



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 12, 2015
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

PRESENTATION - Missouri Police Chief Association - Outstanding Police Chief Award 2014 - Glenn Eidman

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are 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*

CONSENT AGENDA

1. Council Minutes Dated December 8, 2014

BILLS PAYABLE REPORT

For Information Only

2. A Report of Bills Payable Dated January 12, 2015 in the Amount of \$233,080.96 Has Been Provided for Council Review. No Vote is Required.

UNFINISHED BUSINESS

3. Bill No. 5530 - an Ordinance Amending Ordinance Number 5402 Authorizing a Conditional Use Permit and Site Development Plan for a 32-Bed, 38,000 Square Foot Hospice Facility on the Property Addressed as 970 North Mason Road. First Reading
Summary: Barnes Jewish West County Hospital, located at 12634 Olive Boulevard, has submitted a request for approval of an amendment to the conditional use permit and site development plan for their recently approved hospice house facility to include Phase



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 12, 2015
7:00 PM**

II to bring the total number of beds to 32, and the gross floor area to 38,000 square feet. Planning and Zoning Commission recommends approval.

4. Bill No. 5531 - an Ordinance Adopting Revised Flood Hazard Control Regulations in Order for the City to Remain a Participant in the National Flood Insurance Program. First Reading

Summary: The Federal Emergency Management Agency requires that the City adopt the updated flood hazard control regulations in order to continue to participate in the National Flood Insurance Program. City staff has reviewed the regulations and recommends that the City adopt them.

NEW BUSINESS

5. Bill No. 5532 - an Ordinance Authorizing a Master Sign Plan for DeSmet Jesuit High School Located at 233 N. New Ballas Road and Zoned "B" Single Family Residential. First Reading

Summary: Andy Seabacher, of M+H Architects, Inc., on behalf of DeSmet Jesuit High School, has submitted an application for a Master Sign Plan for the campus at 233 N. New Ballas Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus.

6. Bill No. 5533 - an Ordinance Amending Conditional Use Permit Approved by Ordinance Number 2240 to Authorize Renovations to the Building Located at 11830 Olive Boulevard Within the Plaza Motors Campus for the Plaza Audi Dealership. First Reading

Summary: Conditional use permit Ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout. An application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the renovation of the building at 11830 Olive Boulevard for the same use.

7. Bill No. 5534 - an Ordinance Establishing an Audit Committee and Making Related Amendments to Chapter 125, Boards, Committees and Commissions. First Reading

Summary: This ordinance implements the finance committee's recommendation to establish an audit committee.

8. Bill No. 5535 - an Ordinance Amending Chapter 600 of the Code of Ordinances of the City of Creve Coeur Regarding Alcoholic Beverages. First Reading

Summary: Changes in State law (2013 SB 121, 2014 SB 689, and HB 1304) will require revisions to the City's ordinance. The changes are reflective of defining Malt



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 12, 2015
7:00 PM**

Liquor, the packaging of such and the sale of said liquor. These changes will bring our ordinance up to date.

9. Bill No. 5536 - an Ordinance Amending Section 300.010 of the Code of the Ordinance of the City of Creve Coeur Regarding Traffic Regulations. First Reading

Summary: State law (2014 HB 1735 & 1618) recently changed the definitions of "All-Terrain Vehicle", "Recreational Off-Highway Vehicle" and "Utility Vehicle". The changes in state law require parallel revisions to the city Ordinances. This change will bring our ordinance up to date.

APPOINTMENTS

10. Appointments to Energy & Environmental, Economic Development Committee, Personnel and Building Code Board of Appeals

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

12. Creve Coeur STEAM Event

Summary: Discussion item requested by Cynthia Kramer

BUSINESS FROM CITY ADMINISTRATOR

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

Posted: _____ posted 01/8/2015

Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Debbie Ryan
City Clerk
(314) 872-2517
www.creve-coeur.org/

Meeting: 01/12/15 07:00 PM

DOC ID: 1193

DISCUSSION ITEM (ID # 1193)

**Missouri Police Chief Association - Outstanding Police Chief
Award 2014 - Glenn Eidman**



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Debbie Ryan
City Clerk
(314) 872-2517
www.creve-coeur.org/

Meeting: 01/12/15 07:00 PM

DOC ID: 1184

COUNCIL MINUTES (ID # 1184)

Council Minutes Dated December 8, 2014



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N. New Ballas Road on Monday, December 8, 2014 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mayor Glantz

Mr. Kreuter	Council Member Ward I
Ms. Kramer	Council Member Ward I
Mrs. Lawrence	Council Member Ward II
Mr. Wang	Council Member Ward II
Mrs. D'Alfonso	Council Member Ward III
Mr. Hoffman	Council Member Ward III
Mr. Saunders	Council Member Ward IV

* - Absent – Council Member Kent – Ward IV

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

Mel Klearman resident of 739 Burgerac Drive stated he is concerned with the construction of a structure at 853 Mason Road as that property is located in the newly identified flood plain.

ACCEPTANCE OF THE AGENDA

Council Member Hoffman moved, seconded by Council Member Saunders to accept the agenda as presented, with the vote upon such motion, as follows:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye
Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

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

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
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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*

CONSENT AGENDA

Council Member Hoffman moved, seconded by Council Member Kramer to approve the Consent Agenda as presented:

1. Council Minutes Date November 24, 2014

2. Acceptance of Donation from Renewal by Andersen for 2015 Events in the Amount of \$5,500

Mayor Glantz called the question to approve the consent agenda as presented, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye

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

BILLS PAYABLE REPORT

For Information Only

- 3. A Report of Bills Payable Dated December 1, 2014 in the Amount of \$180,430.74 Has Been Provided for Council Review. No Vote is required.**
Summary: A report of bills payable dated December 1, 2014 in the amount of \$180,430.74 has been provided for Council review. No vote was required

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

UNFINISHED BUSINESS

4. Bill No. 5512 - an Ordinance Authorizing the Execution of a Permanent Drainage Easement and a Storm Water Maintenance Agreement with the Metropolitan St. Louis Sewer District Related to Repairs to the Lake and Dam at the Creve Coeur Golf Course. Final Reading and Passage

City Clerk read Bill No. 5512 for the final time.

Council Member Wang moved, seconded by Council Member Kramer to approve Bill No. 5512.

Mark Perkins stated both of the agreements are part of an ordinance that the Council read once in a previous Council meeting. These agreements are necessary for us to continue to take our next steps relative to the golf course and Executive Office Park dam and siltation project. By having the agreements in place, staff will be able to move forward for final approvals on the project.

Mayor Glantz called the question for the approval of Bill No. 5512, with the vote upon such motion, as follows:

Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5512 becomes Ordinance No. 5405.

5. Bill No. 5527 - an Ordinance Approving the Annexation of the Western Portion of the Properties Known and Numbered as 910 and 912 Woodshire Lane into the City of Creve Coeur. Final Reading and Passage

City Clerk read Bill No. 5527 for the final time.

Council Member Kreuter moved, seconded by Council Member Kramer to approve Bill No. 5527 for the final time, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5527 becomes Ordinance No. 5406.

6. Bill No. 5528 - an Ordinance Amending Article XIII, Sections 210.610 to 210.670, of the Code of Ordinances of the City of Creve Coeur Regarding Tobacco Products, Alternative Nicotine Products, Vapor Products and Rolling Papers. Final Reading and Passage

City Clerk read Bill No. 5528 for the final time.

Council Member Hoffman moved, seconded by Council Member Lawrence to approve Bill No. 5528, with the vote upon such motion, as follows:

Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5528 becomes Ordinance No. 5407.

7. Bill No. 5529 - an Ordinance Authorizing the Exchange of Land in Malcolm Terrace Park. Final Reading and Passage

City Clerk read Bill No. 5529 for the final time.

Council Member Saunders moved, seconded by Council Member Wang to approve Bill No. 5529, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5529 becomes Ordinance No. 5408.

NEW BUSINESS

8. Bill No. 5530 - an Ordinance Amending Ordinance Number 5402 Authorizing a Conditional Use Permit and Site Development Plan for a 32-Bed, 38,000 Square Foot Hospice Facility on the Property Addressed as 970 North Mason Road. First Reading

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

City Clerk read Bill No. 5530 for the first time.

Council Member Saunders stated for full disclosure, he sees patients at Barnes in the Central West End, but works for Washington University and does not receive financial gain from the facility.

Council Member Hoffman stated he also sees patients at Barnes Jewish facilities but does not receive financial gain from them.

George Stock of Stock and Associates made a presentation regarding this application.

9. Bill No. 5531 - An Ordinance Adopting Revised Flood Hazard Control Regulations in Order for the City to Remain a Participant in the National Flood Insurance Program. First Reading

City Clerk read Bill No. 5531 for the first time.

Matt Wohlberg made a presentation regarding this application.

Council Member Saunders stated some education of the public regarding this issue may be necessary.

Adam Shulenburg resident of 12759 Ladue Road stated it might be a good idea to send additional letters to the residents in the area that are being affected by this new change.

10. Resolution No. 1144 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the City Administrator to Execute the Necessary Documents for Forwarding the Project Proposal Application and Later Execute an Agreement for a Grant-In-Aid from the Municipal Parks Grant Commission.

City Clerk read Resolution No. 1144.

Mark Perkins stated the Regional Parks Grant provides the possibility for assessments to determine specific areas that need attention. Staff intends to concentrate on the golf course for this application.

Council Member Hoffman moved, seconded by Council Member Saunders to approve Resolution No. 1144, with the vote upon such motion, as follows:

Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member D'Alfonso – Aye

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

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

11. Resolution No. 1145 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing Execution of an Agreement with International Truck & Engine Corp. for the Purchase of a 2015 International Diesel Powered Two-Ton Truck with a Knapheide 24 Cubic Yard Chipper Box Dump Bed for an Amount of \$75,832.

City Clerk read Resolution No. 1145. Jim Heines provided an explanation.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Resolution No. 1145, with the vote upon such motion, as follows:

Council Member Kramer – Aye
Council Member Lawrence- Aye
Council Member Hoffman- Aye
Council Member D’Alfonso – Aye
Council Member Saunders – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

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

12. Resolution No. 1146 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Purchase of a New 20 Cubic Yard Extreme Vac Leaf Vacuum from Old Dominion Brush Company, Inc. for \$43,315.95.

City Clerk read Resolution No. 1146. Jim Heines presented an explanation.

Council Member Kreuter moved, seconded by Council Member Hoffman to approve Resolution No. 1146, with the vote upon such motion, as follows:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Saunders – Aye
Council Member D’Alfonso – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer- Aye

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

BUSINESS FROM MAYOR AND CITY COUNCIL

13. Council Liaison Reports

Council Member Hoffman reminded everyone that Tuesday, December 9th at 2 p.m. is the Police recognition ceremony in the lobby, followed by the Police/Safety Committee meeting.

Council Member Wang stated the Arts Committee meets tomorrow.

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

Council Member Lawrence stated Storm Water Committee meets Wednesday, December 10 and she is subbing for Council Member Kent as he is out of town.

14. Subdivision Street Lighting Program

Council Member D'Alfonso stated some of the subdivisions in Ward 3 have been discussing participation in the light program and some of the smaller subdivisions were concerned with the cost of the program.

Jim Heines stated the resolution and policy was established in 1995 and the intent was for the city to provide maintenance and power costs once lights are in place. Ameren will install the cobra heads and the poles at no cost to the city but to run the conduit, there is a cost. The city would like to see more lighting for security reasons. Since the implementation of the original policy there are some alternative lighting solutions available that cost less to operate but cost more on the front end. The city could offer an assistance program for the purchase of the alternative lighting for the residents/subdivisions.

Carl Lumley informed council of pending litigation regarding the Ameren street light tariffs.

Council stated they are interested in more information. Staff will research and report back.

BUSINESS FROM CITY ADMINISTRATOR

15. Finance Committee Recommendation for Audit Committee

Dan Smith stated the Finance Committee is recommending the creation of an Audit Committee. This committee would be responsible for coordinating the annual audit process by soliciting, selecting and recommending an audit firm. Recommending the Audit Committee be made up of three Council Member and two Finance Committee members. This would eliminate the duplication of review and improve the audit process. Dan Smith stated the GFOA also recommends a formal committee for audit and that it be established by legal means by ordinance or Charter.

Adam Shulenburger, Vice Chair of the Finance Committee stated the Finance Committee feels that a robust audit committee is simply best practices for the community. Since Creve Coeur has done so well in the past with their finances, it would be a good thing to establish a committee that can make decisions.

Council Member D'Alfonso asked if the audit committee could really make decisions or would they still be a recommending board.

Dan Smith stated there are two different authorities. The Audit Committee would have the authority to initially select the auditors; however, during the time appropriations would be to require to enter into an agreement then City Council would have to approve.

Council Member D'Alfonso asked how much time and how many meetings would be required of the proposed Audit Committee.

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

Dan Smith stated proposing two meetings per year in the years the committee wouldn't be selecting an audit firm. In the years the committee would select an auditor there would have to be more meetings since the candidates would need to be interviewed.

Council Member Lawrence asked how does staff and the Finance Committee see the Audit Committee and Finance Committee interacting.

Adam Shulenburg stated Finance Committee is suggesting that the audit not be part of the Finance Committees responsibility.

Council Member Kramer asked about the challenges the Finance Committee has recently had.

Dan Smith stated part of the problem is that the city sends out six or eight proposals a year and the bigger firms aren't interested in Creve Coeur as we don't pay enough audit fees to interest them. Typically the city has had at least two but this time we only received one proposal. The issue is that it takes a lot of time to go through a proposal.

Council Member Kreuter stated if the Finance Committee and GFOA recommend this as a guideline this will be a good addition.

Carl Lumley stated the structure that is proposed is fine but we would have to amend the ordinance that was just passed moving the audit responsibility to the Audit Committee from the Finance Committee.

Mark Perkins stated staff will draft an ordinance for council consideration at the first meeting in January.

16. Comprehensive Plan Update Discussion

Paul Langdon stated in February 2013 Planning and Zoning began reviewing the 2002 Comprehensive Plan but then many different issues happened and the review has not gone as quickly as originally planned. With these continuing realities in mind, it is apparent that the City should consider contracting with a planning consultant to complete the Comprehensive Plan update. In addition to the ability to dedicate resources to the project, a consultant brings a fresh perspective to both the existing plan and the conditions in the field. This isn't something that we budgeted for; however, a fresh perspective, combined with the intimate knowledge of the city provided by the Planning Commission and residents, is most likely to result in an effective plan. This approach will require an amendment to the budget as a specific expenditure for this purpose is not in the current Fiscal Year 2015 budget. It is anticipated that the total cost could be between \$50,000 and \$75,000 based upon past consulting costs. The staff proposes to issue a Request for Proposal (RFP) for a scope of work which includes the editing of the existing plan, the addition of a specific area plan for the east section of Olive Boulevard and specific plan guidance for the area north of the plant science research developments. The Council is asked to review the scope of work within the proposed RFP and a similar request was made of the Planning and Zoning Commission on December 1st.

Assuming no significant changes in direction, the following schedule is offered:

- RFP provided to several area consulting firms before December 22nd
- Proposals due to the City by February 1st, 2015.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
7:30 PM**

- Interviews of selected firms completed by March 15th, 2015.
- Final Consultant Selection by March 31st, 2015.
- Contract for services signed by April 15th, 2015.
- Final draft updated plan submitted to Planning and Zoning Commission by October 15th, 2015.

