00
81	LANDSCAPE PROTECTIVE BARRIER	LF	1,590	\$ 2.00	\$ 3,180.00
82	SOODED TURF AREA	SF	5,000	\$ 1.50	\$ 7,500.00
83	SOIL PREP - TURF AND PERENNIAL AREA	LS	1	\$ 9,000.00	\$ 9,000.00
84	BIORETENTION SOIL MATERIAL (BOTTOM OF BIORETENTION BASINS)	CY	151	\$ 200.00	\$ 30,200.00
85	FIBER WATTLES	LF	204	\$ 3.00	\$ 612.00
86	PEDESTRIAN BRIDGE DESIGN	LS	1	\$ 185,993.00	\$ 185,993.00
87	INLET PROTECTION DEVICE - FABRIC DROP	EACH	1	\$ 100.00	\$ 100.00
88	6" HIGH VERTICAL CONCRETE CURB, TYPE S	LF	27	\$ 50.00	\$ 1,350.00
89	2" TYPE C BITUMINOUS CONCRETE WEARING SURFACE (ASPHALT WALKING PATH)	TONS	12	\$ 180.00	\$ 2,160.00
90	2" TYPE X BITUMINOUS CONCRETE BASE (ASPHALT WALKING PATH)	TONS	12	\$ 180.00	\$ 2,160.00
91	TACK COAT (0.3 GAL / S.Y.) (ASPHALT WALKING PATH)	GAL	30	\$ 6.00	\$ 180.00
92	TYPE 5 AGGREGATE BASE - 6" THICK (ASPHALT WALKING PATH)	SY	97	\$ 25.00	\$ 2,425.00
93	EROSION AND SEDIMENT CONTROL AT PEDESTRIAN BRIDGE	LS	1	\$ 1,000.00	\$ 1,000.00
94	CLEARING AND GRUBBING	LS	1	\$ 10,000.00	\$ 10,000.00
95	FURNISHING TYPE 2 ROCK BLANKET	CY	33	\$ 50.00	\$ 1,650.00
96	PLACING TYPE 2 ROCK BLANKET	CY	33	\$ 100.00	\$ 3,300.00
97	SODDING	SY	170	\$ 15.00	\$ 2,550.00
98	MOBILIZATION	LS	1	\$ 10,000.00	\$ 10,000.00
CONTRACT SUM:				\$	2,315,736.00

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By _____
Mark C. Perkins, City Administrator

(SEAL)

By _____
James H. Heines, Director of Public Works

Attest: _____
City Clerk

Date: _____

CONTRACTOR

By _____
Signature

Printed Name

(SEAL)

Title

Attest: _____

Date: _____



BID TABULATION

Venable Memorial Park Renovation

City of Creve Coeur, Missouri

Bids opened: 1:00 p.m. Tuesday, June 20, 2023

Item Number	Item	Unit	Contract Quantity	Engineer's Estimate		Ideal Landscape Group		Bryne & Jones		Vision Civil Construction	
				Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal
1	CLEARING AND GRUBBING	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 50,758.00	\$ 50,758.00	\$ 5,542.00	\$ 5,542.00	\$ 11,750.00	\$ 11,750.00
2	REMOVAL OF IMPROVEMENTS (INCLUDES ASPHALT PAVEMENT MILLING)	LS	1	\$ 135,000.00	\$ 135,000.00	\$ 100,000.00	\$ 100,000.00	\$ 148,180.00	\$ 148,180.00	\$ 140,500.00	\$ 140,500.00
3	TREE REMOVAL, OVER 15"	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 4,500.00	\$ 4,500.00	\$ 3,305.00	\$ 3,305.00	\$ 2,800.00	\$ 2,800.00
4	CLASS "A" EXCAVATION (ON-SITE CUT FOR DIRT)	CY	585	\$ 35.00	\$ 20,475.00	\$ 25.00	\$ 14,625.00	\$ 22.00	\$ 12,870.00	\$ 86.00	\$ 50,310.00
5	COMPACTING EMBANKMENT (NORMAL FILL TAKEN FROM SITE)	CY	500	\$ 25.00	\$ 12,500.00	\$ 25.00	\$ 12,500.00	\$ 15.00	\$ 7,500.00	\$ 80.45	\$ 40,225.00
6	EMBANKMENT IN PLACE (FILL BORROWED FROM ANOTHER SITE)	CY	100	\$ 35.00	\$ 3,500.00	\$ 75.00	\$ 7,500.00	\$ 37.00	\$ 3,700.00	\$ 155.00	\$ 15,500.00
7	HAUL OFF FOR EXCESS MATERIAL	CY	0	\$ 45.00	\$ -	\$ 75.00	\$ -	\$ 47.00	\$ -	\$ -	\$ -
8	PAVEMENT SAW CUT (FULL DEPTH)	LF	85	\$ 8.00	\$ 680.00	\$ 10.00	\$ 850.00	\$ 8.00	\$ 680.00	\$ 5.15	\$ 437.75
9	REMOVE AND RELOCATE EXISTING ENTRANCE SIGN	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 9,170.00	\$ 9,170.00	\$ 3,735.00	\$ 3,735.00
10	INLET PROTECTION DEVICE - FABRIC DROP	EACH	11	\$ 150.00	\$ 1,650.00	\$ 100.00	\$ 1,100.00	\$ 331.00	\$ 3,641.00	\$ 300.00	\$ 3,300.00
11	CONSTRUCTION ENTRANCE	EACH	2	\$ 2,500.00	\$ 5,000.00	\$ 10,000.00	\$ 20,000.00	\$ 5,542.00	\$ 11,084.00	\$ 7,875.00	\$ 15,750.00
12	SILT FENCE	LF	875	\$ 4.00	\$ 3,500.00	\$ 3.00	\$ 2,625.00	\$ 8.00	\$ 7,000.00	\$ 5.75	\$ 5,031.25
13	CONCRETE SIDEWALK, 4" THICK	SY	1,600	\$ 70.00	\$ 112,000.00	\$ 75.00	\$ 120,000.00	\$ 117.00	\$ 187,200.00	\$ 97.00	\$ 155,200.00
14	TYPE 5 AGGREGATE BASE, 4" THICK (SIDEWALK)	SY	1,600	\$ 10.00	\$ 16,000.00	\$ 25.00	\$ 40,000.00	\$ 6.00	\$ 9,600.00	\$ 10.00	\$ 16,000.00
15	CONCRETE PAVER BLOCK ASSEMBLY (INCLUDES BASE)	SF	1,105	\$ 35.00	\$ 38,675.00	\$ 25.00	\$ 27,625.00	\$ 47.00	\$ 51,935.00	\$ 44.75	\$ 49,448.75
16	6" HIGH VERTICAL CONCRETE CURB, TYPE S	LF	387	\$ 65.00	\$ 25,155.00	\$ 35.00	\$ 13,545.00	\$ 42.00	\$ 16,254.00	\$ 41.50	\$ 16,060.50
17	0" HIGH FLUSH CONCRETE EDGING	LF	165	\$ 60.00	\$ 9,900.00	\$ 35.00	\$ 5,775.00	\$ 36.00	\$ 5,940.00	\$ 41.50	\$ 6,847.50
18	4" TYPE C BITUMINOUS CONCRETE WEARING SURFACE (PARKING LOT)	TONS	490	\$ 150.00	\$ 73,500.00	\$ 180.00	\$ 88,200.00	\$ 115.00	\$ 56,350.00	\$ 137.85	\$ 67,546.50
19	2" TYPE C BITUMINOUS CONCRETE WEARING SURFACE (ASPHALT WALKING PATH)	TONS	178	\$ 115.00	\$ 20,470.00	\$ 180.00	\$ 32,040.00	\$ 210.00	\$ 37,380.00	\$ 165.40	\$ 29,441.20
20	2" TYPE X BITUMINOUS CONCRETE BASE (ASPHALT WALKING PATH)	TONS	178	\$ 125.00	\$ 22,250.00	\$ 180.00	\$ 32,040.00	\$ 190.00	\$ 33,820.00	\$ 165.40	\$ 29,441.20
21	TACK COAT (0.3 GAL / S.Y.) (PARKING LOT & ASPHALT WALKING PATH)	GAL	1,131	\$ 1.50	\$ 1,696.50	\$ 6.00	\$ 6,786.00	\$ 10.00	\$ 11,310.00	\$ 5.50	\$ 6,220.50
22	TYPE 5 AGGREGATE BASE - VARIOUS DEPTH (PARKING LOT)	CY	625	\$ 125.00	\$ 78,125.00	\$ 75.00	\$ 46,875.00	\$ 78.00	\$ 48,750.00	\$ 56.80	\$ 35,500.00
23	TYPE 5 AGGREGATE BASE - 6" THICK (ASPHALT WALKING PATH)	SY	1,545	\$ 15.00	\$ 23,175.00	\$ 20.00	\$ 30,900.00	\$ 22.00	\$ 33,990.00	\$ 12.40	\$ 19,158.00
24	DECORATIVE GRAVEL STONE EDGE	SF	170	\$ 12.00	\$ 2,040.00	\$ 25.00	\$ 4,250.00	\$ 9.00	\$ 1,530.00	\$ 28.65	\$ 4,870.50
25	EPOXY PAVEMENT MARKING, 4" WHITE	LF	2,076	\$ 5.00	\$ 10,380.00	\$ 5.00	\$ 10,380.00	\$ 5.00	\$ 10,380.00	\$ 4.60	\$ 9,549.60
26	EPOXY PAVEMENT MARKING, SYMBOLS (ADA & ARROWS)	EACH	7	\$ 250.00	\$ 1,750.00	\$ 250.00	\$ 1,750.00	\$ 111.00	\$ 777.00	\$ 445.75	\$ 3,120.25
27	HANDRAILS	LF	156	\$ 250.00	\$ 39,000.00	\$ 153.00	\$ 23,868.00	\$ 117.00	\$ 18,252.00	\$ 198.45	\$ 30,958.20
28	COLLAPSIBLE BOLLARD	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 635.00	\$ 635.00	\$ 1,355.00	\$ 1,355.00
29	SMALL BLOCK RETAINING WALL	SF	1,965	\$ 70.00	\$ 137,550.00	\$ 72.00	\$ 141,480.00	\$ 75.00	\$ 147,375.00	\$ 118.25	\$ 232,361.25
30	42" HIGH ALUMINUM ORNAMENTAL FENCING; AMERISTAR MONTAGE II	LF	282	\$ 165.00	\$ 46,530.00	\$ 143.00	\$ 40,326.00	\$ 122.00	\$ 34,404.00	\$ 200.00	\$ 56,400.00
31	ADA SIGNAGE (POST, PANEL & FOUNDATION)	EACH	3	\$ 1,000.00	\$ 3,000.00	\$ 500.00	\$ 1,500.00	\$ 711.00	\$ 2,133.00	\$ 635.00	\$ 1,905.00
32	CONCRETE WHEEL STOPS	EACH	25	\$ 90.00	\$ 2,250.00	\$ 200.00	\$ 5,000.00	\$ 161.00	\$ 4,025.00	\$ 119.75	\$ 2,993.75
33	GRADED STORM INLET	EACH	2	\$ 5,000.00	\$ 10,000.00	\$ 6,000.00	\$ 12,000.00	\$ 5,764.00	\$ 11,528.00	\$ 5,735.00	\$ 11,470.00
34	STORM MANHOLE (48" DIAMETER)	EACH	7	\$ 7,500.00	\$ 52,500.00	\$ 5,000.00	\$ 35,000.00	\$ 5,016.00	\$ 35,112.00	\$ 4,990.00	\$ 34,930.00
35	CONCRETE AREA INLET (60" DIAMETER)	EACH	1	\$ 10,000.00	\$ 10,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,762.00	\$ 6,762.00	\$ 6,725.25	\$ 6,725.25
36	NYLOPLAST AREA INLET (24" DIAMETER)	EACH	5	\$ 5,000.00	\$ 25,000.00	\$ 4,000.00	\$ 20,000.00	\$ 4,989.00	\$ 24,945.00	\$ 4,961.25	\$ 24,806.25
37	NYLOPLAST AREA INLET (30" DIAMETER) W/ DOME GRATE	EACH	3	\$ 6,000.00	\$ 18,000.00	\$ 5,000.00	\$ 15,000.00	\$ 9,090.00	\$ 27,270.00	\$ 9,040.50	\$ 27,121.50
38	CLEANOUT STRUCTURE	EACH	5	\$ 1,000.00	\$ 5,000.00	\$ 500.00	\$ 2,500.00	\$ 450.00	\$ 2,250.00	\$ 446.50	\$ 2,232.50
39	SANITARY SAMPLING TEE	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 1,303.00	\$ 1,303.00	\$ 1,295.45	\$ 1,295.45
40	4" PVC CLASS "B" PERFORATED UNDERDRAIN, SDR 35	LF	54	\$ 25.00	\$ 1,350.00	\$ 10.00	\$ 540.00	\$ 15.00	\$ 810.00	\$ 14.05	\$ 758.70
41	12" HDPE SEWER PIPE - DUAL WALL	LF	726	\$ 65.00	\$ 47,190.00	\$ 125.00	\$ 90,750.00	\$ 97.00	\$ 70,422.00	\$ 96.45	\$ 70,022.70
42	15" HDPE SEWER PIPE - DUAL WALL	LF	27	\$ 75.00	\$ 2,025.00	\$ 135.00	\$ 3,645.00	\$ 150.00	\$ 4,050.00	\$ 148.85	\$ 4,018.95
43	12" RCP SEWER PIPE	LF	362	\$ 85.00	\$ 30,770.00	\$ 135.00	\$ 48,870.00	\$ 108.00	\$ 39,096.00	\$ 106.95	\$ 38,715.90
44	15" RCP SEWER PIPE	LF	205	\$ 95.00	\$ 19,475.00	\$ 145.00	\$ 29,725.00	\$ 114.00	\$ 23,370.00	\$ 112.45	\$ 23,052.25
45	12" FLARED END SECTION (METAL)	EACH	2	\$ 750.00	\$ 1,500.00	\$ 2,500.00	\$ 5,000.00	\$ 1,900.00	\$ 3,800.00	\$ 1,845.00	\$ 3,690.00
46	12" FLARED END SECTION (RCP)	EACH	1	\$ 1,200.00	\$ 1,200.00	\$ 3,500.00	\$ 3,500.00	\$ 2,775.00	\$ 2,775.00	\$ 2,755.00	\$ 2,755.00
47	15" FLARED END SECTION (METAL)	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 2,750.00	\$ 2,750.00	\$ 2,135.00	\$ 2,135.00	\$ 2,122.25	\$ 2,122.25
48	6" POLYVINYL CHLORIDE PIPE (PVC), SDR 35	LF	283	\$ 35.00	\$ 9,905.00	\$ 85.00	\$ 24,055.00	\$ 100.00	\$ 28,300.00	\$ 99.25	\$ 28,087.75
49	6" BEVELED END W/ RODENT GUARD	EACH	1	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 322.00	\$ 322.00	\$ 319.75	\$ 319.75
50	CONNECT TO EXISTING SEWER	EACH	2	\$ 2,000.00	\$ 4,000.00	\$ 1,500.00	\$ 3,000.00	\$ 1,110.00	\$ 2,220.00	\$ 1,102.50	\$ 2,205.00
51	ADJUST EXISTING MANHOLE TO GRADE	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 640.00	\$ 640.00	\$ 633.95	\$ 633.95