A more detailed schedule of public meetings and interim delivery dates will be determined in concert with the selected consultant prior to signing of the contract.

Council Member Hoffman stated he feels this is a good approach and that it will get completed.

Council Member Kramer stated she is concerned and asked what kind of teeth will the updated document have once it is completed.

Paul Langdon stated it is important in the effort to be working with the property owners first and we have some sense of what they want to see accomplished. The document is based on some reality of what people out there are expecting. After that point, it becomes the foundation for rezoning and CUP's.

Council Member Lawrence asked what would P & Z's role be in interacting with the consultant.

Paul Langdon stated there is always a scoping effort at the beginning of the process and would like for it to be both staff and P & Z effort. Then the consultant would work and bring back to P & Z in a public setting and report back to discuss where they are going. There will have to be several opportunities for the public to hear and address the consultant as well as the city.

Council Member Kramer stated it would be helpful if the realtor groups and the Chamber were involved in the process also.

Paul Langdon stated yes, because this is being driven in part by the market and what business is doing.

Council Member Kreuter asked if this is a consultant that P & Z would choose.

Paul Langdon stated yes, P & Z and staff will form a selection committee to interview and make a recommendation to P & Z.

Mark Perkins stated P & Z can select and recommend but it will still be up to the Council to authorize funding.

Executive Session

Council Member Hoffman moved, seconded by Council Member Kramer to go into Executive Session pursuant to Sections 610.021 and 610.022 to discuss real estate and attorney-client matters at 9:12 p.m., with the vote upon such motion being as follows:

Council Member Hoffman – Aye
Council Member Kramer – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member Lawrence – Aye

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CITY COUNCIL
300 NORTH NEW BALLAS RD
DECEMBER 8, 2014
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Council Member D'Alfonso - Aye
Council Member Saunders – Aye

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

Council Member Hoffman moved, seconded by Council Member Lawrence to adjourn Executive Session at 9:38 p.m., with the vote upon such motion being as follows:

Council Member Saunders – Aye
Council Member D'Alfonso – Aye
Council Member Lawrence - Aye
Council Member Kramer - Aye
Council Member Wang - Aye
Council Member Hoffman – Aye
Council Member Kreuter- Aye

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

Council Member Hoffman moved, seconded by Council Member D'Alfonso to adjourn at 9:41 p.m., with the vote upon such motion begin as follows:

Council Member Kreuter – Aye
Council Member Hoffman – Aye
Council Member Wang – Aye
Council Member Saunders - Aye
Council Member D'Alfonso - Aye
Council Member Lawrence – Aye
Council Member Kramer - Aye

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

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor

Attachment: 12 08 14 minutes (1184 : Council Minutes Dated December 8, 2014)



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 01/12/15 07:00 PM
Department: Finance Department
Category: Report
Prepared By: Tracy Brothers
Initiator: Dan Smith
Sponsors:

BILLS LISTING (ID # 1190)

DOC ID: 1190

**A Report of Bills Payable Dated January 12, 2015 in the
Amount of \$233,080.96 Has Been Provided for Council
Review. No Vote is Required.**



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: January 12, 2015

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated January 12, 2014 in the amount of \$233,080.96.



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

NO DEPT - NO DIV

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02363		BUSLIC1915REF	23-Dec-14	GATEWAY BILLING SERVICES	REF OVERPYMNT 2015 BUS LICENSE	01-00-00-4402	40.00
02364		BUSLIC542REF	23-Dec-14	PRACTICE MATCH CORPORATION	REF OVERPYMNT 2015BUS LICENSE	01-00-00-4402	610.00
00050		INV0039050	05-Dec-14	REJIS	OPEN RECORDS REQUEST	01-00-00-4604	85.00
00092		66479	09-Dec-14	ST LOUIS COUNTY	ST LOUIS COUNTY MUNI HOUSING	01-00-00-2410	450.00
00914	P002059	S14-3650	29-Oct-14	STRUCTURES INC	DESIGN SERVICES-STRUCTURAL	01-00-00-2420	4,750.00
02366		121214SEWERLAT	12-Dec-14	SYED, IHTESHAM ALI	SEWER LATERAL REPAIR REIMBURSE	02-00-00-1901	1,760.00
02369		123014SEWLATERA	30-Dec-14	WOLF, JOHN	SEWER LATERAL REIMBURSEMENT	02-00-00-1901	2,120.00

Sum of Invoices 9,815.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

LEGISLATIVE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00136		2279	15-Dec-14	CHAMBER OF COMMERCE CREVE	2015 DIRECTORY FULL PAGE AD	01-11-12-6260	150.00
Sum of Invoices							150.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

Administration

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-12-11-6253	51.98
Sum of Invoices							51.98



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

IT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0039533	17-Dec-14	REJIS	NET MOTION TOKENS	01-12-51-6213	30.00
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-12-51-6253	51.98
01048	P002055	9736645284PO205	04-Dec-14	VERIZON WIRELESS	4 APPLE IPAD AIR 2, 64GB TABLE	01-12-51-7331	2,519.96
Sum of Invoices							2,601.94



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

FINANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00016		121914SALES TAX	19-Dec-14	COLLECTOR OF REVENUE	SALES TAX REPORT DEC 14	01-13-11-6202	20.00
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-13-11-6253	51.98

Sum of Invoices 71.98



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

MUNICIPAL COURT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0039185	15-Dec-14	REJIS	DEC 2014 SUBSCRIPTION FEES	01-13-14-6202	1,698.56
Sum of Invoices							1,698.56



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

INTERDEPARTMENTAL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00080		2987-111-5	18-Dec-14	DIERBERGS	EMP RECOGNITION LUNCHEON	01-13-15-6272	12.00
00154		9001009175	18-Dec-14	KONICA MINOLTA BUSINESS	SERVICE 9/19-12/18/14	01-13-15-6213	475.86
00045		746314953001	22-Dec-14	OFFICE DEPOT	CALCULATOR	01-13-15-7312	83.29
00045		746314952001	18-Dec-14	OFFICE DEPOT	OFFICE SUPPLIES	01-13-15-7312	297.82
00045		746314769001	18-Dec-14	OFFICE DEPOT	PHONE SHOULDER REST	01-13-15-7312	6.73
00045		744025440001	04-Dec-14	OFFICE DEPOT	INK CARTRIDGES	01-13-15-7312	20.99
00045		744025321001	04-Dec-14	OFFICE DEPOT	TONER	01-13-15-7312	571.75
00045		745307969001	12-Dec-14	OFFICE DEPOT	HANGING FILE FOLDERS	01-13-15-7312	21.99
00166		993731	03-Nov-14	OFFICEMAX	TONER	01-13-15-7312	312.38
00166		161576	03-Nov-14	OFFICEMAX	TONER	01-13-15-7312	55.47
00118		1093	10-Dec-14	OLD STYLE BODY COMPANY	DEDUCT ACCIDENT14-3041 CAR2408	01-13-15-6220	2,500.00
00116		4003	18-Dec-14	SAM'S CLUB	EMPLOYEE RECOGNITION LUNCHEON	01-13-15-6272	81.53
00354		6342	17-Dec-14	ST LOUIS LASER, INC.	EMPLOYEE RECOGNITION LUNCHEON	01-13-15-6272	62.50

Sum of Invoices 4,502.31



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

SNACK BAR

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-8214286	16-Feb-14	ARAMARK UNIFORM SERVICES	WIPING TOWELS	06-14-34-7301	3.44
00084	P002067	3878151313	04-Dec-14	COCA-COLA	COKE PRODUCT FOR RESALE (8317)	06-14-34-8317	613.28

Sum of Invoices 616.72



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

POLICE-ADMIN

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00195		P 3167	03-Dec-14	ALARM 24, INC.	INSTALL GROUND LOOP ISOLATOR	01-21-11-9503	24.00
01903		22815-1	15-Dec-14	BRADFORD SYSTEMS CORP.	(6) RANGE DOOR KEYS	01-21-11-7302	66.00
01038		INV17527	18-Dec-14	CALEA	CACE-L UPDATE SERVICE	01-21-11-6202	65.00
00307	P001951	JAN-DEC 2015	24-Nov-14	CIS COMMUNICATIONS LLC	JANUARY - DECEMBER 2015 TOWER	01-21-11-6266	2,905.00
00307	P001951	JAN-DEC 2015	24-Nov-14	CIS COMMUNICATIONS LLC	JANUARY - DECEMBER 2015 TOWER	01-21-11-6266	68.35
01068		142719	30-Dec-14	DNT	QTRLY COPIER MAINT-REC ROOM	01-21-11-6213	118.35
00234		416263	25-Sep-14	ED. ROEHR SAFETY PRODUCTS	(1) PR SEARCH GLOVES	01-21-11-7302	47.54
00125		336687	23-Dec-14	LEON UNIFORM	REFURBISH (1) BADGE	01-21-11-7308	20.00
00050		INV0039186	15-Dec-14	REJIS	CISCO ASA 5505 MAINT	01-21-11-6202	20.77
00050		INV0039186	15-Dec-14	REJIS	IMDS ORACLE DB MAINT	01-21-11-6202	21.00
00050		INV0039186	15-Dec-14	REJIS	LIVESCAN CONNECTION	01-21-11-6202	50.00
00050	P001945	INV0039186PO1945	15-Dec-14	REJIS	REJIS USER CHARGES/FEEES JULY 2	01-21-11-6202	4,030.39
00050		INV0039187	15-Dec-14	REJIS	FRID BADGES FOR NEW OFFICERS	01-21-11-6213	15.00
00050		INV0039186	15-Dec-14	REJIS	GLOBAL MREACH-CAD MOBILE ACCES	01-21-11-6213	52.50
00050	P001946	INV0039186PO1946	15-Dec-14	REJIS	12 (2) GLOBAL CAD RESTRICTED	01-21-11-6213	387.00
00050	P001946	INV0039186PO1946	15-Dec-14	REJIS	12 (14) GLOBAL SOFTWARE-CAD MO	01-21-11-6213	198.00
00050	P001946	INV0039186PO1946	15-Dec-14	REJIS	12 (5) GLOBAL SOFTWARE-WEB	01-21-11-6213	517.50
01048		9737335458	18-Dec-14	VERIZON WIRELESS	DECEMBER AIRCARD FEES	01-21-11-6253	40.01
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-21-11-6253	84.25

Sum of Invoices 8,730.66



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

POLICE-INVESTIGATIONS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0039186	15-Dec-14	REJIS	IMDS ORACLE DB MAINT	01-21-21-6202	10.50
01048		9736380838	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-21-21-6253	193.62
Sum of Invoices							204.12



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

PUBLIC WORKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-31-11-6253	188.21

Sum of Invoices 188.21



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-8214282	16-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/16/14	01-31-41-6212	4.97
01550		452-8239474	23-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/23/14	01-31-41-6212	4.97
01550		452-8264716	30-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/30/14	01-31-41-6212	4.97
01550		452-8214282	16-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/16/14	01-31-41-7308	44.46
01550		452-8239474	23-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/23/14	01-31-41-7308	44.46
01550		452-8264716	30-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/30/14	01-31-41-7308	44.47
01793	P001999	417715	18-Dec-14	BEELMAN LOGISTICS, LLC	HAULING/DELIVER OF 2500 TON SA	01-31-41-7310	2,513.17
00010		958793	30-Dec-14	BRANNEKY HARDWARE	ROPE & TARP COVER LEAF VACS	01-31-41-6211	103.86
00010		958143	12-Dec-14	BRANNEKY HARDWARE	SHOP SUPPLIES	01-31-41-6212	60.92
00010		958241	15-Dec-14	BRANNEKY HARDWARE	SWITCHES & RAKES	01-31-41-7302	102.58
00010		958808	23-Dec-14	BRANNEKY HARDWARE	KITCHEN SUPPLIES FOR SHOP	01-31-41-7304	18.86
00010		958515	17-Dec-14	BRANNEKY HARDWARE	MAILBOX REPAIR	01-31-41-7305	19.99
00013		1763-235863	18-Dec-14	CARQUEST AUTO PARTS	DIESEL FUEL TREATMENT	01-31-41-6210	139.47
00013		1763-236115	29-Dec-14	CARQUEST AUTO PARTS	WIPER BLADES	01-31-41-6210	70.50
00013		1763-236142	29-Dec-14	CARQUEST AUTO PARTS	FILTERS FOR 2 TON TRUCKS	01-31-41-6210	38.34
00013		1763-235769	16-Dec-14	CARQUEST AUTO PARTS	AIR FILTERS FOR SKID STEER	01-31-41-6211	64.44
00141		114321	15-Dec-14	ELECTRO BATTERY	BATTERIES FOR TRK 313 & LEAF V	01-31-41-6210	166.62
00141		114322	15-Dec-14	ELECTRO BATTERY	RETURNED BATTERIES	01-31-41-6210	-9.00
00141		114321	15-Dec-14	ELECTRO BATTERY	BATTERIES FOR TRK 313 & LEAF V	01-31-41-6211	182.78
00141		114322	15-Dec-14	ELECTRO BATTERY	RETURNED BATTERIES	01-31-41-6211	-36.00
00049		37566	30-Dec-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL WE 12/28/14	01-31-41-6207	2,403.49
00049		37540	23-Dec-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL WE 12/21/14	01-31-41-6207	4,972.00
00049		37514	16-Dec-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL WE 12/14/14	01-31-41-6207	4,475.88
00439		39302	08-Aug-14	HEAVY DUTY EQUIPMENT	PARTS FOR WATER TANK PUMP	01-31-41-6210	73.12
00156		63692	23-Dec-14	L & C TRUCK REPAIR, INC.	REPAIR BRAKE LIGHTS TRK 315	01-31-41-6210	143.29
00156		63558	16-Dec-14	L & C TRUCK REPAIR, INC.	REPAIR & CHECK TRK 313	01-31-41-6210	13.80
00437		121914	19-Dec-14	SAFETY PLUS FIRST AID	IBUPROFIN FOR SHOP	01-31-41-6271	18.95
00692		540264	11-Dec-14	ST LOUIS SAFETY, INC.	SAFETY ITEMS	01-31-41-7308	191.15
01489		15018705	19-Dec-14	SUPERCO SPECIALTY PRODUCTS	AIRE FRESHNER FOR SHOP	01-31-41-6212	175.90
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-31-41-6253	84.25
01274		231051	16-Dec-14	ZAMZOW MFG CO., INC.	SOLENOID SWITCH & BREAKER	01-31-41-6210	42.75

Sum of Invoices 16,179.41



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

HEALTH & WELFARE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00105	P001995	0346-016810955	15-Dec-14	REPUBLIC SERVICES	RESIDENTAL TRASH SVC FY 15	01-31-42-6214	85,691.40
00105	P001995	0346-016810955	15-Dec-14	REPUBLIC SERVICES	CURBSIDE RECYCLING SVC FY 15	01-31-42-6217	24,849.00
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-31-42-6253	32.27
Sum of Invoices							110,572.67