BID TABULATION

Venable Memorial Park Renovation

City of Creve Coeur, Missouri

Bids opened: 1:00 p.m. Tuesday, June 20, 2023

Item Number	Item	Unit	Contract Quantity	Engineer's Estimate		Ideal Landscape Group		Bryne & Jones		Vision Civil Construction	
				Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal
52	SELECT GRANULAR BACKFILL	CY	380	\$ 50.00	\$ 19,000.00	\$ 75.00	\$ 28,500.00	\$ 73.00	\$ 27,740.00	\$ 71.65	\$ 27,227.00
53	ELECTRICAL SERVICE (ALLOCATION)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
54	STONE RIP RAP / ROCK OUTLET - MODOT TYPE 2	SY	63	\$ 200.00	\$ 12,600.00	\$ 75.00	\$ 4,725.00	\$ 89.00	\$ 5,607.00	\$ 88.20	\$ 5,556.60
55	TEMPORARY TRAFFIC CONTROL AND SITE CONTROLLED FENCING	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 30,000.00	\$ 30,000.00	\$ 11,600.00	\$ 11,600.00	\$ 42,900.00	\$ 42,900.00
56	MOBILIZATION (5% CONTRACT FEE)	LS	1	\$ 87,542.04	\$ 87,542.04	\$ 100,348.00	\$ 100,348.00	\$ 81,500.00	\$ 81,500.00	\$ 123,800.00	\$ 123,800.00
57	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00	\$ 15,000.00	\$ 14,410.00	\$ 14,410.00	\$ 22,050.00	\$ 22,050.00
58	LAND DISTURBANCE PERMIT	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 253.00	\$ 253.00	\$ 2,755.00	\$ 2,755.00
59	GENERAL CONDITIONS, BONDS, INSURANCE, PERMITS, ETC.	LS	1	\$ -	\$ -	\$ 65,000.00	\$ 65,000.00	\$ 125,000.00	\$ 125,000.00	\$ 168,342.00	\$ 168,342.00
60	PRECAST CONCRETE CURVED BENCHES (INCLUDES FOUNDATION)	EACH	4	\$ 2,500.00	\$ 10,000.00	\$ 2,500.00	\$ 10,000.00	\$ 1,380.00	\$ 5,520.00	\$ 2,000.00	\$ 8,000.00
61	STANDARD BENCHES	EACH	6	\$ 1,600.00	\$ 9,600.00	\$ 1,800.00	\$ 10,800.00	\$ 3,260.00	\$ 19,560.00	\$ 2,140.00	\$ 12,840.00
62	PICNIC TABLES	EACH	10	\$ 2,000.00	\$ 20,000.00	\$ 1,500.00	\$ 15,000.00	\$ 3,175.00	\$ 31,750.00	\$ 1,125.00	\$ 11,250.00
63	TRASH RECEPTACLES	EACH	6	\$ 600.00	\$ 3,600.00	\$ 1,100.00	\$ 6,600.00	\$ 1,745.00	\$ 10,470.00	\$ 785.00	\$ 4,710.00
64	OUTDOOR WATER FOUNTAIN STATION, BOTTLE FILLING	EACH	1	\$ 15,000.00	\$ 15,000.00	\$ 12,500.00	\$ 12,500.00	\$ 7,815.00	\$ 7,815.00	\$ 14,442.75	\$ 14,442.75
65	PAVILION SHELTER - OCTAGONAL W/ VENTED TOP - 40'	EACH	1	\$ 110,000.00	\$ 110,000.00	\$ 150,000.00	\$ 150,000.00	\$ 153,000.00	\$ 153,000.00	\$ 145,100.00	\$ 145,100.00
66	SHADE STRUCTURE - SINGLE POST PYRAMID CANTILEVER SHADE	EACH	1	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 27,190.00	\$ 27,190.00	\$ 18,920.00	\$ 18,920.00
67	PLAYGROUND EQUIPMENT (ALLOWANCE)	LS	1	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00
68	PLAYGROUND SAFETY SURFACE & CONCRETE BASE	SF	1,600	\$ 35.00	\$ 56,000.00	\$ 30.00	\$ 48,000.00	\$ 45.00	\$ 72,000.00	\$ 32.00	\$ 51,200.00
69	SCULPTURE FOUNDATION	LS	1	\$ 26,000.00	\$ 26,000.00	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00	\$ 60,000.00	\$ 60,000.00
70	LIMESTONE CAP	LS	1	\$ 9,000.00	\$ 9,000.00	\$ 18,000.00	\$ 18,000.00	\$ 25,000.00	\$ 25,000.00	\$ 21,800.00	\$ 21,800.00
71	SEEDDED TURF AREA (FESCUE TURF)	SF	40,000	\$ 0.25	\$ 10,000.00	\$ 0.50	\$ 20,000.00	\$ 0.15	\$ 6,000.00	\$ 0.20	\$ 8,000.00
72	PLUGGED PLANTING AREA (18" o.c.)	EACH	1,728	\$ 7.00	\$ 12,096.00	\$ 4.00	\$ 6,912.00	\$ 8.00	\$ 13,824.00	\$ 6.60	\$ 11,404.80
73	LANDSCAPE AREA MULCH (SHREDDED OAK)	CY	72	\$ 90.00	\$ 6,480.00	\$ 65.00	\$ 4,680.00	\$ 77.00	\$ 5,544.00	\$ 88.20	\$ 6,350.40
74	PERENNIAL (1-3 Gal)	EACH	775	\$ 25.00	\$ 19,375.00	\$ 24.00	\$ 18,600.00	\$ 39.00	\$ 30,225.00	\$ 40.25	\$ 31,193.75
75	DECIDUOUS & EVERGREEN SHRUB (3-5 Gal)	EACH	239	\$ 65.00	\$ 15,535.00	\$ 75.00	\$ 17,925.00	\$ 108.00	\$ 25,812.00	\$ 88.20	\$ 21,079.80
76	BIORETENTION LEAF MULCH	CY	18	\$ 48.00	\$ 864.00	\$ 65.00	\$ 1,170.00	\$ 117.00	\$ 2,106.00	\$ 115.75	\$ 2,083.50
77	AMENDED SOILS DISCONNECT (BMP MEASURES)	CY	260	\$ 45.00	\$ 11,700.00	\$ 50.00	\$ 13,000.00	\$ 39.00	\$ 10,140.00	\$ 38.60	\$ 10,036.00
78	CANOPY TREE B&b (3.5"-4" cal.)	EACH	36	\$ 600.00	\$ 21,600.00	\$ 700.00	\$ 25,200.00	\$ 960.00	\$ 34,560.00	\$ 826.85	\$ 29,766.60
79	UNDERSTORY TREE B&b (3"-3.5" cal.)	EACH	13	\$ 400.00	\$ 5,200.00	\$ 700.00	\$ 9,100.00	\$ 960.00	\$ 12,480.00	\$ 745.00	\$ 9,685.00
80	TREE PROTECTION FENCING	LF	4,083	\$ 4.50	\$ 18,373.50	\$ 1.00	\$ 4,083.00	\$ 2.00	\$ 8,166.00	\$ 5.50	\$ 22,456.50
81	LANDSCAPE PROTECTIVE BARRIER	LF	1,590	\$ 7.00	\$ 11,130.00	\$ 2.00	\$ 3,180.00	\$ 7.00	\$ 11,130.00	\$ 3.30	\$ 5,247.00
82	SOODED TURF AREA	SF	5,000	\$ 0.85	\$ 4,250.00	\$ 1.50	\$ 7,500.00	\$ 1.50	\$ 7,500.00	\$ 2.40	\$ 12,000.00
83	SOIL PREP - TURF AND PERENNIAL AREA	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 9,000.00	\$ 9,000.00	\$ 108,000.00	\$ 108,000.00	\$ 15,425.00	\$ 15,425.00
84	BIORETENTION SOIL MATERIAL (BOTTOM OF BIORETENTION BASINS)	CY	151	\$ 150.00	\$ 22,650.00	\$ 200.00	\$ 30,200.00	\$ 122.00	\$ 18,422.00	\$ 121.30	\$ 18,316.30
85	FIBER WATTLES	LF	204	\$ 15.00	\$ 3,060.00	\$ 3.00	\$ 612.00	\$ 7.00	\$ 1,428.00	\$ 6.60	\$ 1,346.40
86	PEDESTRIAN BRIDGE DESIGN	LS	1	\$ 185,000.00	\$ 185,000.00	\$ 185,993.00	\$ 185,993.00	\$ 190,000.00	\$ 190,000.00	\$ 176,115.00	\$ 176,115.00
87	INLET PROTECTION DEVICE - FABRIC DROP	EACH	1	\$ 150.00	\$ 150.00	\$ 100.00	\$ 100.00	\$ 1,575.00	\$ 1,575.00	\$ 650.00	\$ 650.00
88	6" HIGH VERTICAL CONCRETE CURB, TYPE S	LF	27	\$ 65.00	\$ 1,755.00	\$ 50.00	\$ 1,350.00	\$ 105.00	\$ 2,835.00	\$ 74.00	\$ 1,998.00
89	2" TYPE C BITUMINOUS CONCRETE WEARING SURFACE (ASPHALT WALKING PATH)	TONS	12	\$ 115.00	\$ 1,380.00	\$ 180.00	\$ 2,160.00	\$ 375.00	\$ 4,500.00	\$ 165.50	\$ 1,986.00
90	2" TYPE X BITUMINOUS CONCRETE BASE (ASPHALT WALKING PATH)	TONS	12	\$ 125.00	\$ 1,500.00	\$ 180.00	\$ 2,160.00	\$ 375.00	\$ 4,500.00	\$ 165.50	\$ 1,986.00
91	TACK COAT (0.3 GAL / S.Y.) (ASPHALT WALKING PATH)	GAL	30	\$ 1.50	\$ 45.00	\$ 6.00	\$ 180.00	\$ 20.00	\$ 600.00	\$ 5.50	\$ 165.00
92	TYPE 5 AGGREGATE BASE - 6" THICK (ASPHALT WALKING PATH)	SY	97	\$ 15.00	\$ 1,455.00	\$ 25.00	\$ 2,425.00	\$ 38.00	\$ 3,686.00	\$ 25.40	\$ 2,463.80
93	EROSION AND SEDIMENT CONTROL AT PEDESTRIAN BRIDGE	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,800.00	\$ 9,375.00	\$ 9,375.00
94	CLEARING AND GRUBBING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,550.00	\$ 5,550.00	\$ 16,500.00	\$ 16,500.00
95	FURNISHING TYPE 2 ROCK BLANKET	CY	33	\$ 75.00	\$ 2,475.00	\$ 50.00	\$ 1,650.00	\$ 91.00	\$ 3,003.00	\$ 100.00	\$ 3,300.00
96	PLACING TYPE 2 ROCK BLANKET	CY	33	\$ 65.00	\$ 2,145.00	\$ 100.00	\$ 3,300.00	\$ 53.00	\$ 1,749.00	\$ 52.00	\$ 1,716.00
97	SODDING	SY	170	\$ 10.00	\$ 1,700.00	\$ 15.00	\$ 2,550.00	\$ 14.00	\$ 2,380.00	\$ 11.00	\$ 1,870.00
98	MOBILIZATION	LS	1	\$ 10,251.90	\$ 10,251.90	\$ 10,000.00	\$ 10,000.00	\$ 22,000.00	\$ 22,000.00	\$ 37,160.00	\$ 37,160.00

	Engineer's Estimate	Ideal Landscape Group	Bryne & Jones	Vision Civil Construction
Base Bid	\$ 1,876,922.04	\$ 2,092,868.00	\$ 2,318,574.00	\$ 2,443,964.25



BID TABULATION

Venable Memorial Park Renovation

City of Creve Coeur, Missouri

Bids opened: 1:00 p.m. Tuesday, June 20, 2023

Item Number	Item	Unit	Contract Quantity	Engineer's Estimate		Ideal Landscape Group		Bryne & Jones		Vision Civil Construction	
				Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal	Unit Price Bid	Item Subtotal
			Alternate Bid:	\$	215,356.90	\$	222,868.00	\$	244,178.00	\$	255,284.80
			Total Bid:	\$	2,092,278.94	\$	2,315,736.00	\$	2,562,752.00	\$	2,699,249.05



Denotes discrepancy between price written in word and numbers. Price written in words shown.



Denotes calculation error. Corrected value shown.



Denotes contractor used the wrong value allocation, which was updated in subsequent addendum #1

VENABLE MEMORIAL PARK - CONCEPTUAL LAYOUT

GRAPHIC SCALE
40' 0 40' 80'

PROPERTY BOUNDARY (TYPICAL)

MONSANTO SUNSWEPT CREEK

BID ALTERNATE #1 (PEDESTRIAN BRIDGE)

64' L X 8' W PEDESTRIAN BRIDGE (WEATHERING STEEL PEDESTRIAN TRUSS)

SUNSWEEP DRIVE

EXISTING SHADE STRUCTURE (UIP)

NEW TREES (TYPICAL)

GRASSED OPEN SPACE FOR RECREATION USE (2.05 ACRES)

NEW 8' WIDE ASPHALT PATH

NEW PAVILION SHELTER (40' OCTAGON)

NEW PLAZA AREA (1,200sf)

NEW PUBLIC ART MEMORIAL

NEW 8' WIDE ADA ACCESSIBLE PATH

NEW PLAYGROUND (1,500 sf)

EXISTING PLAYGROUND (5,800 sf)

BIORETENTION

POST-TENSION TENNIS COURT REPLACEMENT (BY OTHERS)

EXISTING PICNIC AREA

5' WIDE PATH ACCESS TO TENNIS COURTS

PROPERTY BOUNDARY (TYPICAL)

5' WIDE PATH ACCESS TO TENNIS COURTS

EXISTING FIRE PIT

NEW RETAINING WALL

NEW STEPS W/ HANDRAILS

NEW RAMP W/ HANDRAILS

EXISTING RESTROOMS

RENOVATIONS TO EXISTING RESTROOMS

NEW CURBED PARKING LOT 51 STALLS

COUNTRY VIEW DR

NEW TREE (TYPICAL)

UPDATED PARK ENTRANCE WITH LANDSCAPING AND RELOCATED SIGNAGE

ALTERNATE BID ITEMS:
1. PEDESTRIAN BRIDGE

PARKING DATA

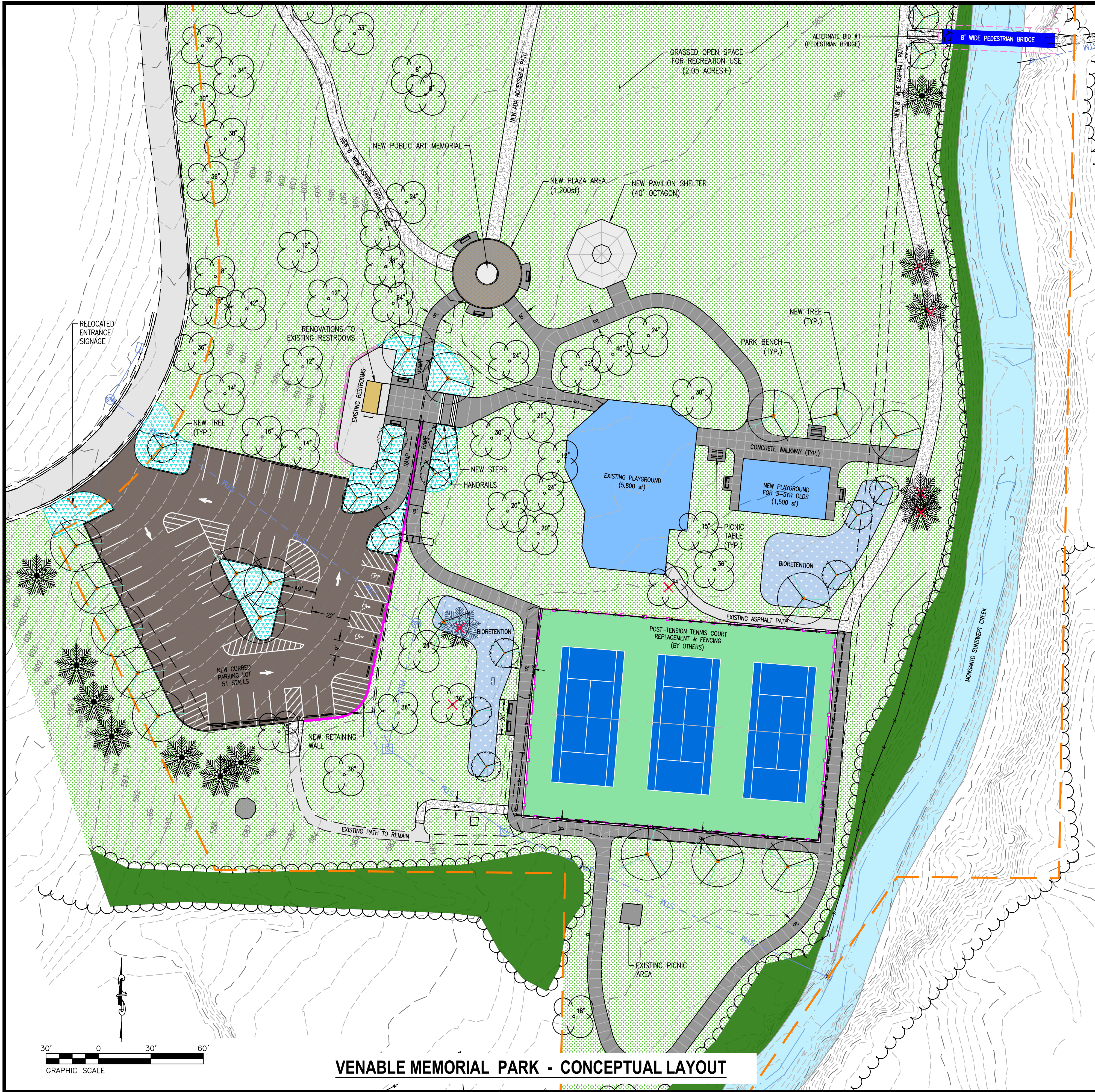
EXISTING PARKING DATA	PROPOSED PARKING DATA
• 46 TOTAL STALLS	• 51 TOTAL STALLS
• 0 ADA STALLS	• 3 ADA STALLS

LEGEND

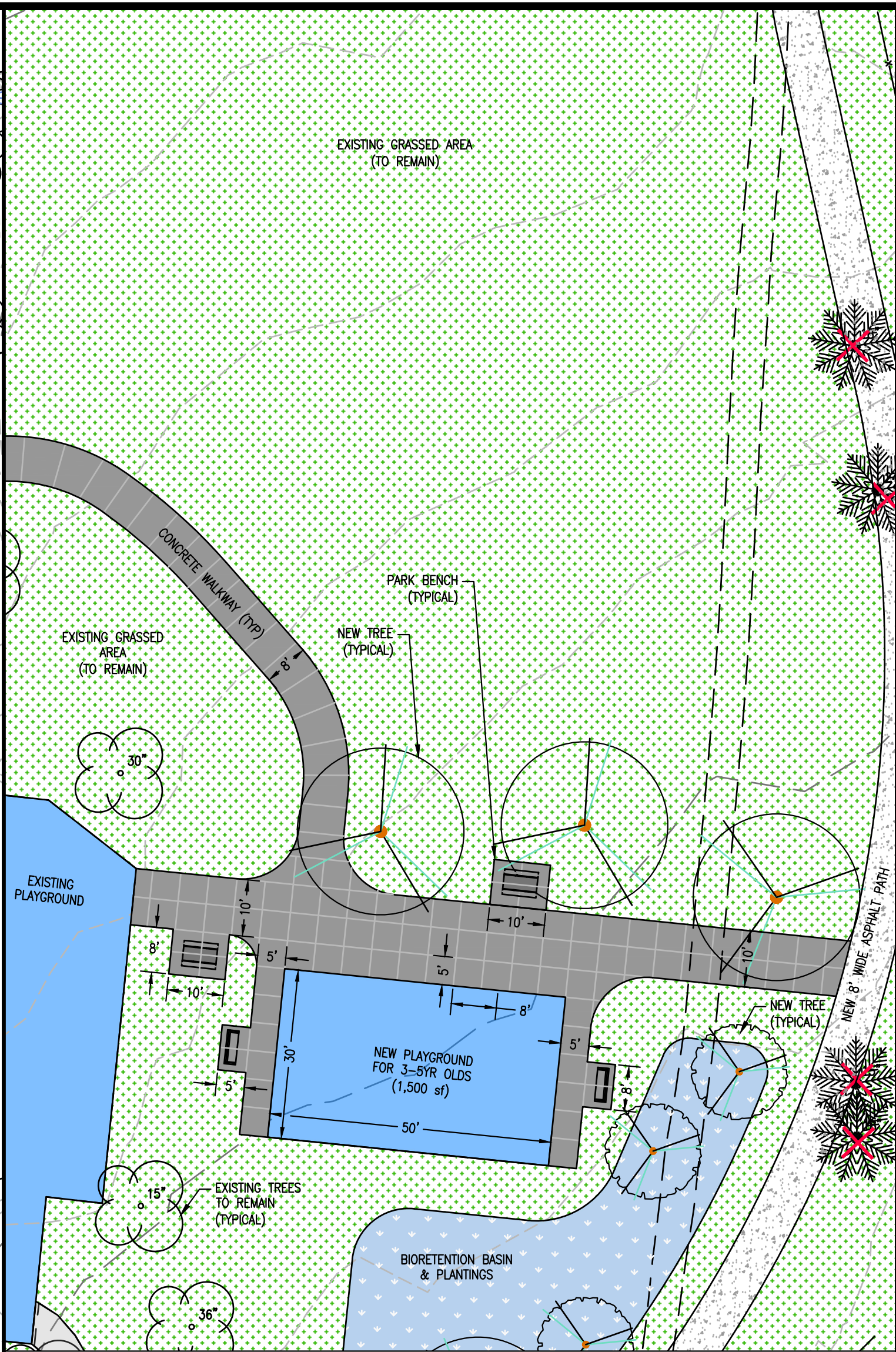
	PROPOSED LANDSCAPED AREAS		PROPOSED CONCRETE PAVEMENT
	PROPOSED BIORETENTION BASIN		PROPOSED ASPHALT WALKWAY
	PROPOSED ASPHALT PARKING LOT		PROPOSED ASPHALT WALKWAY



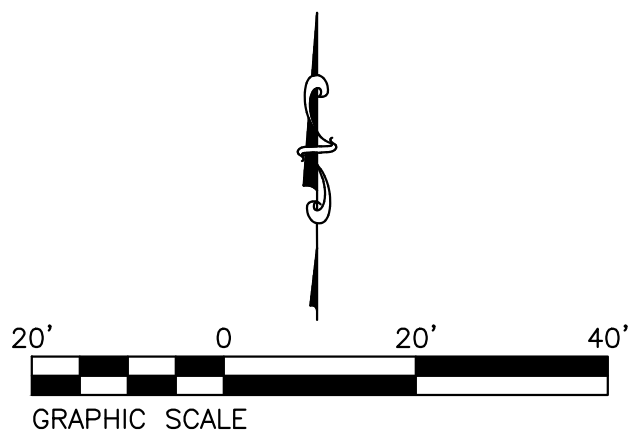
P:\2023\230994\4 CAD - DWG\4.1 Park Models\01_Schematic\230994-BASE-Concept_5.dwg Plotted By: remigila