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

PARKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-8214282	16-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/16/14	01-31-43-7308	44.45
01550		452-8239474	23-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/23/14	01-31-43-7308	44.45
01550		452-8264716	30-Dec-14	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL 12/30/14	01-31-43-7308	44.46
00010		958241	15-Dec-14	BRANNEKY HARDWARE	SWITCHES & RAKES	01-31-43-6212	110.00
00013		1763-235863	18-Dec-14	CARQUEST AUTO PARTS	DIESEL FUEL TREATMENT	01-31-43-6210	46.49
00013		1763-236115	29-Dec-14	CARQUEST AUTO PARTS	WIPER BLADES	01-31-43-6210	23.50
00013		1763-236142	29-Dec-14	CARQUEST AUTO PARTS	FILTERS FOR 2 TON TRUCKS	01-31-43-6210	12.78
00141		114321	15-Dec-14	ELECTRO BATTERY	BATTERIES FOR TRK 313 & LEAF V	01-31-43-6210	55.54
00049		37566	30-Dec-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL WE 12/28/14	01-31-43-6207	801.17
00049		37540	23-Dec-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL WE 12/21/14	01-31-43-6207	1,657.34
00049		37514	16-Dec-14	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL WE 12/14/14	01-31-43-6207	1,491.96
01872		20723	19-Dec-14	GRUBER SYSTEMS, INC.	VALVE FOR SINK MILLEN PARK	01-31-43-6212	100.01
00439		39302	08-Aug-14	HEAVY DUTY EQUIPMENT	PARTS FOR WATER TANK PUMP	01-31-43-6210	24.38
00156		63692	23-Dec-14	L & C TRUCK REPAIR, INC.	REPAIR BRAKE LIGHTS TRK 315	01-31-43-6210	47.77
00156		63558	16-Dec-14	L & C TRUCK REPAIR, INC.	REPAIR & CHECK TRK 313	01-31-43-6210	4.60
02144		1525	20-Dec-14	LANDSCAPE SERVICES, LLC	TAPPMAYER DRAIN REPAIR	01-31-43-6212	1,890.00
00692		540264	11-Dec-14	ST LOUIS SAFETY, INC.	SAFETY ITEMS	01-31-43-7308	191.15
01834		26936	02-Dec-14	TOTAL COMFORT	HEATER REPAIR MILLEN PARK	01-31-43-6212	585.10
01048		9736380838	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-31-43-6253	37.62
01274		231051	16-Dec-14	ZAMZOW MFG CO., INC.	SOLENOID SWITCH & BREAKER	01-31-43-6210	14.25

Sum of Invoices 7,227.02



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01432	P002070	1-635799112	22-Dec-14	INTERGRAPH CORPORATION	12 MONTHS GEOMEDIA PROFESSIONA	01-32-11-6202	2,196.00
01432	P002070	1-635799112	22-Dec-14	INTERGRAPH CORPORATION	36 AT 12 MONTHS GEOMEDIA ESSEN	01-32-11-6202	1,800.00
00213		121114-1	11-Dec-14	MCLAUGHLIN COURT REPORTING SERVICES, INC	NOV 20 2014 BOA MINUTES	01-32-11-6202	126.00
00303		10660477	23-Dec-14	MISSOURI LAWYERS MEDIA	PUBLIC HEARING BOA	01-32-11-6260	44.08
00303		10660445	23-Dec-14	MISSOURI LAWYERS MEDIA	PUBLIC HEARING BOA	01-32-11-6260	48.72
00303		10660468	23-Dec-14	MISSOURI LAWYERS MEDIA	PUBLIC HEARING BOA	01-32-11-6260	56.84
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-32-11-6253	449.14

Sum of Invoices 4,720.78



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00112		198832	01-Dec-14	MPS	INSPECT REQUESTS FOR PERMITS	01-32-61-7304	338.59
00112		198976	11-Dec-14	MPS	CERT OF OCCUPANCY APARTMENTS	01-32-61-7304	149.44
01048		9736380838 GF	01-Dec-14	VERIZON WIRELESS	CELL PHONES CHARGES	01-32-61-6253	203.62
01048		9736645284	04-Dec-14	VERIZON WIRELESS	DATA SERVICE	01-32-61-6253	402.19
01048		9736645284	04-Dec-14	VERIZON WIRELESS	3 IPADS	01-32-61-7331	1,889.97
Sum of Invoices							2,983.81



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

1/12/2015

CAPITAL IMPROVEMENTS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02103	P001823	01641	30-Nov-14	BOND ARCHITECTS	CONTRACT FEE FOR SPACE ANALYSI	02-61-71-9501-14104	3,300.00
01333	P001975	5	13-Nov-14	M & H CONCRETE	FY15 CONCRETE PAVEMENT REPLACE	02-61-71-9510-15602	50,489.15
Sum of Invoices							53,789.15

Total of All Invoices 233,080.96



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: City Council
Category: Report
Prepared By: Whitney Kelly
Department Head: Debbie Ryan

SCHEDULED

STAFF REPORT

**Bill No. 5530 - an Ordinance Amending Ordinance Number
5402 Authorizing a Conditional Use Permit and Site
Development Plan for a 32-Bed, 38,000 Square Foot Hospice
Facility on the Property Addressed as 970 North Mason
Road. First Reading**

Barnes Jewish West County Hospital, located at 12634 Olive Boulevard, has submitted a request for approval of an amendment to the conditional use permit and site development plan for their recently approved hospice house facility to include Phase II to bring the total number of beds to 32, and the gross floor area to 38,000 square feet. Planning and Zoning Commission recommends approval.

HISTORY:

12/08/14

City Council

CONTINUED

Next: 01/12/15

BILL NO. 5530

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5402 AUTHORIZING A
CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR A 32-
BED, 38,000 SQUARE FOOT HOSPICE FACILITY ON THE PROPERTY
ADDRESSED AS 970 NORTH MASON ROAD.**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, under Chapter 405, Table A, of the Creve Coeur Code of Ordinances, skilled nursing facilities, including hospice care (NAICS 623110), in the “PH” Planned Hospital zoning district, require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Ordinance No. 5402 approved on November 24, 2014 authorized the Site Concept Plan for the Barnes Jewish West County Hospital campus, and the conditional use permit for Phase I for a 19,000 square foot, 16 bed new hospice care facility, as provided by Section 405.1080.D., Site Concept Plans, and Section 405.1070, Conditional Use Permits of the Zoning Ordinance; and

WHEREAS, in accordance with Section 405.1070 of the Zoning Ordinance, the applicant has submitted an application for an amendment to the conditional use permit approval to include Phase II of hospice care facility for a total of 32-beds and 38,000 square feet, on the property addressed as 970 North Mason Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 1, 2014, beginning at 7:00 p.m., or immediately following the close of the previous agenda item, on said application to amend the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the amendment to conditional use permit for the hospice facility, subject to conditions, at its meeting on December 1, 2014; 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 amendment to the 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.

BILL NO. 5530

ORDINANCE NO. _____

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: Section 3 of Ordinance 5402 shall be amended to authorize a conditional use permit to be issued for the operation of a 32-bed, 38,000 square foot skilled nursing facility, including only hospice care (NAICS #623110), located in the PH (Planned Hospital) zoning district, whose legal description is as follows:

A tract of land being part of Lot 2 of Barnes-Jewish West County Hospital Subdivision, according to the plat thereof recorded in Plat Book 347 page 751 of the St. Louis County Records and further described as follows:

BEGINNING at the Northwest corner of Lot 2 of Barnes-Jewish West County Hospital Subdivision, a subdivision filed for record in Plat Book 347, Page 751 of the St. Louis County, Missouri Records, said point being on the Eastern right-of-way line of N. Mason Road; thence along the Northern line of said Lot 2 South 89 degrees 53 minutes 59 seconds East, a distance of 561.92 feet to a point; thence leaving said Northern line through Lot 2 South 00 degrees 09 minutes 16 seconds East, a distance of 570.84 feet to the Southern line of said Lot 2; said point being on a non-tangent curve to the left; thence in a Northwesterly direction along said curve to the left having a radius of 181.50 feet, an arc length of 106.40 feet, the chord of which bears North 72 degrees 11 minutes 56 seconds West, a chord distance of 104.89 feet to the point of tangency; thence North 88 degrees 59 minutes 36 seconds West, a distance of 453.60 feet to the Southwest corner of said Lot 2, said point also being on the aforesaid Eastern right-of-way line of N. Mason Road; thence along the Western line of said Lot 2 and the Eastern right-of-way line of N. Mason Road North 01 degree 03 minutes 38 seconds East, a distance of 19.90 feet to a point; thence North 88 degrees 53 minutes 50 seconds West, a distance of 19.90 feet to a point; thence North 01 degree 03 minutes 30 seconds East, a distance of 215.58 feet to the Point of Beginning and containing 298,909 square feet or 6.862 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during October, 2014.

Section 2: The amended Conditional Use Permit granted herein 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 38,000 square-foot, 32-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Site Sections," both dated September 19, 2014, and submitted by Stock & Associates, Consulting Engineers, Inc., as bound together and submitted in conjunction with Application #14-032 and Phase II with Application #14-037.

BILL NO. 5530

ORDINANCE NO. _____

3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Building Elevations" issue date October 20, 2014, and submitted by Trivers Associates, Inc., as bound together and submitted in conjunction with Application #14-032 and #14-037.
4. The Applicant shall submit a final Landscape Plan in substantial conformance with the "Concept Landscape Plan," dated September 19, 2014, and submitted by Loomis Associates, Inc., as bound together and submitted in conjunction with Application #14-032, except that additional landscaping shall be shown on the plan that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-032, and #14-037 subject to the approval of the Zoning Administrator.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. All exterior heating, ventilation and air conditioning (HVAC) equipment shall be located within a sight-proof enclosure extending no less than two feet higher than the tallest equipment within the enclosure if located on the ground or, if building mounted, hidden from ground-level view by the roof or walls of the building.
8. All mechanical equipment installed for the site shall be properly screened with materials consistent with the hospice building, for the Zoning Administrators approval.
9. All accessory structures, including the supporting structure of any ground monument sign, shall be of materials consistent with the hospice building, for the Zoning Administrators approval.
10. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. Any kitchen facilities shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
13. Any steam cleaning of the kitchen equipment shall occur between 8:00 AM and 9:00 PM
14. Any employee smoking area shall be located in compliance with Section 215.090: Prohibition of Smoking in Places of Employment and Public Places of the Code of Ordinances.
15. The Applicant shall provide to the City a copy of all current licenses issued by the State of Missouri for the operation of the hospice facility, to be kept on file with the City for public inspection.
16. 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.
17. 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.
18. 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

BILL NO. 5530

ORDINANCE NO. _____

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.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2014.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

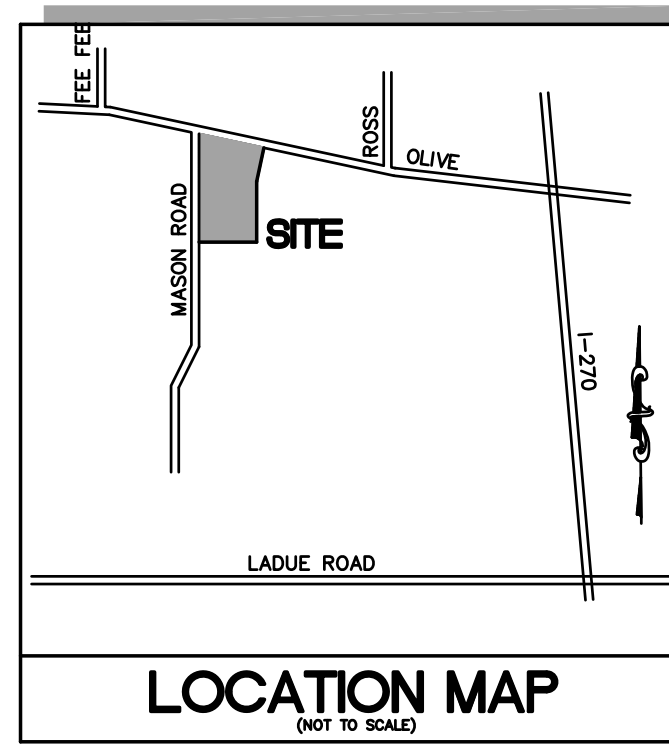
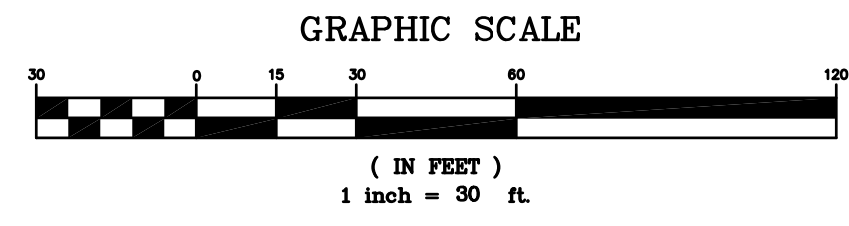
ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Bill No 5530 (1169 : Bill No 5530 BJC Hospice House Phase II)

SITE PLAN FOR BJC WEST COUNTY HOSPITAL - PHASE TWO HOSPICE HOUSE

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri



NOTES:

1. BJC WEST COUNTY SHALL BE ALLOWED A DEVELOPMENT OF UP TO 1,000,000 SQUARE FEET OF GROSS LEASEABLE AREA A FLOOR AREA RATIO (F.A.R.) OF UP TO .45.
2. UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNED HOSPITAL DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.
3. RETENTION FOR THE MEDICAL CAMPUS IS PROVIDED BY THE RETENTION LAKE LOCATED WITHIN THE MILLENNIUM PARK TRACT (AS ILLUSTRATED) PER AGREEMENT BK 12367 PG 44 AS RECORDED IN ST. LOUIS COUNTY.
4. SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 29189C0161H AND 29189C162H, EFFECTIVE DATE OF AUGUST 2, 1995.
5. BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SURDEX.
6. ALL EXISTING STRUCTURES AND PAYMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
7. GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.
8. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
9. TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.
10. PROPERTY SUBJECT TO AGREEMENT REGARDING PROPERTY RESTRICTIONS AND RIGHT OF FIRST REFUSAL PER BK 12367 PGS 45-64 AS RECORDED IN ST. LOUIS COUNTY.
11. ACCESS AGREEMENT BK 12367 PGS 66-105 AS RECORDED IN ST. LOUIS COUNTY.
12. PLAN SUBJECT TO SITE DEVELOPMENT PLAN APPROVAL PRIOR TO SUCH TIME OWNER REQUESTS PHASE TWO CONSTRUCTION.