VENABLE MEMORIAL PARK - CONCEPTUAL LAYOUT



PLAYGROUND & SPLASH PAD (BLOW - UP)



LEGEND

- | | | | |
|--|------------------------------|--|-------------------------------------|
| | PROPOSED LANDSCAPED AREAS | | EXISTING ASPHALT PAVEMENT TO REMAIN |
| | PROPOSED BIORETENTION BASIN | | GRASSED AREAS |
| | PROPOSED ASPHALT WALKWAY | | EXISTING TREELINE |
| | PROPOSED ASPHALT PARKING LOT | | EXISTING CREEK |
| | PROPOSED CONCRETE PAVEMENT | | TREE TO BE REMOVED |



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3701 LINDBERGH BLVD, SUITE 100
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(314) 241-6300
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LANDSCAPE ARCHITECTURE

DTLS LANDSCAPE ARCHITECTURE

1624 TOWER GROVE AVE
ST. LOUIS, MO 63110
(314) 534-4000



THE CITY OF CREVE COEUR

300 N. NEW BALLAS ROAD
CREVE COEUR, MO 63141
(314) 432-6000

DATE: 4/26/2024

PROJECT:

VENABLE MEMORIAL PARK -
SITE DESIGN IMPROVEMENTS

10630 COUNTRY VIEW DR.
CREVE COEUR, MO 63141

TITLE:

CONCEPTUAL LAYOUT

SHEET 2 of 2



MEMORANDUM

DATE: April 21, 2025
TO: Mark Perkins, City Administrator
FROM: Lori Obermoeller, Director of Finance
SUBJECT: Third Quarter FY 2025 Financial Analysis

Attached is the financial report for the General Fund, the Municipal Enterprise Fund, the Capital Fund, the Park & Stormwater Fund, the Sewer Lateral Fund and the Public Safety Fund for the 3rd quarter of FY 2025. Some of the fluctuations in both revenues and expenditures worth discussion are as follows:

1. General Fund

a. Revenues

Overall, revenues for FY 2025 are \$108,227 less than revenues for the same time period in FY 2024. Below are some of the revenue sources that are worth mentioning:

- Sales Tax is down \$147,304 (3.5%) from FY 2024.
- Utility Taxes are \$51,726 (1%) less than FY 2024 with most of this due to a decrease in Video Service Provider Fees and Telephone Receipts.
- Intergovernmental is up \$110,745 (6.9%), primarily due to higher Opioid Settlement Revenue—driven by additional companies joining the settlement—and an increase in Gasoline Tax revenue. The Gasoline Tax is up 10%, reflecting the scheduled five-year rate adjustments, with the final increase set for July 1, 2025.
- Licenses & Permits are \$177,958 (19%) higher than last year due to a site improvement permit for the Olia Village project in FY 2025.
- Interest Revenue is up \$243,229 (50%) over FY 2024 due to maturing investments from the laddered portfolio being reinvested at higher interest rates, even though overall interest rates have been declining over the past year.
- Other Revenues are down \$395,034 (50%) compared to last year, primarily due to a one-time \$400,000 donation for Venable Park received in the prior year. That donation was reclassified to the Parks & Stormwater Fund in April 2024, so it will no longer appear in this category going forward.

b. Expenditures

General Fund expenditures are only \$97,712 (.7%) higher compared to the same period in FY 2024. Although the City implemented an average 7% salary increase on July 1, 2024 and is now nearly fully staffed, overall spending looks relatively flat when compared to last year due to a one-time \$826,000 General Fund expense in FY 2024 toward the \$2.4 million COLA for the Legacy Pension Plan (\$1.6 million from Public Safety Fund). This one-time cost in the prior year offsets what would otherwise be a larger year-over-year increase in expenditures.

For FY 2025, we have a budgeted surplus of \$914,554. Currently, we are at a surplus of \$1,522,183, and we do estimate ending the fiscal year slightly more than the \$914,554, due to expenditures being slightly less than expected.

2. Municipal Enterprise Fund

a. Revenues

Overall, Revenues for the Enterprise Fund are up \$139,435 more than what was received through the third quarter of FY 2024. Ice is the primary reason for this increase, with some of it due to the timing of the Rockets' payment.

b. Expenditures

Expenditures are \$19,290 higher than last year, primarily due to increased salaries, an \$8,000 emergency golf cart repair, and approximately \$5,000 more in part-time staffing costs in Golf Maintenance. The increase in part-time expenditures reflects improved hiring this year, compared to previous years when staffing was a challenge.

We budgeted a surplus of \$27,704 for FY 2025, and we are currently at a surplus of \$181,708.

3. Capital Fund

a. Revenues

Capital Fund revenues increased by \$373,926 over the previous year. This growth was primarily driven by a one-time settlement of \$494,582 related to the 2021 roof claim. However, the large increase was offset by declines in other areas, including a \$40,645 drop in sales tax revenue and a \$95,498 decrease in Other Agency Funding. The reduction in Other Agency Funding reflects funds received in FY 2024, such as \$73,000 from MODOT and a \$45,000 reimbursement from the St. Louis Economic Development Partnership for the Olive-Lindbergh bridge project.

b. Expenditures

Expenditures are \$1,807,569 more than last year at this time mainly due to the Ice Rink R-22 Switchover Project and the Concrete Program starting a little earlier this year as compared to last year.

We have budgeted a \$3.9M deficit for FY 2025, primarily due to the carryover of several projects from FY 2024. Key contributors to this carryover include \$1.7M for the Ice Rink Switchover, \$1.6M for Concrete Replacement, \$520K for New Ballas Road and Sidewalk Improvements, and \$380K for four pieces of equipment for Public Works. Despite the current \$1.9M deficit, the Capital Fund remains within the overall budget for FY 2025.

4. Parks & Stormwater Fund

a. Revenues

Revenues for the Parks and Stormwater Fund are \$166,403 higher than last year, primarily due to the \$272,197 received from the MSD Deer Creek Funding Program. This increase was partially offset by a \$45,801 decline in sales tax revenue and an almost \$58,000 decrease in interest income.

b. Expenditures

Expenditures are \$991,302 less than last year due to timing of projects.

We currently have a budgeted deficit of \$2,487,797 for FY 2025, primarily due to the carryover of \$660,000 for the Venable Park Tennis Court Project and over \$364,000 for two Stormwater Projects from FY 2024, along with an additional \$1.4 million budgeted for projects in FY 2025. Despite the budgeted deficit, we are currently showing a surplus of \$123,343 for the fiscal year.

5. Sewer Lateral Fund

c. Revenues

Sewer Lateral Revenues are \$85 over last year due to timing of the revenue coming in.

d. Expenditures

Expenditures are \$36,228 less than last year.

Overall, the Sewer Lateral Fund was budgeted with a deficit of \$33,738. We are at a surplus of \$25,309.

6. Public Safety Sales Tax Fund

e. Revenues

The Public Safety Sales Tax revenues are \$60,580 more than last year at this time. Sales tax revenue is up \$80,652 with most of this due to the new marijuana sales tax that that City started receiving January 2024. Interest revenue is down \$30,072.

f. Expenditures

Expenditures are \$1,724,434 lower than last year, largely due to the \$1,561,241 spent in FY 2024 on implementing a COLA for the Legacy Pension Plan.

All of the operational expenditures for the new police building are in this fund and 20% of the public safety sales tax will go towards the pension payment. In addition, \$799,822 was transferred to the General Fund to cover the \$284,421 for Public Safety Pension Costs and \$515,401 for the ongoing costs of moving the police officers to 12-hour shifts in FY 2019, police market equity adjustment in FY 2022, police market equity/step program/probationary completion bonus in FY 2023, and market equity for steps in FY 2025.

For FY 2025, we have a budgeted surplus of \$59,816. Currently, there is a deficit of \$114,587, primarily due to the budgeted transfer to the General Fund that took place in January. However, this shortfall is expected to be resolved in the next quarter as additional sales tax revenue is received. All expenditures remain within budget.

Also attached is the Investment report. The 1st and 2nd page includes Pooled Fund money, which includes the General Fund, Capital Fund, Parks & Stormwater, Sewer Lateral and Public Safety Sales Tax Fund. The 3rd page is for Escrow only funds. You will also notice that each section is sorted by Maturity Date with the earliest maturity being listed 1st. The last part of the 3rd page lists who we purchased the investments from, and as you can see, all of them are currently purchased through Multi-Bank Securities (MBS) with the investment being held at Pershing.

I would be pleased to respond to any questions.



City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2025
FY 2025

	2025 Annual Budget	2025 Adjusted Budget	2025 3rd Qtr YTD	YTD As % of Adjusted Budget	2024 3rd Qtr YTD	Variance 2024 to 2025 YTD Fav/(Unfav)	2024 YTD As % of 2024 Budget
<u>General Fund Revenues:</u>							
Property Taxes	824,867	824,867	594,244	72.0%	575,626	18,618	69.8%
Sales Tax	5,768,377	5,768,377	4,070,667	70.6%	4,217,971	(147,304)	69.7%
Utility Taxes	6,485,294	6,485,294	4,957,863	76.4%	5,009,589	(51,726)	79.9%
Intergovernmental	2,211,471	2,211,471	1,709,363	77.3%	1,598,618	110,745	74.9%
Licenses and Permits	1,160,320	1,160,320	1,112,174	95.9%	934,216	177,958	81.1%
Charges for Municipal Services	64,000	64,000	52,111	81.4%	40,213	11,898	77.3%
Municipal Court	532,270	532,270	299,138	56.2%	375,749	(76,611)	95.5%
Interest Revenue	750,000	750,000	728,488	97.1%	485,259	243,229	107.8%
Other Revenues	361,504	361,504	381,921	105.6%	776,956	(395,034)	258.2%
Total Revenues	18,158,103	18,158,103	13,905,970	76.6%	14,014,197	(108,227)	79.5%
<u>General Fund Expenditures:</u>							
Legislative Services	283,720	283,720	196,271	69.2%	190,628	(5,643)	79.2%
Legal Services	185,548	185,548	107,437	57.9%	114,204	6,767	59.2%
Administrative Services	839,091	839,091	586,680	69.9%	552,621	(34,059)	74.4%
Municipal Court	319,523	319,523	209,887	65.7%	199,658	(10,229)	68.3%
Finance Department	635,103	635,103	450,892	71.0%	445,193	(5,699)	75.9%
InterDepartmental	623,047	623,047	545,955	87.6%	1,122,621	576,666	90.6%
Information Systems	280,294	280,294	208,406	74.4%	185,145	(23,261)	68.9%
Community Services	160,486	160,486	99,677	62.1%	107,719	8,042	69.4%
Maint. of Municipal Prop.	302,071	302,071	213,989	70.8%	192,337	(21,652)	63.3%
Police Department	8,655,922	8,916,477	6,650,347	74.6%	6,360,760	(289,588)	72.3%
Public Works - Admin.	657,804	657,804	472,366	71.8%	409,599	(62,767)	66.5%
Street Maintenance	1,843,010	1,843,010	1,357,201	73.6%	1,170,565	(186,636)	67.8%
Health and Environment	874,900	874,900	644,706	73.7%	618,400	(26,306)	70.7%
Park Maintenance	719,734	719,734	515,351	71.6%	452,571	(62,780)	71.3%
Community Dev.-Administration	526,532	526,532	257,479	48.9%	388,144	130,666	101.9%
Community Dev.-Building Div.	910,158	942,029	732,962	78%	641,728	(91,234)	66.8%
Total Expenditures	17,816,943	18,109,369	13,249,607	73.2%	13,151,895	(97,712)	77.3%
Total Oper. Surplus (Deficit)	341,160	48,734	656,363		862,302	(205,939)	
Transfr In From Other Funds	1,365,820	1,365,820	1,365,820		954,040	411,780	
Transfers To Other Funds	500,000	500,000	500,000		2,139,305	1,639,305	
	865,820	865,820	865,820		-1,185,265	-1,227,525	
Operating Revenues Over (under) Expenditures	1,206,980	914,554	1,522,183		(322,963)	(1,433,464)	



City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2025
FY 2025

	2025 Annual Budget	2025 Adjusted Budget	2025 3rd Qtr YTD	YTD As % of Adjusted Budget	2024 3rd Qtr Actual	Variance 2024 to 2025 YTD Fav/(Unfav)	2024 YTD As % of 2024 Budget
<u>Municipal Enterprise Fund Revenues:</u>							
Golf Course	595,849	595,849	464,544	78.0%	460,969	3,575	83.6%
Food Service	60,500	60,500	48,954	80.9%	47,463	1,491	79.4%
Ice Arena	837,274	837,274	702,503	83.9%	568,134	134,369	72.4%
Total Revenue	1,493,623	1,493,623	1,216,001	81.4%	1,076,566	139,435	77.1%
<u>Municipal Enterprise Fund Expenditures:</u>							
Golf Course	729,935	729,935	498,044	68.2%	469,643	(28,401)	73.5%
Food Service	55,337	55,337	30,008	54.2%	33,557	3,549	67.9%
Ice Arena	680,647	680,647	506,241	74.4%	511,803	5,562	77.8%
Total Expenditures	1,465,919	1,465,919	1,034,293	70.6%	1,015,003	(19,290)	77.3%
Total Oper. Surplus (Deficit)	27,704	27,704	181,708		61,563	120,145	
Operating Revenues Over (Under) Expenditures	27,704	27,704	181,708		61,563	120,145	



City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2025
FY 2025

	2025 Annual Budget	2025 Adjusted Budget	2025 3rd Qtr YTD	YTD As % of Adjusted Budget	2024 3rd Qtr YTD	Variance 2024 to 2025 YTD Fav/(Unfav)	2024 YTD As % of 2024 Budget
<u>Capital Improvement Fund Revenues:</u>							
Intergovernmental	2,320,587	2,320,587	1,713,164	73.8%	1,754,262	(41,098)	71.0%
Interest Revenue	193,643	193,643	41,798	21.6%	107,855	(66,057)	1198.8%
Other Revenues	3,741,360	3,741,360	621,589	16.6%	140,509	481,080	4.4%
Total Revenues	6,255,590	6,255,590	2,376,551	38.0%	2,002,625	373,926	35.9%
<u>Capital Improvement Fund Expenditures:</u>							
Personnel	180,226	180,226	134,031	74.4%	122,065	(11,966)	74.8%
Operating Expenditures	0	0	1,238	0.0%	46	(1,192)	0.0%
Building & Improvements	240,000	268,820	87,199	32.4%	42,718	(44,481)	8.6%
Park Development Projects	30,500	1,791,410	1,388,529	77.5%	144,482	(1,244,047)	4.8%
Street Overlay/Repair	5,382,300	7,662,490	2,918,466	38.1%	2,270,959	(647,507)	37.2%
Capital Equipment	400,258	779,421	301,876	38.7%	443,501	141,625	40.1%
Total Expenditures	6,233,284	10,682,368	4,831,340	45.2%	3,023,771	(1,807,569)	35.4%
Total Oper. Surplus (Deficit)	22,306	(4,426,778)	(2,454,789)		(1,021,146)	(1,433,643)	
Transfer in from Gen. Fund	500,000	500,000	500,000		2,139,305	-1,639,305	
Operating Revenues Over (Under) Expenditures	522,306	(3,926,778)	(1,954,789)		1,118,159	(3,072,948)	



City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2025
FY 2025

	2025 Annual Budget	2025 Adjusted Budget	2025 3rd Qtr YTD	YTD As % of Adjusted Budget	2024 3rd Qtr YTD	Variance 2024 to 2025 YTD Fav/(Unfav)	2024 YTD As % of 2024 Budget
<u>Park & Stormwater Fund Revenues:</u>							
Intergovernmental	2,858,291	2,858,291	2,012,908	70.4%	2,058,709	(45,801)	69.3%
Interest Revenue	227,624	227,624	31,109	13.7%	89,089	(57,979)	355.7%
Other Revenues	281,643	281,643	295,183	104.8%	25,000	270,183	6.3%
Total Revenues	3,367,558	3,367,558	2,339,200	0.0%	2,172,797	166,403	0.0%
<u>Park & Stormwater Fund Expenditures:</u>							
Personnel	175,678	175,678	129,075	73.5%	118,795	(10,281)	80.5%
Operating Expenditures	50	50	832	0.0%	46	(786)	0.0%
Park Development Projects	2,336,000	3,028,251	892,122	29.5%	2,016,631	1,124,509	65.6%
Storm water Projects	1,691,000	2,055,378	594,820	28.9%	475,691	(119,129)	32.9%
Capital Equipment	30,000	30,000	33,011	110.0%	30,000	(3,011)	0.0%
Total Expenditures	4,232,728	5,289,357	1,649,860	0.0%	2,641,162	991,302	0.0%
Total Oper. Surplus (Deficit)	(865,170)	(1,921,799)	689,341		(468,365)	1,157,705	
Transfer out to General Fund	565,998	565,998	565,998		582,434	-16,436	
Operating Revenues Over (Under) Expenditures	(1,431,168)	(2,487,797)	123,343		(1,050,799)	1,174,141	



City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2025
FY 2025

	2025 Annual Budget	2025 Adjusted Budget	2025 3rd Qtr YTD	YTD As % of Adjusted Budget	2024 3rd Qtr YTD	Variance 2024 to 2025 YTD Fav/(Unfav)	2024 YTD As % of 2024 Budget
<u>Sewer Lateral Fund Revenues:</u>							
Intergovernmental	135,500	135,500	126,403	93.3%	122,328	4,075	90.3%
Interest Revenue	10,000	10,000	2,850	28.5%	6,840	(3,990)	3420.2%
Total Revenues	145,500	145,500	129,253	88.8%	129,169	85	95.2%
<u>Sewer Lateral Fund Expenditures:</u>							
Personnel Expenditures	18,738	18,738	13,626	72.7%	14,830	1,203	77.4%
Technical & Personal Services	500	500	0	0.0%	0	0	0.0%
Sewer Lateral Reimbursements	160,000	160,000	90,318	56.4%	125,343	35,025	125.3%
Total Expenditures	179,238	179,238	103,944	58.0%	140,172	36,228	119.1%
Total Oper. Surplus (Deficit)	(33,738)	(33,738)	25,309		(11,003)	36,312	
Operating Revenues Over (Under) Expenditures	(33,738)	(33,738)	25,309		(11,003)	36,312	