SITE INFORMATION:

1. BUILDING CALCULATIONS:
 - EXISTING SITEMAN = 61,200 S.F.
 - EXISTING MOB#1 = 61,200 S.F.
 - EXISTING MOB#3 = 50,000 S.F.
 - EXISTING HOSPITAL = 176,000 S.F.
 - HOSPICE PHASE 1 = 19,000 S.F.
 - HOSPICE PHASE 2 = 19,000 S.F.
 - TOTAL = 386,400 S.F.
 - FUTURE DEVELOPMENT = 613,600 S.F.
 - MAX. ALLOWABLE AREA = 1,000,000 S.F.
2. PROPOSED F.A.R. = .16
ALLOWABLE F.A.R. = .45
3. SITE COVERAGE = 35.43%
ALLOWABLE COVERAGE = 63%
4. PARKING CALCULATIONS:
 - PER CITY CODE: 405.820.H.8.b
 - (Health care and social assistance; Nursing and residential care personal care facilities (NAICS 823). One (1) space per two (2) patient beds.)
 - 32 Bed facility = 16 spaces required (CODE)
 - = 36 spaces (Shown)
 - = 4 Accessible Parking Spaces
 - = 1 Loading Space
5. PERTINENT DATA:
 - SITE ADDRESS = 54343 AC. (LOT 2 + LOT A)
 - OWNER = BARNES WEST COUNTY HOSPITAL
 - LOCATOR No. = 17P640302, 17P640331, 16P320726
 - ZONING = "PH" PLANNED HOSPITAL DISTRICT
 - FIRE DISTRICT = CREVE COEUR FIRE DISTRICT
 - SCHOOL DISTRICT = PARKWAY SCHOOL DISTRICT
 - SEWER DISTRICT = METROPOLITAN SEWER DISTRICT
 - WATER SERVICE = MISSOURI-AMERICAN WATER CO
 - GAS SERVICE = LACLECHE GAS CO
 - ELECTRIC SERVICE = AMEREN UE ELECTRIC
 - PHONE SERVICE = AT&T
 - STREET ADDRESS = 12634 OLIVE BLVD
 - ZIP CODE = 63141
 - WUNNENBURG MAP = PG. 18 GRID 11-UU

LEGAL DESCRIPTION

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (i.e. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds West, 342.72 feet and South 01 degrees 33 minutes 02 seconds West, 679.43 feet to the northeast corner of above said Lot 2; thence along the east line of Lot 2, South 01 degrees 33 minutes 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 68 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East, 215.58 feet; (North 01 degrees 01 minutes 26 seconds East, 215.79 feet); South 89 degrees 53 minutes 59 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 430.37 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said Olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36 seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 55 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54,343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

PREPARED BY:

STOCK & ASSOCIATES
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH (636) 530-3000
FAX (636) 530-3000
www.stockandassociates.com
www.stockandassociates.com

SITE PLAN FOR:

BJC WEST COUNTY HOSPITAL

12634 OLIVE BOULEVARD
CITY OF CREVE COEUR
STATE OF MISSOURI

DATE: Nov. 03, 2014

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

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	11/03/14	J.E.F.	212-5013
2			
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MO-00
SHEET TITLE:

SITE PLAN

SHEET NO.:

1



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-037 BARNES JEWISH WEST COUNTY HOSPITAL APPROVAL OF AN
AMENDMENT TO THE CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR PHASE II OF HOSPICE HOUSE**

FOR THE MEETING OF: December 1, 2014

LOCATION: 12634 Olive Boulevard.

REQUEST: Barnes Jewish West County Hospital, located at 12634 Olive Boulevard, has submitted a request for approval of an amendment to the conditional use permit and site development plan for their recently approved hospice house facility to include Phase II to bring the total number of beds to 32, and the gross floor area to 38,000 square feet.

ADDITIONAL INFORMATION: Inpatient care hospices facilities are categorized as Nursing Care Facilities (NAICS 623110) and are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the PH District. Ordinance No. 5402 approved the site concept plan and the conditional use permit for Phase I of the Hospice House.

Key Issues:

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

Comp. Plan References

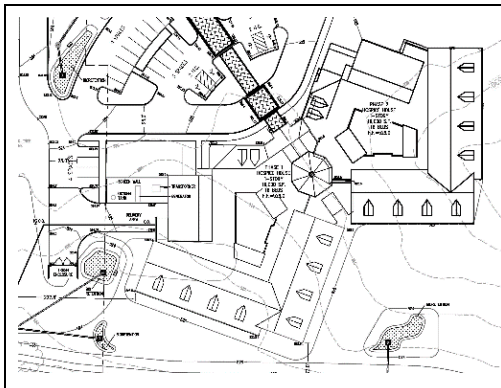
- West Olive Corridor

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.310 "PH" Planned Hospital District
- Section 405.470: Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Douglas Black, President
Barnes West County Hospital
12634 Olive Boulevard
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

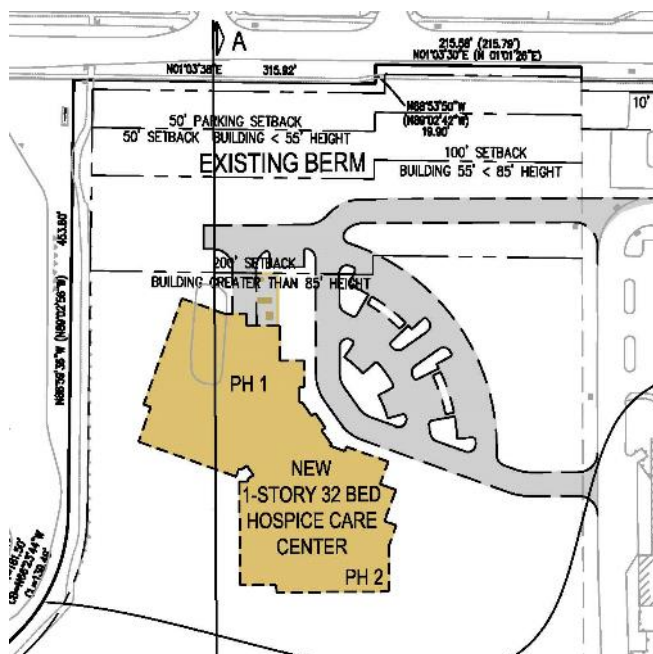


REPORT PREPARED BY: Whitney Kelly, AICP, City Planner, October 15, 2014.

ATTACHMENTS: Applicant's Materials submitted November 3, 2014
Draft Ordinance
Elevations Drawings submitted October 20, 2014
Staff Report from October 20, 2014 Planning and Zoning Commission
Ordinance No. 5402

BACKGROUND AND PROPOSAL

The Site Concept Plan reviewed by the Planning and Zoning Commission on October 20th, included Phase I and II for a 38,000 square-foot, 32-bed hospice facility. During that meeting, Phase I was only under consideration for the conditional use permit. Below is a close-up of the proposed Site Concept Plan for the hospice facility:



The Applicant is now seeking approval of Phase II. While the Applicant has not submitted new architectural renderings of the building with Phase II, it will be of consistent architectural design and style as the prior plans. The building has a single story, and is residential in character. Below is a rendering of the proposed building from the Applicant's presentation to the neighbors from September 29, 2014:



Later revisions of the building elevations included changing the fiber cement siding to brick (as shown in the attached elevations submitted on October 20, 2014), and this was approved by the City Council meeting on November 24. Revised elevations and landscape plan have not been submitted for Phase II. However, a condition of the draft ordinance includes that Phase II will be in substantial conformance with Phase I building elevations, and that the landscape plan at the time of building shall be revised to include similar plantings and carry the design around the building as approved by the Zoning Administrator.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office, Retail, Restaurant	CB Core Business District	Olive Boulevard
South	School, Park	C Single Family Residential	N/A
East	Office, Retail Residential	GC General Commercial District AR Attached Single Family & B Single Family Residential Districts	N/A
West	Retail, Restaurant Office Residential	GC General Commercial District PO Planned Office District D Single Family Residential District	Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor Action Area that has a vision to include a high-quality, contained business area that connects with and co-exists in a compatible fashion with the adjacent single-family neighborhoods. Open spaces and pedestrian facilities will be increased with pedestrian connections between residential and commercial areas. The Subject Property is specifically addressed as Key Property 4, where it is envisioned to continue to develop and expand as a hospital campus, where special attention should be given to any negative impacts associated with site development, building design and materials, landscaping access, signage, parking lot locations and lighting, as well as other impacts.

The Residential Preservation and Economic Development Section of the West Olive Corridor includes a goal of protecting single-family residential areas from intrusions of non-residential uses. Further, the Comprehensive Plan recommends that all new development or redevelopment of non-residential uses comply with the City's Design Guidelines, orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of the buildings, and require that new buildings adjacent to residential areas be compatible with regard to building scale, massing, and materials. Applicants must improve the appearance of the backs or sides of buildings adjacent to residential areas, including covering utility boxes and meters, and adding architectural treatments of facades similar to front facades, landscaping strips or other buffers, and opaque screening of dumpsters and mechanical equipment. (p. 61-62). The quasi-residential and hospital nature of the proposed hospice facility, along with building's design and orientation on the site, was done to minimize conflicts between the operation of the facility and the nearby residents and the school. Along with the significant landscaping surrounding the building, the proposed development meets with the intent of the Comprehensive Plan, where the property is already zoned Planned Hospital.

DESIGN GUIDELINES ANALYSIS

Physical Features and Site Relationships:

The Design Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoidance of spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or they must be screened from view. (p. 4). As proposed, the hospice facility will be largely screened from public view along Mason Road by the existing berm and the site development plan indicates that mechanical equipment and trash will be enclosed.

Structures:

The Design Guidelines state that the materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged with a preference toward “green” materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. EIFS and concrete masonry should not be the predominant building materials, but EIFS can be used as a way to accentuate an architectural element if it is limited to an area not subject to damage or abuse. Also, concrete masonry should be limited to split face or burnished units. (p. 9).

The City Council approved a new elevation for Phase I that included brick instead of fiber-cement siding. The same materials should be applied to the trash enclosure and the attached draft ordinance contains a condition of approval requiring that the trash enclosure shall be of a material that is consistent with the building.

Landscape:

The Design Guidelines also provide the following recommendations on the landscape design:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

The submitted landscape plan shows that the Applicant will maintain the berm and existing trees along Mason Road and will continue these around the building along the south property line to provide screening from those visiting the school.

Street trees and landscaping are provided throughout the site to provide screening of the parking lot, the interior driveways and the circulation pattern, in conformance with the minimum requirements of the Zoning Ordinance. However, the plan does not provide much detail on the types of plant materials and the landscaping within the parking lot islands, only minimally meets with the Zoning Code requirements. Further, the planting design lacks visual detail and interest from the perspective of building occupants who might only be able to appreciate the landscape from inside the building. Therefore a condition of approval includes that the applicant shall submit a revised Landscape Plan that includes a detailed plant listing (not to include plant materials that are listed as invasive species, such as Burning Bush), and that will further the intent of the Design Guidelines around the building of Phase I and Phase II and within the parking lot.

ZONING REVIEW

Review of the Zoning for the Hospice Hose during the prior application included both Phase I and II, and all requirements of the Zoning Ordinance were met bulk standards and setbacks for the PH District.

Landscaping

As discussed above, the proposed Landscape Plan should provide significant screening of the building from the public right-of-way and for the property to the south. It meets with the minimum requirements

for the minimum number of trees within the parking lot as well. However, as stated in the Design Guidelines discussion above, the landscaping near the building and within the island should be enhanced. Also, the plan does not indicate that an underground irrigation system has been included, contrary to the requirement below. Therefore, Staff has included a condition of approval that the Applicant submit a new Landscape Plan for the Zoning Administrators approval and that an underground irrigation system shall be included.

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans

10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. 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.

Parking

The site development plan indicates that a total of 36 spaces are provided where at a complete build out of 32 beds only 16 spaces are required, per the parking regulations:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

8. Health care and social assistance (NAICS 62).
 - b. Nursing and residential care personal care facilities (NAICS 623). One (1) space per two (2) patient beds.

Lighting

The Applicant's photometric plan indicates that no direct light will be leaving the property, and should meet with the illumination requirements below:

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

4. Lighting. Any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one (1) foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

As discussed in the prior application, the Hospice House would appear to meet with the intent of the Comprehensive Plan by offering a compatible use within the Planned Hospital District, and the draft ordinance is substantially the same as the prior ordinance, with updated information regarding the regulations for the development of the conditional use permit. Below is a summary of the Staff

recommended conditions of approval in addition to usual and customary conditions regarding process, conformance with plans and development quality:

Hospice Conditional Use Permit

- The conditional use permit shall be for the operation of a 38,000 square-foot, 32-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
- The Landscape Plan for the hospice facility shall be revised to provide additional landscaping that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-037, subject to the approval of the Zoning Administrator.
- An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator's approval.

ACTION

After hearing the testimony during the public hearing, if the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before any permits are issued, then recommendations should be made to the City Council. The following is an example of an appropriate motion for a recommendation on the hospice facility conditional use permit:

“I move to recommend approval of the conditional use permit for Phase I and II of a 32,000 square-foot 32-bed Hospice House, at 970 North Mason Road, on the Barnes Jewish West County Hospital campus, subject to the conditions contained in the draft ordinance attached to the staff report on Application #14-037 presented at the meeting of December 1, 2014.” (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.

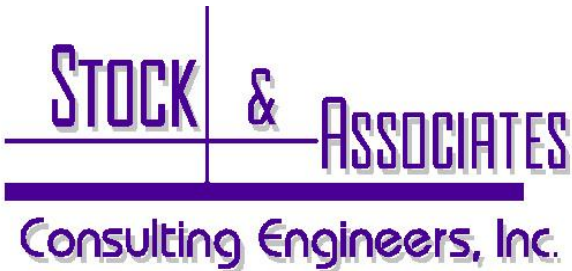
APPENDIX 2: ZONING CODE

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

Packet Pg. 52

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:10/14/2014
	Description: View looking northwest toward the existing berm from the Hope Montessori School parking lot.
	Description: View looking north from the Hope Montessori School parking lot toward the proposed location for the Hospice House.
	Description: View looking west from the Millennium Park parking lot toward the propose Hospice facility location





257 Chesterfield Business Parkway
St. Louis, MO 63005
(636) 530-9100 FAX (636) 530-9130
E-Mail : general@stockassoc.com

DATE: 11/3/14	JOB NO. 212-5013.2
ATTENTION: Mr. Paul Langdon	
RE: BJC West County Hospice House Phase II	
Olive Street Road & Mason Road	

TO: City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

WE ARE SENDING YOU: ☒ Attached ☐ Under Separate cover via Delivery the following items:

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

Copies	Date	No.	Description
4	11/03/14	1	Site Plan for Phase II CUP
1	-	-	Conditional Use Permit application
1	11/03/14	20183	\$250.00 Application Fee
1	11/03/14	20184	\$2,000.00 Escrow

THESE ARE TRANSMITTED as checked below:

- ☒ For Approval ☐ Approved as Submitted ☐ Resubmit Copies for approval
☐ For Your Use ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE _____ 20 _____ ☐

REMARKS: Dear Paul,
Pursuant to your telephone conversation with George Stock on Friday, the attached is for the Phase II "Conditional Use Permit" only. At such time as the Phase II Hospice is ready to proceed a detail Site Development Plan, with Architectural elevations and Landscape plans will be filed with the City for process.

Sincerely,

Joseph E. Fischer, Senior Project Engineer

COPY TO: Mr. Douglas Black, BJCWCH
Mr. Christopher Dean, BJC
Mr. Gregory Mohler, BJC
George M. Stock, P.E., President

Attachment: 2014-11-03 Submitted Package (1169 : Bill No 5530 BJC Hospice House Phase II)

212-5013.2



city of **CREVE COEUR**
PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
George M. Stock, P.E., President	
<i>Name</i>	<i>Name</i>
Stock & Associates Consulting Engineers, Inc.	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
257 Chesterfield Business Parkway	
<i>Address</i>	<i>Address</i>
Chesterfield, MO 63005	
<i>Address</i>	<i>Address</i>
Telephone # (636) 530-9100	Telephone #
Fax # (636) 530-9130	Fax #
Email: george.stock@stockassoc.com	Email:
 <i>Applicant's Signature</i> 10/28/17	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
12634 Olive Blvd.	Douglas Black, President
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	Barnes West County Hospital
<i>Address</i>	<i>Company (If Applicable)</i>
BJC West County - Hospice House	12634 Olive Blvd.
<i>Development Name (if any)</i>	<i>Address</i>
Planned Hospital "PH"	Creve Coeur, MO 63141
<i>Current Zoning</i>	<i>Address</i>
<i>Prior CUP Approvals (if known)</i>	Telephone # (314) 996-8000
	Fax #
	Email: dxb1808@bjc.org
	 <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: (see attached) _____

_____ 38,000 sq. ft. (32 beds) _____

Gross Floor Area – Existing and Proposed: Ex Ph1 (19,000sf/16 beds) Pr Ph2 (19,000sf/16 beds) _____

Number of Seats (for restaurant only): n/a _____

Number of Employees at the busiest shift: _____

Hours of Operation: _____

Current or Most Recent Use of the Property: Hospital Campus _____

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 | ☐ Fees: \$250 (non-refundable) |
| ☐ Floor plan | ☐ \$2000 (refundable deposit) |
| ☐ Electronic copies of all materials | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, December 1st, 2014.