	2025 Annual Budget	2025 Adjusted Budget	2025 3rd Qtr YTD	YTD As % of Adjusted Budget	0	2024 3rd Qtr YTD	Variance 2024 to 2025 YTD Fav/(Unfav)	2024 YTD As % of 2024 Budget
<u>Public Safety Fund Revenues:</u>								
Intergovernmental	1,496,924	1,496,924	1,082,010	72.3%	0	1,001,358	80,652	81.1%
Interest Revenue	65,000	65,000	16,319	25.1%	0	46,391	(30,072)	154.6%
Other Revenues	17,000	17,000	10,000	0.0%	0	0	10,000	0.0%
Total Revenues	1,578,924	1,578,924	1,108,329	70.2%		1,047,749	60,580	82.8%
<u>Public Safety Fund Expenditures:</u>								
Personnel Expenditures	0	0	0	0.0%		1,772,359	1,772,359	100.0%
Operating Expenditures	380,742	401,827	248,599	61.9%		254,442	5,843	68.0%
Capital Expenditures	252,850	317,460	174,494	55.0%		120,726	(53,768)	57.5%
Total Expenditures	633,592	719,286	423,093	58.8%		2,147,527	1,724,434	281.9%
Total Oper. Surplus (Deficit)	945,332	859,638	685,235			(1,099,778)	1,785,014	
Transfer out to General Fund	799,822	799,822	799,822			371,606	(428,216)	
Operating Revenues Over (Under) Expenditures	145,510	59,816	(114,587)			(1,471,384)	1,356,798	

Investments -March 31, 2025

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
FHLB	3130ARPL9	US Govt Bonds	MBS	500,000.00		500,000.00		3.125%	4/29/2022	4/29/2025		3.0
FFCB	3133EM3E0	US Govt Bonds	MBS	450,000.00		450,000.00		0.610%	9/9/2021	5/23/2025		3.8
FHLB	3130ANJV3	US Govt Bonds	MBS	350,000.00		350,000.00		0.750%	9/9/2021	12/26/2025		4.3
FHLB	3130ALZM9	US Govt Bonds	MBS	500,000.00		500,000.00		1.030%	4/29/2021	4/29/2026		5.0
FFCB	3133ENWF3	US Govt Bonds	MBS	500,000.00		500,000.00		3.550%	5/11/2022	5/11/2026		4.0
FHLB	3130AMU75	US Govt Bonds	MBS	1,000,000.00		1,000,000.00		0.900%	6/30/2021	6/26/2026		4.11
FHLB	3130ANE30	US Govt Bonds	MBS	500,000.00		500,000.00		0.500%	7/29/2021	7/29/2026		5.0
FHLB	3130ANRT9	US Govt Bonds	MBS	500,000.00		500,000.00		0.550%	9/14/2021	8/25/2026		4.11
FFCB	3133EM3Y6	US Govt Bonds	MBS	500,000.00		500,000.00		0.930%	9/2/2021	9/1/2026		4.11
FHLB	3130AQHS5	US Govt Bonds	MBS	245,000.00		245,000.00		1.250%	1/28/2022	1/28/2027		5.0
FHLB	3130ARAH4	US Govt Bonds	MBS	500,000.00		500,000.00		2.350%	3/29/2022	3/29/2027		5.0
FFCB	3133ENYA2	US Govt Bonds	MBS	500,000.00		500,000.00		3.450%	6/6/2022	6/1/2027		4.11
Total Pooled Fund US Govt Bonds				6,045,000.00	-	6,045,000.00						

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
American Express Natl Bk	02589ABM3			245,000.00		245,000.00		1.800%	3/7/2022	3/3/2025		2.11
Safra Natl Bk	78658RHM6			245,000.00		245,000.00		2.000%	3/23/2022	3/24/2025		3.0
Technology Cr Un	87868YAN3	CD	MBS	245,000.00		245,000.00		5.000%	4/26/2023	4/28/2025		2.0
Pinnacle Bk	72345SLM1	CD	MBS	200,000.00		200,000.00		4.800%	5/13/2023	5/8/2025		1.11
LCA Bank	066519QT9	CD	MBS	245,000.00		245,000.00		0.700%	11/29/2021	5/29/2025		3.6
Discover Bk	254673F68	CD	MBS	245,000.00		245,000.00		3.100%	6/1/2022	6/2/2025		3.0
Ally Bk	02007GRY1	CD	MBS	245,000.00		245,000.00		3.050%	6/2/2022	6/2/2025		3.0
Axiom Bk	05464LBS9	CD	MBS	245,000.00		245,000.00		0.750%	12/14/2021	6/13/2025		3.5
Sallie Mae	795451BQ5	CD	MBS	245,000.00		245,000.00		3.400%	7/6/2022	7/7/2025		3.0
Trustone Finl CU	89841MAE7	CD	MBS	245,000.00		245,000.00		3.250%	7/19/2022	7/21/2025		3.0
Credit UN of TX	22551KAB8	CD	MBS	245,000.00		245,000.00		3.300%	7/22/2022	7/22/2025		3.0
Luana Svgs Bank	549104WP8	CD	MBS	245,000.00		245,000.00		0.350%	2/19/2021	8/19/2025		4.6
Ufirst Fed Cr Un	902684AA7	CD	MBS	245,000.00		245,000.00		4.700%	2/22/2023	8/22/2025		2.6
Mountain Amer Fed CU	62384RAL0	CD	MBS	245,000.00		245,000.00		3.500%	8/31/2022	8/29/2025		2.11
Connex Cr Un	208212AY6	CD	MBS	245,000.00		245,000.00		3.500%	8/31/2022	8/29/2025		2.11
Skyone Fed Cr Un	83088XAD0	CD	MBS	245,000.00		245,000.00		3.600%	8/30/2022	9/1/2025		3.0
Flagstar Bk	33847GJX1	CD	MBS	244,000.00		244,000.00		4.900%	7/25/2024	9/25/2025		1.2
Great Southn Bk	39120VTB0	CD	MBS	245,000.00		245,000.00		4.500%	10/20/2022	10/20/2025		3.0
Sharonview Fed CU	819866BR4	CD	MBS	245,000.00		245,000.00		5.000%	10/31/2022	10/31/2025		3.0
Barclays Bk	06740KNT0	CD	MBS	245,000.00		245,000.00		1.000%	12/15/2021	12/15/2025		4.0
Connexus Cr Un	20825WAQ3	CD	MBS	245,000.00		245,000.00		1.050%	12/23/2021	12/23/2025		4.0
JPMorgan Chase Bk	48128UXU8	CD	MBS	245,000.00	-	245,000.00		0.500%	1/22/2021	1/22/2026		5.0
Coastlife Cr Un	19058LAB0	CD	MBS	245,000.00		245,000.00		4.650%	2/13/2023	2/13/2026		3.0
Raiz FCU	75102EAF5	CD	MBS	245,000.00		245,000.00		4.650%	2/17/2023	2/17/2026		3.0
BMO Harris BK	05600XBY5	CD	MBS	245,000.00		245,000.00		0.550%	2/18/2021	2/18/2026		5.0
State Bank India Chicago	856283S49	CD	MBS	245,000.00	-	245,000.00		0.650%	2/25/2021	2/25/2026		5.0
Live Oak Bkg Co	538036NY6	CD	MBS	245,000.00	-	245,000.00		0.750%	3/16/2021	3/16/2026		5.0
City of Boston Cr Un	178581AD6	CD	MBS	245,000.00		245,000.00		0.450%	3/30/2021	3/30/2026		5.0
Bankunited Natl	066519QT9	CD	MBS	245,000.00	-	245,000.00		0.950%	3/31/2021	3/31/2026		5.0
Eaglemark Svgs Bank	27004PBD4	CD	MBS	245,000.00		245,000.00		0.700%	4/7/2021	4/7/2026		5.0
Peoples Sec Bank & Trust	712303BH8	CD	MBS	244,000.00		244,000.00		4.900%	4/21/2023	4/21/2026		3.0
Clearpath Fed Cr Un	18507MAB7	CD	MBS	248,000.00		248,000.00		5.100%	4/26/2023	4/27/2026		3.0
Sunwest Bk	86804DCW6	CD	MBS	245,000.00		245,000.00		0.700%	4/30/2021	4/30/2026		5.0
Denver Savgs Bk	249398BY3	CD	MBS	245,000.00		245,000.00		0.700%	5/5/2021	5/5/2026		5.0
Greenstate Cr UN	39573LBL1	CD	MBS	245,000.00		245,000.00		0.900%	6/16/2021	6/16/2026		5.0
Medallion Bank	58404DKV2	CD	MBS	245,000.00		245,000.00		0.800%	6/30/2021	6/30/2026		5.0
Toyota Finl Svgs Bk	89235MLC3	CD	MBS	245,000.00		245,000.00		0.950%	7/12/2021	7/15/2026		5.0
Marine Fed Cr Un	56824JAX2	CD	MBS	245,000.00		245,000.00		4.600%	7/30/2024	7/30/2026		2.0
Bank Newport	06647JAV6	CD	MBS	245,000.00		245,000.00		3.500%	8/3/2022	8/3/2026		4.0
DR Bank CTF	23344RAE7	CD	MBS	245,000.00		245,000.00		3.600%	9/9/2022	9/9/2026		4.0
Texas Exchange Bank	88241TLX6	CD	MBS	129,000.00		129,000.00		1.050%	10/8/2021	10/8/2026		5.0