See attached 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

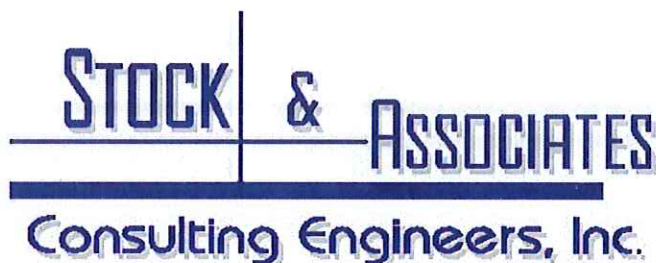
Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11



EXECUTIVE SUMMARY: BJC HOSPICE HOUSE – PHASE II

- BJC Hospice is seeking a Conditional Use Permit to construct a 2nd Phase, 19,000 sq. ft. addition ranch style, 16-beds to the Phase 1 Hospice House on the Barnes-Jewish West County Hospital campus. Phase 1 included 19,000 sq. ft. (16 beds) with the remainder in Phase 2, including 19,000 sq. ft. (16 beds). This is consistent with the approved Site Concept Plan as approved by the Planning commission on 10/20/2014.
- Without access to a hospice house, BJC Hospice patients are cared for either at home, a long term care facility, or in the acute hospital setting. Often these locations don't provide the level of specialty care needed for patients with acute end-of-life needs or the time and expertise to support the patients' families.
- The BJC hospice house will complete the continuum of care necessary to provide exceptional, compassionate end-of-life care for adults and pediatric patients and their families.
- While the St. Louis Metropolitan area is home to top-ranked BJC Hospitals, a critical void remains in health care – hospice house for adults, teens and children. With only 18 hospice beds available to serve a population of 2.8 million people, the demand is much greater than supply.
- The BJC hospice house will be supported by Children's Hospital Foundation, the Foundation for Barnes-Jewish Hospital and the Missouri Baptist Healthcare Foundation.
- BJC Hospice is the largest, most comprehensive and respected hospice and palliative care leader in the region with over 30 years of experience in providing individualized care to patients and families. BJC Hospice has experienced a growth trend consistent with the nation.

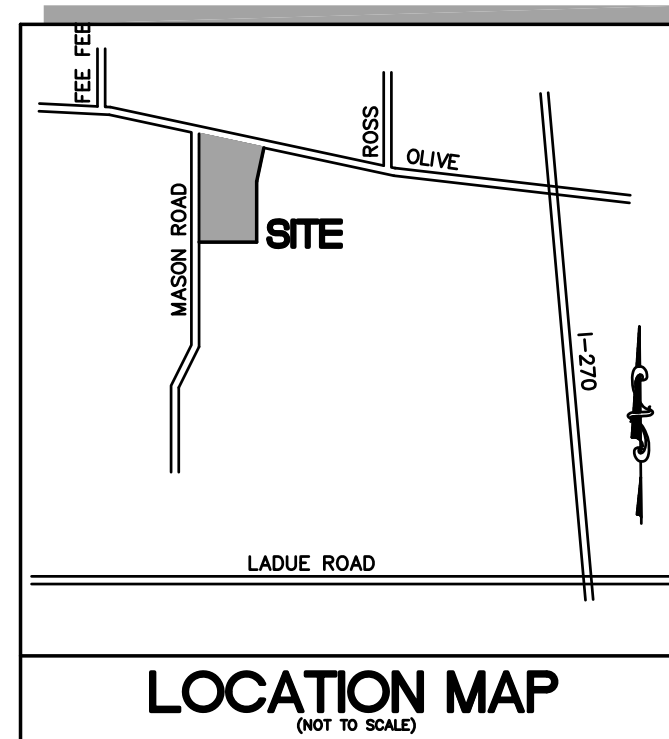
- Palliative care is both a philosophy care and medical specialty anticipating, preventing, and treating physical, spiritual, and psychosocial suffering throughout the continuum of a serious illness. At times palliative care is provided simultaneously with curative care. Hospice is a philosophy of care as well as specialized program provided by an interdisciplinary team that focuses on palliative care of patients and families during the final phases of a terminal (six months or less prognosis) illness. In hospice, patients choose comfort care over curative treatment.

3.4

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



NOTES:

- 1 B/C WEST COUNTY SHALL BE ALLOWED A DEVELOPMENT OF UP 1,000,000
SQUARE FEET OF GROSS LEASABLE AREA A FLOOR AREA RATIO (F.A.R.) OF UP
TO .45.
- 2 UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL
BE IN ACCORDANCE WITH THE PLANNED HOSPITAL DISTRICT REQUIREMENTS OF
THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF
THE CONCEPT PLAN.
- 3 RETENTION FOR THE MEDICAL CAMPUS IS PROVIDED BY THE RETENTION LAKE
LOCATED WITHIN THE MILLENNIUM PARK TRACT (AS ILLUSTRATED) PER
AGREEMENT BK 12367 34-4 AS RECORDED IN ST. LOUIS COUNTY.
- 4 SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 219830151H AND
219830162H. EFFECTIVE DATE OF AUGUST 2, 1995.
- 5 BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION
PROVIDED BY SURDEX.
- 6 ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM
THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
- 7 GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO. AND M.S.D.
STANDARDS AND SPECIFICATIONS.
- 8 NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE
QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
- 9 TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.
- 10 PROPERTY SUBJECT TO AGREEMENT REGARDING PROPERTY RESTRICTIONS AND
RIGHT OF FIRST REFUSAL PER BK 12367 35-46 AS RECORDED IN ST. LOUIS
COUNTY.
11. ACCESS AGREEMENT BK 12367 35-66-105 AS RECORDED IN ST. LOUIS COUNTY.
12. PLAN SUBJECT TO SITE DEVELOPMENT PLAN APPROVAL PRIOR TO SUCH TIME
OWNER REQUESTS PHASE TWO CONSTRUCTION.

SITE INFORMATION:

- | | |
|---|----------------------------------|
| BUILDING CALCULATIONS: | |
| EXISTING SITEPLAN: | = 61,200 S.F. |
| EXISTING HOB#1 | = 61,200 S.F. |
| EXISTING HOB#8 | = 50,000 S.F. |
| EXISTING HOSPITAL | = 176,000 S.F. |
| HOSPICE PHASE 1 | = 18,000 S.F. |
| HOSPICE PHASE 2 | = 13,000 S.F. |
| TOTAL | = 386,400 S.F. |
| FUTURE DEVELOPMENT | = 613,600 S.F. |
| MAX. ALLOWABLE AREA | = 1,000,000 S.F. |
| | |
| PROPOSED F.A.R. | = .16 |
| ALLOWABLE F.A.R. | = .45 |
| | |
| SITE COVERAGE | = 35.43% |
| ALLOWABLE COVERAGE | = 63% |
| | |
| PARKING CALCULATIONS: | |
| PER CITY CODE: 405.820, H.B.# | |
| (Health care and social assistance; Nursing and residential care personal care facilities (NAICS 623). One (1) space per two (2) patient beds). | |
| | |
| 32 Bed facility | = 16 spaces required (CODE) |
| | = 36 spaces (Shown) |
| | = 4 Accessible Parking Spaces |
| | = 1 Loading Space |
| | |
| PERTINENT DATA: | |
| SITE ACREAGE | = 54,343 AC. (LOT 2 + LOT A) |
| OWNER | = BARNES WEST COUNTY HOSPITAL |
| LOCATOR No. | = 17764032, 177640331, 16P202076 |
| ZONING | = "H" PLANNED HOSPITAL DISTRICT |
| PREVIOUS ZONING | = RESIDENTIAL COLOUR DISTRICT |
| SCHOOL DISTRICT | = PARKWAY HOSPITAL DISTRICT |
| SEWER DISTRICT | = METROPOLITAN SEWER DISTRICT |
| WATER SERVICE | = MISSOURI-AMERICAN WATER CO |
| GAS SERVICE | = MISSOURI GAS CO |
| ELECTRIC SERVICE | = AMEREN UE ELECTRIC |
| PHONE SERVICE | = AT&T |
| STREET ADDRESS | = 12634 OLIVE BLVD |
| ZIP CODE | = 63141 |
| WUNNIBURN MAP | = PG. 18 LOT 11-U |

LEGAL DESCRIPTION

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (f.k.a. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

[illegible]

PREPARED BY:

SITE PLAN FOR:

BJC WEST COUNTY HOSPITAL

112634 OLIVE BOULEVARD
CITY OF CREVE COEUR
STATE OF MISSOURI

DATE: Nov. 03, 2014

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

REVISIONS:

[illegible]

MDNR #	MO-00
SHEET TITLE:	
SITE PLAN	

SHEET NO.:

1

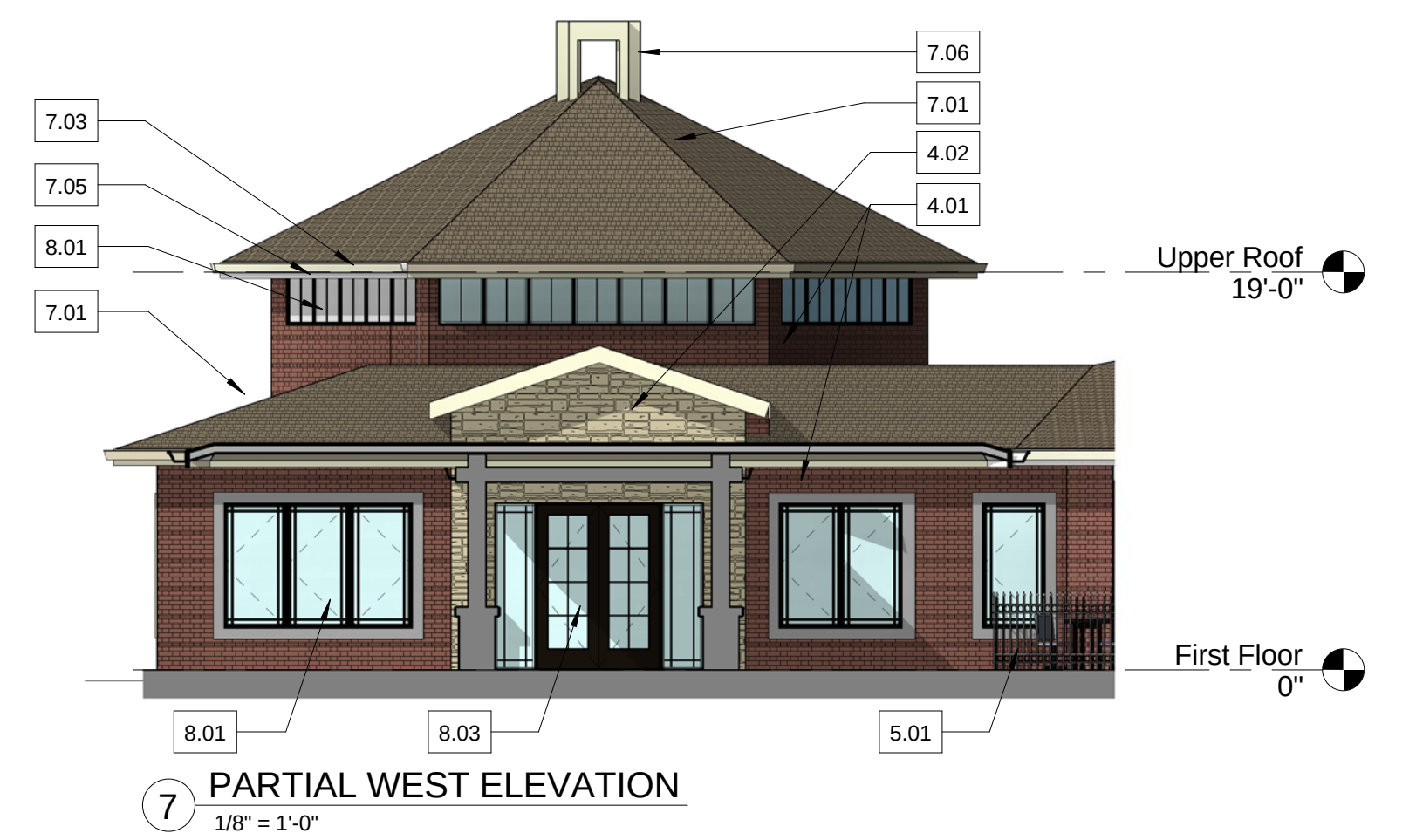
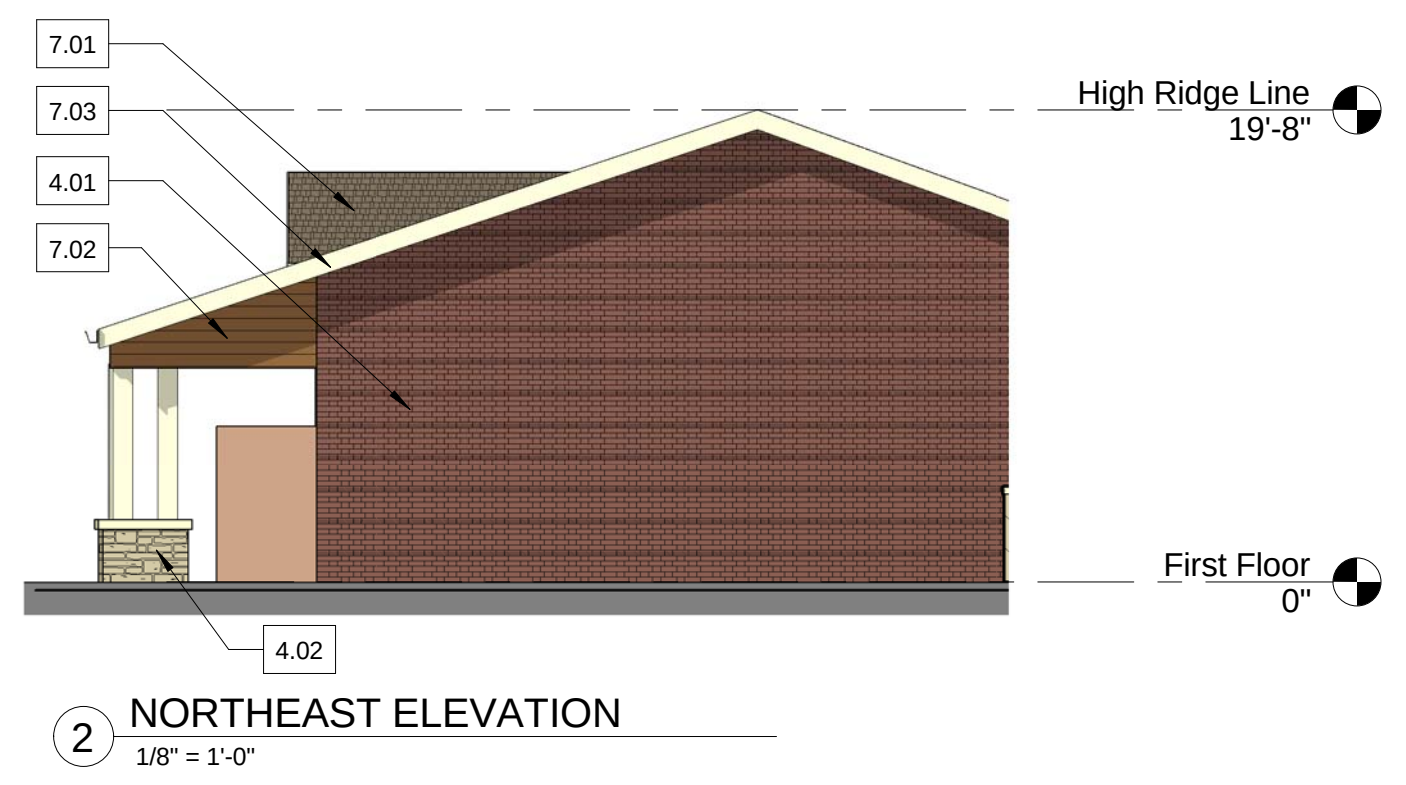
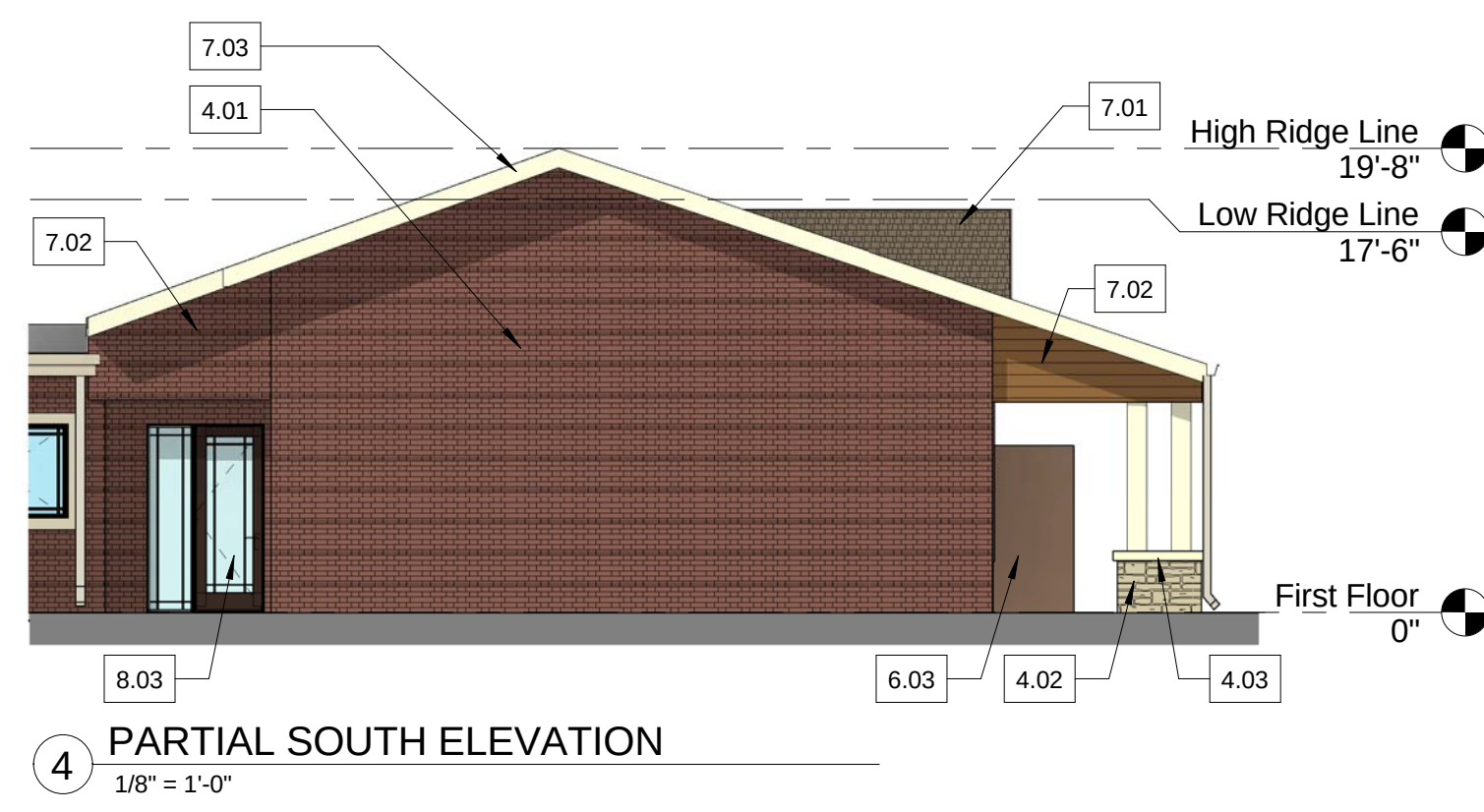
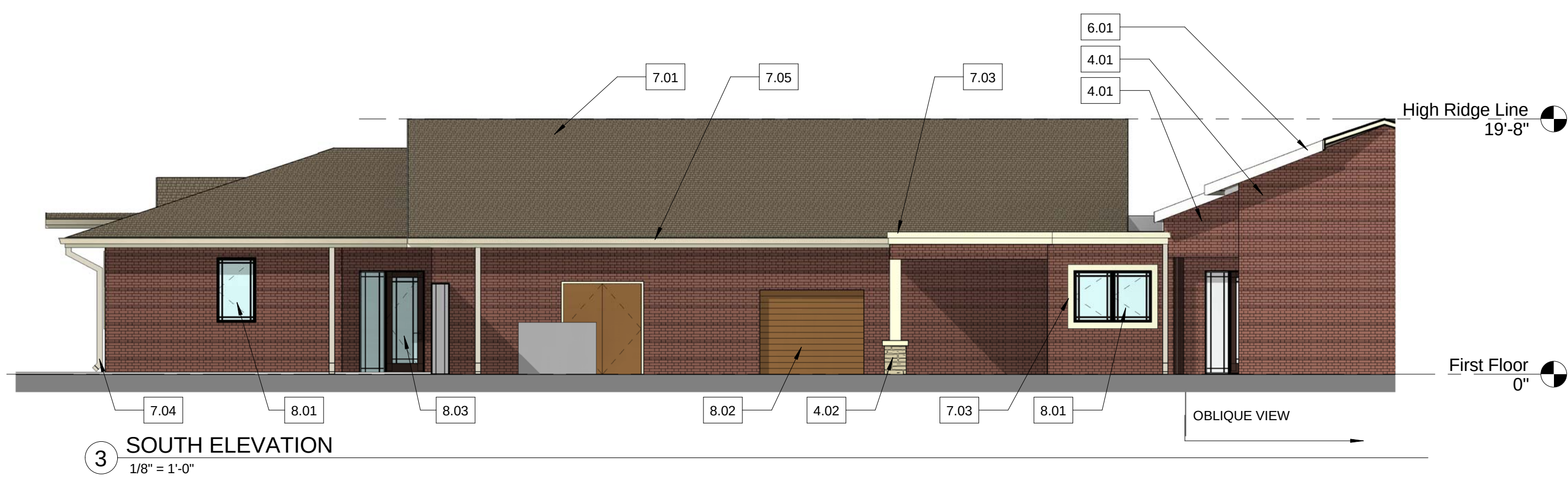
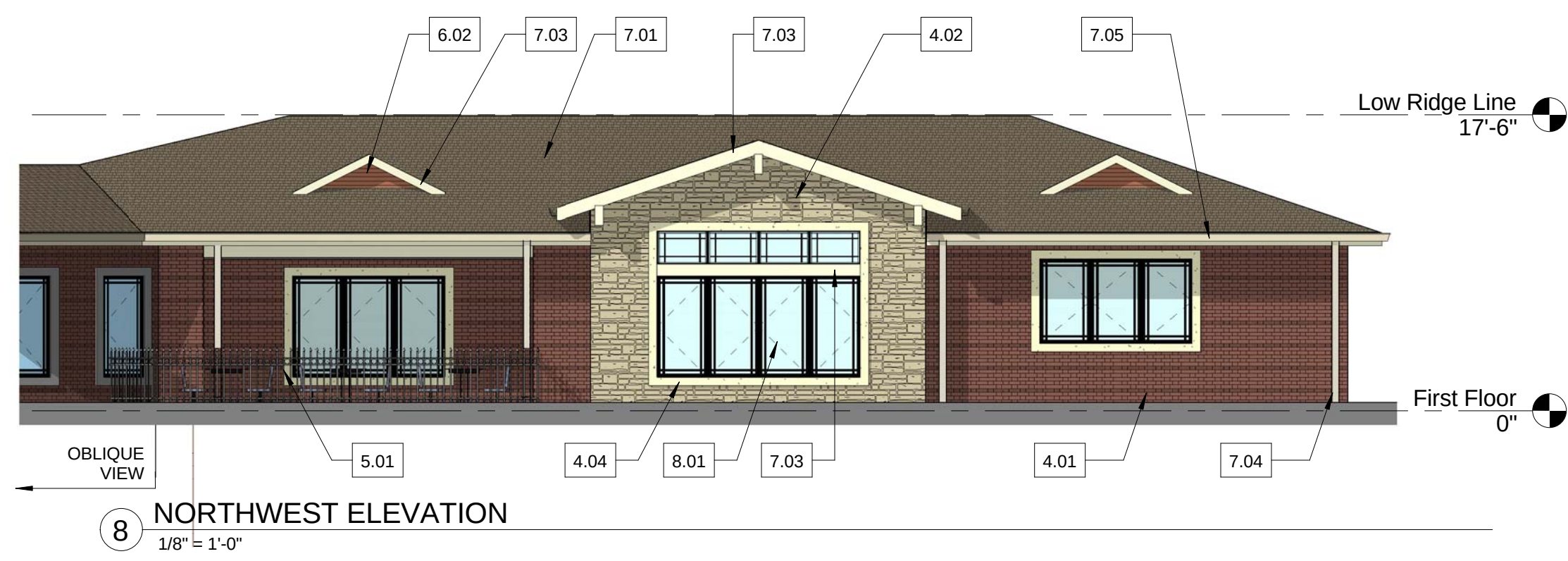
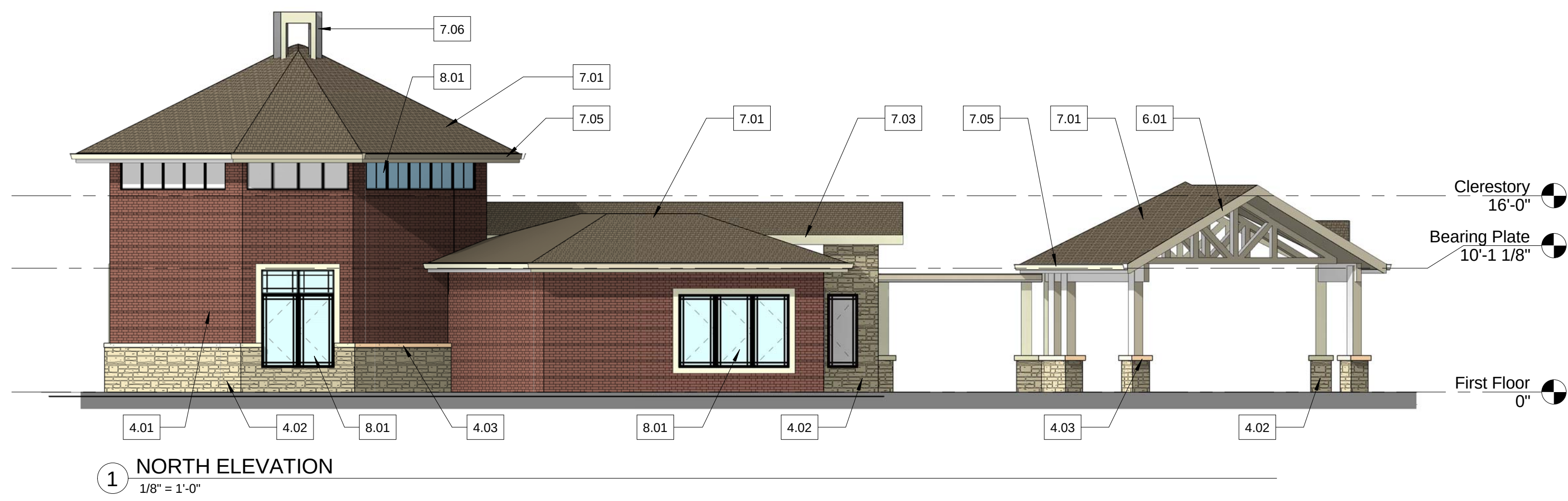
Packet Pg. 60

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WRN BY: DVL REVIEWED BY: JW
 COST #: 1331.00 ISSUE DATE: 10/20/2014
 by index Number

KEYED ELEVATION NOTES	
KEY	DESCRIPTION
DIVISION 04: MASONRY	
4.01	FLEMISH BOND BRICK WALL
4.02	VARIEGATED CAST STONE
4.03	CAST STONE COPING
4.04	CAST STONE TRIM
DIVISION 05: METALS	
5.01	ORNAMENTAL METAL RAILING
DIVISION 06: WOOD AND PLASTICS	
6.01	PAINTED WOOD FASCIA BOARD
6.02	COVERED GABLE VENT
6.03	WOOD PATIO SCREEN WALL
DIVISION 07: THERMAL AND MOISTURE PROTECTION	
7.01	FLEMISH BOND BRICK WALL
7.02	ARCHITECTURAL GABLE ASPHALT ROOF SHINGLES
7.03	FIBER CEMENT SIDING
7.04	FIBER CEMENT TRIM
7.05	ALUM. DOWNSPOUT
7.06	ALUM. GUTTER
7.06	FIBER CEMENT SIDING CUPOLA
DIVISION 08: DOORS AND WINDOWS	
8.01	ALUM. GLAD WOOD WINDOW
8.02	PAINTED OVERHEAD DOOR
8.01	ALUM. CLAD WOOD DOOR W/ INSUL. GLASS LITE





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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-032 BARNES JEWISH WEST COUNTY HOSPITAL SITE CONCEPT PLAN
AND APPROVAL OF A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR A 16-BED HOSPICE HOUSE**

FOR THE MEETING OF: October 20, 2014

LOCATION: 12634 Olive Boulevard.

REQUEST: Barnes Jewish West County Hospital, located at 12634 Olive Boulevard, Creve Coeur MO, has submitted a request for approval of the site concept plan for the campus that includes a future 96 bed, multi-floor replacement hospital and a 32-bed hospice facility, and approval of the conditional use permit and site development plan for Phase I of "Hospice House," a 19,000 square-foot ranch-style, 16-bed facility.

ADDITIONAL INFORMATION: The BJC West County Hospital campus is a 54 acre site located south of Olive Boulevard and east of Mason Road. Existing uses on the site include the main hospital building, and four medical office buildings. A Site Concept Plan was approved by the City Council in 1999, and amended in 2004. In 2004, a Site Development Plan was approved which involved a 5,000 square foot addition to the hospital's emergency room. On May 19, 2008 the Planning and Zoning Commission approved a Minor Site Development Plan for two new building additions to the Siteman Cancer Center building totaling 2,679 square feet. The Concept Plan expired in 2011. The subject property is zoned PH-Planned Hospital District.

Inpatient care hospices facilities are categorized as Nursing Care Facilities (NAICS 623110) and are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the PH District.

APPLICANT: Douglas Black, President
Barnes West County Hospital
12634 Olive Boulevard
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

Key Issues:

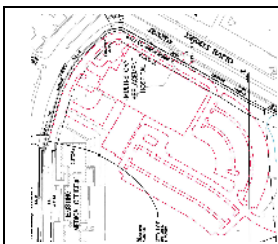
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

- West Olive Corridor

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.310 "PH" Planned Hospital District
- Section 405.470: Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval
- Section 405.820 Required Off-Street Parking Spaces

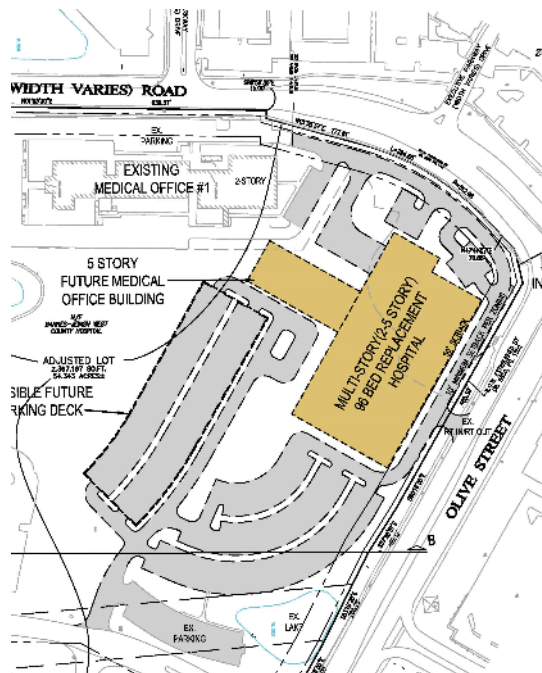
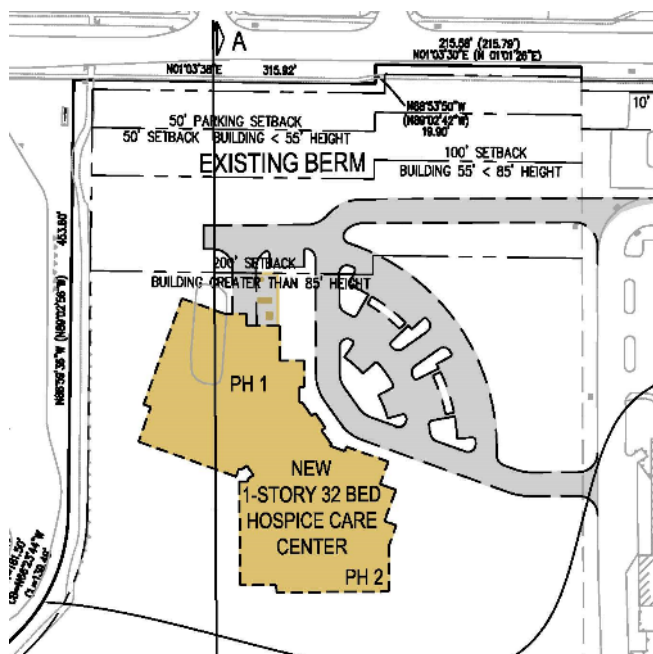


REPORT PREPARED BY: Whitney Kelly, AICP, City Planner, October 15, 2014.

ATTACHMENTS: Applicant's Materials submitted September 19, 2014.
Revised Site Concept plan submitted October 13, 2014
Applicant's PowerPoint presented on 9/26/14 with Hope/Andrew's Academy,
9/29/14 with the Subdivisions West of Mason, and 10/1/14 with Questover
Subdivision.

BACKGROUND AND PROPOSAL

The proposed Site Concept Plan includes Phase I and II, 38,000 square-foot hospice facility, and a 264,000 square-foot hospital with possible parking structure. Below is a close-up of the proposed new developments for the campus



The Applicant is seeking approval of the site development plan and the conditional use permit for Phase I of the Hospice Care Center. The existing berm along Mason will provide significant screening, and the applicant will carry the berm and landscaping around the building, per the detail of the plan below:

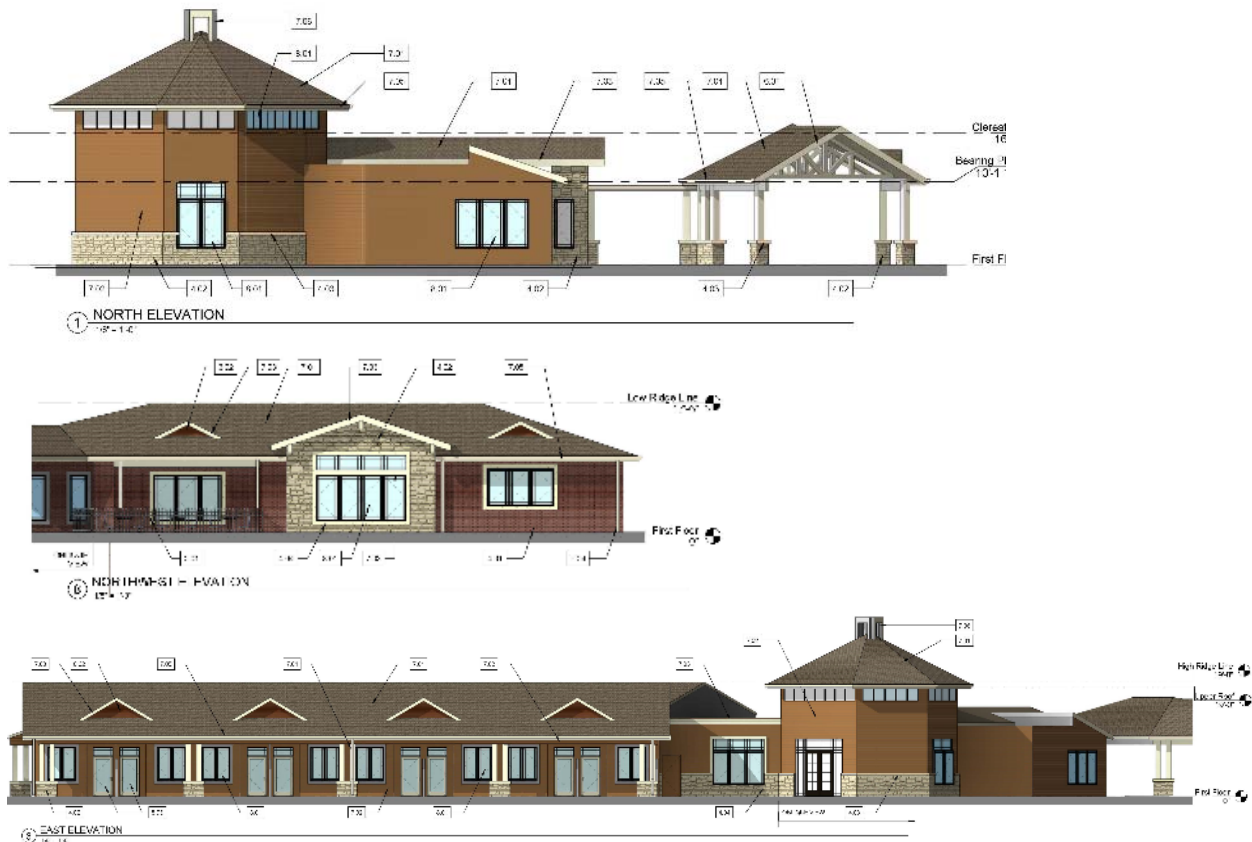


The proposed facility is a 19,000 square foot, ranch style, 16 bed hospice house to provide the level of specialty care needed for patients with acute end-of-life needs. The building has a single story, and is residential in character. The materials consist of fiber cement siding with a cast stone trim, that are consistently carried around all sides of the building.

Below is a rendering of the proposed building from the Applicant's presentation to the neighbors:



Below are details of the elevations from the Applicant's materials:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office, Retail, Restaurant	CB Core Business District	Olive Boulevard
South	School, Park	C Single Family Residential	N/A
East	Office, Retail Residential	GC General Commercial District AR Attached Single Family & B Single Family Residential Districts	N/A
West	Retail, Restaurant Office Residential	GC General Commercial District PO Planned Office District D Single Family Residential District	Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor Action Area that has a vision to include a high-quality, contained business area that connects with and co-exists in a compatible fashion with the adjacent single-family neighborhoods. Open spaces and pedestrian facilities will be increased with pedestrian connections between residential and commercial areas. The Subject Property is specifically addressed as Key Property 4, where it is envisioned to continue to develop and expand as a hospital campus, where special attention should be given to any negative impacts associated with site development, building design and materials, landscaping access, signage, parking lot locations and lighting, as well as other impacts.

The Residential Preservation and Economic Development Section of the West Olive Corridor include a goal of protecting single-family residential areas from intrusions of non-residential uses. Further, the Comprehensive Plan recommends that all new development or redevelopment of non-residential uses comply with the City's Design Guidelines, orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of the buildings, and require that new buildings adjacent to residential areas be compatible with regard to building scale, massing, and materials. Applicants must improve the appearance of the backs or sides of buildings adjacent to residential area, including covering utility boxes and meters, and adding architectural treatments of facades similar to front facades, landscaping strips or other buffers, and opaque screening of dumpsters and mechanical equipment. (p. 61-62). The most intense use of the site will remain located along Olive Boulevard where the new future hospital facility will be placed at the northwest corner of the property, where the building will have multiple floors, with the most intense development of five floors within the center of the future new building with two and three floors closest to the street. The parking of the hospital will be in place of the existing structure to the side and rear of the building, thus in keeping with the Comprehensive Plan. The quasi-residential and hospital nature of the proposed hospice facility, along with building's design and orientation on the site, was done to minimize conflicts between the operation of the facility and the nearby residents and the school. Along with the significant landscaping surrounding the building, the proposed development meets with the intent of the Comprehensive Plan, where the property is already zoned Planned Hospital.

Additionally, the Comprehensive Plan does call for a "green line" park along Olive Boulevard. The existing parcel for the hospital campus has an inconsistent right-of-way along Mason Road, where little room for street trees are provided. Greater review of a landscape plan for the hospital will come with future site development plans. However, Staff recommends that a condition of approval of the concept plan include a dedication of a consistent right-of-way prior to further development to provide adequate width for sidewalks and landscaping to meet with Section 405.540 Landscaping, including street trees,

along Mason Road. There will also have to be adequate landscaping along Olive Boulevard to meet with the intent of the landscaping requirements and the “green line park” of the Comprehensive Plan.

DESIGN GUIDELINES ANALYSIS

Physical Features and Site Relationships:

The Design Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoidance of spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or they must be screened from view. (p. 4). As proposed, the hospice facility will be largely screened from public view along Mason Road by the existing berm and the site development plan indicates that mechanical equipment and trash will be enclosed.

Structures:

The Design Guidelines state that the materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged with a preference toward “green” materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. EIFS and concrete masonry should not be the predominant building materials, but EIFS can be used as a way to accentuate an architectural element if it is limited to an area not subject to damage or abuse. Also, concrete masonry should be limited to split face or burnished units. (p. 9).

The elevations submitted indicate that cement board siding would be the majority of the building material used, with a stone accent on all of the elevations, which meets with the Design Guidelines. However, the Applicant has not submitted a sample of materials to be used. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed prior to Commission approval. The same materials should be applied to the trash enclosure and the attached draft ordinance contains a condition of approval requiring that the trash enclosure shall be of a material that is consistent with the building.

Landscape:

The Design Guidelines also provide the following recommendations on the landscape design:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

The submitted landscape plan shows that the Applicant will maintain the berm and existing trees along Mason Road and will continue these around the building along the south property line to provide screening from those visiting the school.

Street trees and landscaping are provided throughout the site to provide screening of the parking lot, the interior driveways and the circulation pattern, in conformance with the minimum requirements of the Zoning Ordinance. However, the plan does not provide much detail on the types of plant materials and the landscaping within the parking lot islands, only minimally meets with the Zoning Code requirements. Further, the planting design lacks visual detail and interest from the perspective of building occupants who might only be able to appreciate the landscape from inside the building. Therefore a condition of approval includes that the applicant shall submit a revised Landscape Plan that includes a detailed plant listing (not to include plant materials that are listed as invasive species, such as Burning Bush), and that will further the intent of the Design Guidelines around the building and within the parking lot.

ZONING REVIEW

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

The purpose of the PH District states that the district shall provide, by site concept and site development plan approval by the Planning and Zoning Commission and City Council, for the orderly planned development of major health care facilities consisting of hospitals, clinics, medical offices, extended care facilities and residences for medical center employees, research facilities, laboratories and other related ancillary or support facilities.

The proposed site concept indicates two new buildings: the multi-floor replacement hospital at the northwest corner at Olive Boulevard with a parking structure where the existing facility is located; and, the 32-bed hospice facility at the southwest corner. The proposed total build-out shows that the site coverage will be 43.3%, where the maximum site coverage is 63%. The proposed hospital will be built at the 50-foot setback line from Olive Boulevard and Mason Road, while the hospice facility is 73 feet from the side property line, where 20 feet is the minimum side yard setback. The maximum floor area ratio for the entire campus allowed is 0.45, and the current concept plan indicates a FAR of 0.2. Thus, the proposed development meets with the intent as well as all of the regulations of the district.

Nursing Care Facilities Conditional Use Requirements.

Inpatient care hospice facilities are categorized as Nursing Care Facilities (NAICS 623110) and are permitted as conditional uses in the PH District. Section 405.470 Conditional Uses provides for the minimum requirements necessary for uses within the PH District, per the following:

Section 405.470. Conditional Uses

A. Conditional uses allowed in zoning districts are as follows:

23. *Nursing care facilities, residential mental retardation, mental health and substance abuse facilities, and community care facilities for the elderly — NAICS 623110, 623210, 623311 and 623990 (except boot camps and halfway group homes) (conditional use in the "HE", "PH", "PC", "GC" and "CB" districts).*
 - a. *Shall be located on sites of at least three (3) acres.*
 - b. *The density of development (for apartment-type units) within a personal care facility shall not exceed twenty (20) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.*
 - c. *Personal care facilities shall be primarily residential in character; however, convalescent and nursing homes, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.*

d. No building shall be located within fifty (50) feet of any property line.

The subject property is 54.3 acres and the proposed Phase I and Phase II will consist of a total of 32 beds, well within the maximum number of units allowed. The building is primarily residential in nature, and as mentioned above the closest point of the building to the south property line is 73 feet. Thus the project meets with the minimum requirements for a conditional use.

Landscaping

As discussed above, the proposed Landscape Plan should provide significant screening of the building from the public right-of-way and for the property to the south. It meets with the minimum requirements for the minimum number of trees within the parking lot as well. However, as stated in the Design Guidelines discussion above, the landscaping near the building and within the island should be enhanced. Also, the plan does not indicate that an underground irrigation system has been included, contrary to the requirement below. Therefore, Staff has included a condition of approval that the Applicant submit a new Landscape Plan for the Zoning Administrator's approval and that an underground irrigation system shall be included.