Investments -March 31, 2025											
Synchrony Bank	87164YE34	CD	MBS	245,000.00		245,000.00	1.000%	10/22/2021	10/22/2026		5.0
Institution For Svgs	45780PAZ8	CD	MBS	245,000.00		245,000.00	1.000%	10/28/2021	10/28/2026		5.0
Merrick Bk South	59013KNY8	CD	MBS	245,000.00		245,000.00	0.900%	10/29/2021	10/29/2026		5.0
Jonesboro St Bk	48040PKT1	CD	MBS	245,000.00		245,000.00	0.750%	11/5/2021	11/5/2026		5.0
Capital One Bk	14042TDW4	CD	MBS	245,000.00		245,000.00	1.100%	11/17/2021	11/17/2026		5.0
Community Bk	203485AC1	CD	MBS	245,000.00		245,000.00	1.150%	12/22/2021	12/22/2026		5.0
Rogue Cr Un	77535MA;7	CD	MBS	245,000.00		245,000.00	5.050%	1/20/2023	1/20/2027		4.0
Metro Cr Un	59161YAP1	CD	MBS	245,000.00		245,000.00	1.700%	2/18/2022	2/18/2027		5.0
Austin Telco Fed Cr Un	052392EL7	CD	MBS	245,000.00		245,000.00	4.350%	2/28/2025	3/1/2027		2.0
M1 Bk	55316CDM5	CD	MBS	245,000.00		245,000.00	4.050%	3/31/2025	3/31/2027		2.0
Valley Natl Bk	919853LA7	CD	MBS	244,000.00		244,000.00	4.600%	4/2/2024	4/2/2027		3.0
CIBC Bk	12547CBF4	CD	MBS	244,000.00		244,000.00	4.450%	5/16/2023	5/14/2027		3.11
Univest Natl Bk	91527PBZ9	CD	MBS	245,000.00		245,000.00	4.500%	5/16/2023	5/17/2027		4.0
United Bankers Bk	909557LM0	CD	MBS	245,000.00		245,000.00	4.200%	2/28/2025	5/28/2027		2.3
West Town Bk & Tr	956310BN5	CD	MBS	245,000.00		245,000.00	5.250%	6/16/2023	6/16/2027		4.0
First Technology	33715LDZ0	CD	MBS	245,000.00		245,000.00	3.600%	7/15/2022	7/15/2027		5.0
Pittsburgh City Hall	72500MAA3	CD	MBS	245,000.00		245,000.00	3.600%	8/16/2022	8/16/2027		5.0
Chartway Fed Cr Un	16141BAQ4	CD	MBS	245,000.00		245,000.00	5.000%	9/8/2023	9/8/2027		4.0
Utah First Fed Cr Un	91739JAC9	CD	MBS	245,000.00		245,000.00	5.200%	10/30/2023	10/29/2027		3.11
Bank Five Nine	062119BX9	CD	MBS	245,000.00		245,000.00	4.300%	5/19/2023	11/19/2027		4.6
Ledyard Natl Bank	523343AC5	CD	MBS	244,000.00		244,000.00	4.150%	12/29/2023	12/29/2027		4.0
UBS Bk	90355GJX5	CD	MBS	245,000.00		245,000.00	4.050%	12/29/2023	12/29/2027		4.0
Wells Fargo Bk	949764KW3	CD	MBS	245,000.00		245,000.00	4.100%	1/17/2024	1/18/2028		4.0
Farmers St Bank	31033MBQ9	CD	MBS	244,000.00		244,000.00	4.100%	1/22/2025	1/24/2028		3.0
Gbank Las Vegas	36830MBB	CD	MBS	245,000.00		245,000.00	4.100%	1/24/2025	1/24/2028		3.0
BNY Mellon	05584CLD6	CD	MBS	230,000.00		230,000.00	4.000%	1/29/2024	1/31/2028		4.0
Lafayette Fed Cr Un	50625LBY8	CD	MBS	245,000.00		245,000.00	4.100%	3/28/2025	3/28/2028		3.0
Amerant Bk	02357QCL9	CD	MBS	245,000.00		245,000.00	4.050%	3/28/2025	3/28/2028		3.0
Promiseone Bk	74348HAP3	CD	MBS	245,000.00		245,000.00	3.900%	3/31/2025	3/31/2028		3.0
United FID Bk	910286HS5	CD	MBS	245,000.00		245,000.00	0.073%	4/19/2024	4/19/2028		4.0
CIBM Bk	12545JBB0	CD	MBS	245,000.00		245,000.00	5.000%	5/17/2023	5/17/2028		5.0
Dort Finl Cr Un	25844MAW8	CD	MBS	245,000.00		245,000.00	4.350%	5/24/2023	5/24/2028		5.0
Farmers & Merchants Bank	307811LN7	CD	MBS	245,000.00		245,000.00	4.050%	1/28/2025	7/28/2028		3.6
American B,	02437PAV5	CD	MBS	245,000.00		245,000.00	4.150%	7/30/2024	7/31/2028		4.0
United Natl Bk	91103MDY9	CD	MBS	245,000.00		245,000.00	4.100%	7/30/2024	7/31/2028		4.0
TC Fed Bk	87227MAJ4	CD	MBS	245,000.00		245,000.00	4.150%	2/7/2025	8/7/2028		3.6
Baxter Cr Un	07181JBB9	CD	MBS	245,000.00		245,000.00	4.900%	8/22/2023	8/22/2028		5.0
Celtic Bank	15118RT49	CD	MBS	245,000.00		245,000.00	4.000%	12/20/2024	12/20/2028		4.0
Community Resource Cr Un	20403MAC6	CD	MBS	245,000.00		245,000.00	4.150%	1/22/2025	1/22/2029		4.0
Northfield Bk	66612AJH2	CD	MBS	245,000.00		245,000.00	4.100%	1/22/2025	1/22/2029		4.0
Clearwater Fed Cr Un	185189AC1	CD	MBS	245,000.00		245,000.00	4.150%	1/24/2025	1/24/2029		4.0
USAlliance FCU	90352RDM4	CD	MBS	245,000.00		245,000.00	4.150%	1/31/2025	1/31/2029		4.0
Forbright Bk	34520LBL6	CD	MBS	245,000.00		245,000.00	4.200%	2/12/2025	2/12/2029		4.0
BMW Bk	02157RAA5	CD	MBS	244,000.00		244,000.00	4.450%	2/28/2025	2/28/2029		4.0
Peoples Bk	71050LBT9	CD	MBS	244,000.00		244,000.00	4.250%	4/14/2024	4/17/2029		5.0
SCE Fed Cr Cun	78413RAR8	CD	MBS	245,000.00		245,000.00	4.250%	4/17/2024	4/17/2029		5.0
Morgan Stanley	61768E6N8	CD	MBS	244,000.00		244,000.00	4.550%	7/3/2024	7/3/2029		5.0
Altaone Fed Cr Un	02157RAA5	CD	MBS	245,000.00		245,000.00	4.450%	7/19/2024	7/19/2029		5.0
Magyar Bk	55977RCD3	CD	MBS	244,000.00		244,000.00	4.100%	7/30/2024	7/30/2029		5.0
Nicolet Natl Bk	654062LZ9	CD	MBS	245,000.00		245,000.00	4.100%	7/31/2024	7/31/2029		5.0
Leaders Cr Un	52171MAN5	CD	MBS	245,000.00		245,000.00	4.000%	8/30/2024	8/30/2029		5.0
Third Fed Svgs & Ln	8413QG7	CD	MBS	245,000.00		245,000.00	4.000%	12/18/2024	12/18/2029		5.0
Malaga Bk	56102ABX3	CD	MBS	245,000.00		245,000.00	3.950%	12/27/2024	12/27/2029		5.0
Freedom Northwest Cr Un	356436AV7	CD	MBS	245,000.00		245,000.00	4.150%	12/30/2024	12/31/2029		5.0
First Bank of the Lake	31925YCB6	CD	MBS	245,000.00		245,000.00	4.050%	12/31/2024	12/31/2029		5.0
Eaglebank	27002YGZ3	CD	MBS	245,000.00		245,000.00	4.100%	1/24/2025	1/24/2030		5.0
Goldman Sachs Bk	38150VM22	CD	MBS	244,000.00		244,000.00	4.150%	1/28/2025	1/28/2030		5.0
Truxton Tr Co	89846HDT7	CD	MBS	245,000.00		245,000.00	4.100%	2/14/2025	2/14/2030		5.0
Customers Bk	23204HQU5	CD	MBS	245,000.00		245,000.00	4.250%	2/28/2025	2/26/2030		4.11
Morgan Stanley	61690DS33	CD	MBS	245,000.00		245,000.00	0.160%	2/28/2025	2/26/2030		4.11
American Express Natl Bk	02589AGU0	CD	MBS	244,000.00		244,000.00	4.250%	3/5/2025	3/5/2030		5.0
Western Bk	95960NLA3	CD	MBS	245,000.00		245,000.00	4.250%	3/25/2025	3/25/2030		5.0
Total Pooled Fund CDs				24,560,000.00	-	24,560,000.00					

Investments -March 31, 2025												
ESCROW FUND												
Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Farmers Ins Group Fed Cr Un	30960QAV9	CD	MBS	245,000.00		245,000.00		4.600%	1/26/2024	1/26/2026		2.0
Bank of America	06051XCB6	CD	MBS	244,000.00		244,000.00		4.800%	4/4/2024	4/6/2026		2.0
First Merchants Bk	32082BFS3	CD	MBS	244,000.00		244,000.00		4.800%	6/28/2024	6/29/2026		2.0
FFB Bk	30191MAL1	CD	MBS	245,000.00		245,000.00		4.000%	11/27/2024	11/27/2026		2.0
Total Escrow Fund				978,000.00	-	978,000.00						
TOTAL INVESTMENTS FOR ALL FUNDS												
Total Investments by Holder												
			FHN			-						
			MBS			31,583,000.00						
			MOSIP			-						
			TOTAL INVESTMENTS			31,583,000.00						

Creve Coeur Comprehensive Plan Update

PHASE	TIMELINE	TASK
Site Analysis	April - May	Identify existing conditions Understand major factors Analyze site characteristics
	Early May	Coordinate access to site / site visit Building assessment matrix
	Mid-June	Open House #1 (notice via postcard, newsletter, and yard signs beforehand)
Market Analysis	June	Evaluate the market Perform market analysis for potential components Describe conditions
Development Analysis	June	Connect with 39N, Bayer, other stakeholders
	June - July	Consider development scenarios
	July	Provide recommendations
	early September	Open House #2 (notice via newsletter and yard signs beforehand)
	September	Draft Comp Plan Update
Policy	September	Development Incentive Review Policy Manual
Adoption	October	Presentation to P&Z
		Final documents/files to City