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans

10. *All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. 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. 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.*

Parking

The site development plan indicates that a total of 36 spaces are provided where at a complete build out of 32 beds only 16 spaces are required, per the parking regulations:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

8. *Health care and social assistance (NAICS 62).*
 - b. *Nursing and residential care personal care facilities (NAICS 623). One (1) space per two (2) patient beds.*

Lighting

The Applicant's photometric plan indicates that no direct light will be leaving the property, and should meet with the illumination requirements below:

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

4. *Lighting. Any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one (1) foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of*

Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site. However, the use would appear to meet with the intent of the Comprehensive Plan by offering a compatible use within the Planned Hospital District. Below is a summary of the Staff recommended conditions of approval in addition to usual and customary conditions regarding process, conformance with plans and development quality:

Concept Plan

- Site development plan approval is required for all future development of the site depicted on the Site Concept Plan, in accordance with Section 405.1080 of the Zoning Ordinance.
- Subject to approval by St. Louis County Department of Highways and Traffic, all applicable site development plans shall include the dedication of land to the public to form a consistent right-of-way along Mason Road with adequate width for sidewalks and landscaping to meet with Section 405.540 Landscaping, including street trees.
- All site development plans shall provide adequate landscaping along Olive Boulevard to meet with the intent of the landscaping requirements and the “green line park” goal of the Comprehensive Plan. Any landscaping to be located within the Olive Boulevard right-of-way will require prior approval from the Missouri Department of Transportation.

Hospice Conditional Use Permit

- The conditional use permit shall be for the operation of a 19,000 square-foot, 16-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
- The Landscape Plan for the hospice facility shall be revised to provide additional landscaping that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-032, subject to the approval of the Zoning Administrator.
- An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator’s approval.

ACTION

After hearing the testimony during the public hearing, if the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before any permits are issued, then recommendations should be made to the City Council. Note that separate motions on the concept plan approval and conditional use permit approval are suggested to allow separate discussion prior to the vote and modification of approval-specific conditions.

The following is an example of an appropriate motion for a recommendation on the site concept plan:

“I move to recommend approval of the Site Concept Plan for the Barnes Jewish West County Hospital campus, subject to the conditions contained in the draft ordinance attached to the staff report on Application #14-032 presented at the meeting of October 20, 2014.” (Conditions may be added, eliminated, or modified by preceding motion.)

The following is an example of an appropriate motion for a recommendation on the hospice facility conditional use permit:

“I move to recommend approval of the conditional use permit for a 19,000 square-foot 16-bed Hospice House, at 970 North Mason Road, on the Barnes Jewish West County Hospital campus, subject to the conditions contained in the draft ordinance attached to the staff report on Application #14-032 presented at the meeting of October 20, 2014.” (Conditions may be added, eliminated, or modified by preceding motion.)

If the Commission believes the application should be continued until the subsequent meeting to provide members an opportunity to review requested changes, then the following motion would be appropriate:

“I move to continue discussion of Application #14-032 to the meeting of November 3, 2014, to allow the applicant time to amend the proposal as requested by the Planning Commission.”

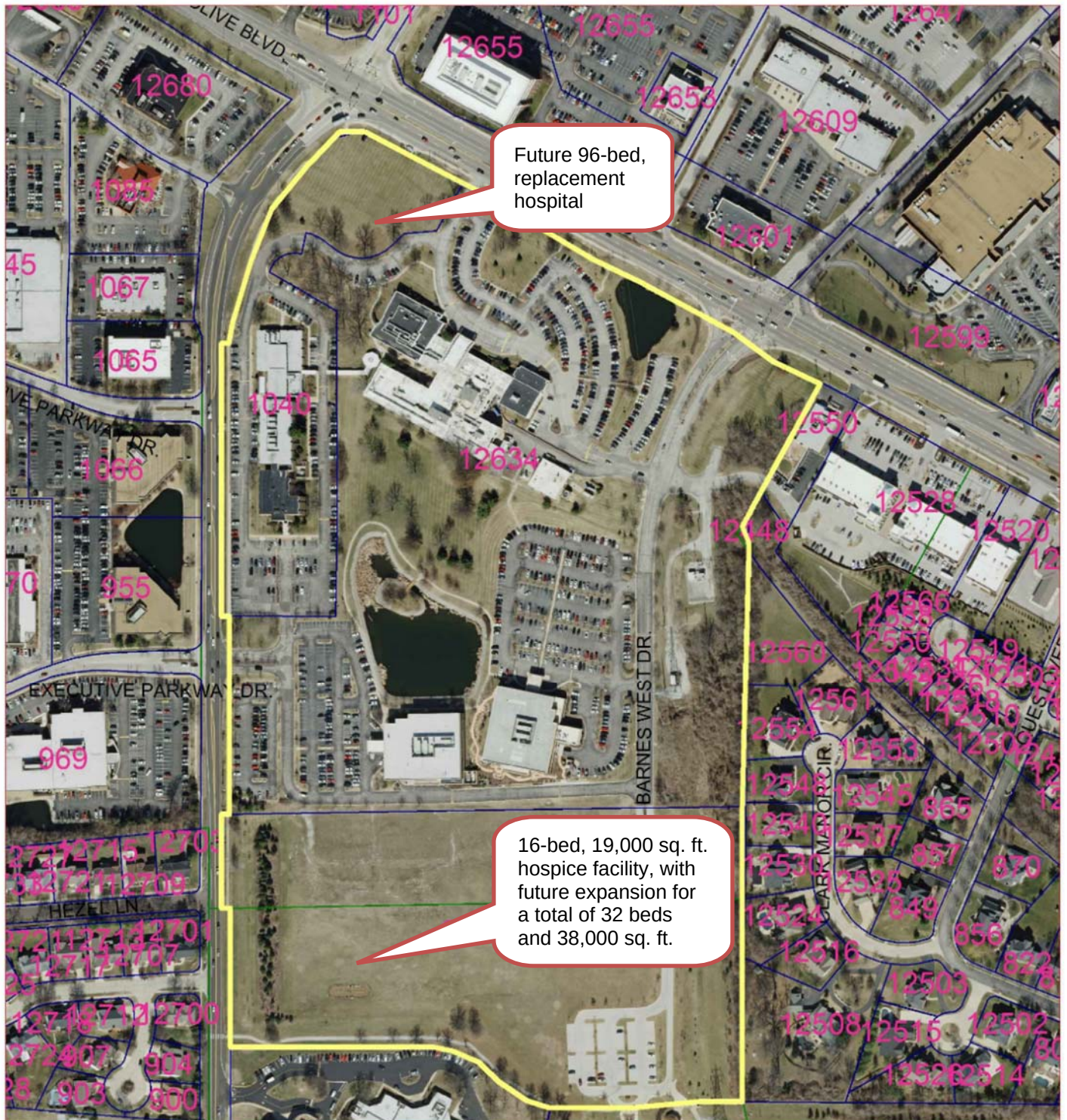
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

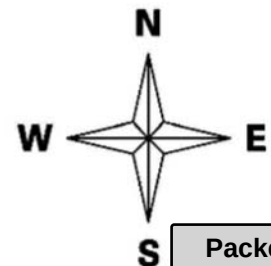
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Property lines

Barnes Jewish West County Hospital Campus,
12634 Olive Boulevard



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:10/14/2014
	Description: View looking northwest toward the existing berm from the Hope Montessori School parking lot.
	Description: View looking north from the Hope Montessori School parking lot toward the proposed location for the Hospice House.
	Description: View looking west from the Millennium Park parking lot toward the propose Hospice facility location

	Description: Photo from the Applicant's materials of the view looking east at the existing berm from Corum Way.
	Description: View looking north toward Olive Boulevard and the future replacement hospital location.
	Description: View looking west from the front of the existing hospital toward Mason Road and Olive Boulevard intersection at the area of the future hospital location.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, DECEMBER 1, 2014

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman

Mr. Tim Carney

Mr. James Faron

Mr. Ken Howard

Ms. Beth Kistner

Mr. Charles Pullium

Mr. Gene Rovak

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, Director of Community Development

Ms. Whitney Kelly, City Planner

Ms. Deborah McLaughlin, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 487-2259

1 CHAIRMAN MADDEN: Like to call to order the
2 Planning Zoning Commission meeting for the City of Creve
3 Coeur, Missouri for Monday, December 1st, 2014.

4 We'll start with roll call.

5 Mr. Tim Carney?

6 MR. CARNEY: Present.

7 CHAIRMAN MADDEN: Mr. James Faron?

8 MR. FARON: Present.

9 CHAIRMAN MADDEN: Mr. Ken Howard?

10 MR. HOWARD: Present.

11 CHAIRMAN MADDEN: Ms. Beth Kistner?

12 MS. KISTNER: Present.

13 CHAIRMAN MADDEN: Mr. Charles Pullium?

14 MR. PULLIUM: Present.

15 CHAIRMAN MADDEN: Mr. Gene Rovak?

16 MR. ROVAK: Present.

17 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
18 Attorney?

19 MR. LUMLEY: Present.

20 CHAIRMAN MADDEN: Paul Langdon, he's here, our
21 Director of Community Development.

22 Ms. Whitney Kelly, our City Planner?

23 MS. KELLY: Present.

24 CHAIRMAN MADDEN: Okay. New business.

25 A. Public hearing. Application No. 14-037:

1 Approval of an amendment to the conditional use permit and
2 site development plan for Phase II of Hospice House at
3 Barnes-Jewish West County Hospital.

4 Mr. Stock.

5 MR. STOCK: Yes.

6 MS. KELLY: Oh, need to be sworn.

7 CHAIRMAN MADDEN: Oh, yeah. Anybody that's
8 going to be involved in this.

9 Is that your daughter or --

10 MR. STOCK: That's my daughter Kate.

11 CHAIRMAN MADDEN: Okay. Are you --

12 MR. STOCK: She's not going to be speak -- well,
13 she can speak if she wants.

14 (The speakers were sworn in by the court
15 reporter.)

16 MR. STOCK: Good evening, Mr. Chairman, Members
17 of the Commission.

18 For the record, my name's George Stock. I'm
19 with Stock & Associates Consulting Engineers, and I'm here
20 tonight on behalf of BJC relative to the West County
21 Hospital.

22 I was before you approximately six weeks ago
23 relative to a concept plan, amendment, a conditional use
24 permit and site development plan for Hospice House.

25 That evening we spoke about the Hospice House,

1 and we spoke about two phases.

2 A Phase I, which was 16 beds, 19,000 square
3 feet; we spoke about Phase II, another 19,000 square feet,
4 16 beds, for a total Hospice House of 38,000 square feet
5 and 32 beds.

6 The application that was filed for that request
7 only made mention of Phase I. And as a result, the public
8 hearing was advertised for just Phase I, did not include
9 Phase II. So really our request tonight is to ask your
10 consideration to amend the conditional use permit, which
11 was approved by the Board of Aldermen, City Council last
12 week for the Phase II.

13 The drawing I passed out is showing the ultimate
14 construction of the Hospice House.

15 The southwest portion is what is Phase I, along
16 with the knuckle. The full parking lot would be
17 constructed as described at the previous public hearing.

18 And really what would be left for the future
19 Phase II is what's shown in the northeast portion.

20 And, again, it's -- they're both 19,000 square
21 foot footprints, they have 16 beds for a total of
22 38,000 square feet and 32 beds.

23 We did not -- and so our amendment that we're
24 requesting is really the conditional use permit to allow
25 for a Phase I, Phase II.

1 We had presented a detailed site development
2 plan, along with landscape plan, lighting plan,
3 architectural elevations, all a part of that conditional
4 use permit.

5 In the future, when the Phase II would be
6 constructed, we would come back before the Planning
7 Commission with a detailed site development plan and
8 landscape plan.

9 So tonight our request is for conditional use
10 permit to include Phase II.

11 Be happy to answer any questions.

12 CHAIRMAN MADDEN: Any questions for Mr. Stock?

13 MR. FARON: I guess you expect everything to be
14 pretty much the same as Phase I in terms of what you're
15 going to bring back to us at a later date for Phase II?

16 MR. STOCK: It would. Would anticipate -- there
17 were some changes that occurred relative to the
18 architecture, and I know they're referenced in
19 Mr. Langdon's -- Mrs. -- or Ms. Kelly's staff report about
20 the change and more brick materials on the Hospice House
21 itself, so we believe Phase II would be consistent with
22 that construction.

23 MR. FARON: Basically, a mirror of what's --

24 MR. STOCK: It would be a mirror.

25 MR. FARON: -- occurring first with Phase I

1 project?

2 MR. STOCK: Yes.

3 MR. FARON: Thank you, Mr. Stock.

4 CHAIRMAN MADDEN: Any other questions?

5 MR. CARNEY: Is your timeframe changed? Is that
6 why you're coming here?

7 MR. STOCK: It was always intended -- it was
8 simply a technicality. It was -- we were provided certain
9 information that was being used internal BJC that only
10 gave a description of the Phase I.

11 We took that verbatim and put it on the
12 application, and really did not attach that until the
13 night of the meeting, the public hearing, and we only
14 advertised -- or a few days before that we only advertised
15 for Phase I.

16 What our intention, our PowerPoint, our
17 presentation was I and II. So from a scheduling
18 standpoint, we would like to start construction on the
19 Phase I Hospice spring of 2015, and the design permit
20 following this, and there is no real timeframe on Phase
21 II, but would all be dependent on, you know, the occupancy
22 that's occurring within Phase I.

23 CHAIRMAN MADDEN: Paul.

24 MR. LANGDON: Very briefly.

25 (Mr. Langdon was sworn in by the court

1 reporter.)

2 MR. LANGDON: Good evening, Mr. Chair and
3 Members of the Commission.

4 Paul Langdon, Community Development Director for
5 the City.

6 I just wanted to put the elevations up just to
7 reassure you that the building and its form really didn't
8 change other than color as a result of the brick. And
9 also to share what is probably good news for Mr. Stock.

10 The draft ordinance in front of you is simply to
11 amend the prior ordinance that's gone through City
12 Council. And what that does is place all of the plan
13 review, at this stage, in the affirmative process.

14 So we -- the site development plan is going
15 through, as part of the CUP, as well as the landscape, for
16 review to zoning administration approval, so it will not
17 necessarily be back before you, unless they decide to
18 change the overall program from what you see tonight.

19 So this will, presumably, be the last time you
20 see him, unless there are issues.

21 That all I have.

22 CHAIRMAN MADDEN: Any questions for Mr. Langdon?

23 No.

24 Okay.

25 MR. FARON: I move to recommend approval --

1 CHAIRMAN MADDEN: Excuse me. I'm sorry.

2 MR. LUMLEY: Offer the following exhibits into
3 the record of this public hearing: Notice in possession
4 of the City Clerk reflecting the public notice provided
5 regarding this hearing; the public file regarding this
6 application; also the public file regarding the prior
7 application and the full record of that public hearing;
8 City's Charter and Code of Ordinances; the City
9 Comprehensive Plan, and that's it.

10 CHAIRMAN MADDEN: Okay. That'll end our public
11 hearing.

12
13 (This ends the public hearing.)
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25

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, 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.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

BILL NO. 5523ORDINANCE NO. 5402

**AN ORDINANCE APPROVING A NEW SITE CONCEPT PLAN FOR THE
BARNES JEWISH WEST COUNTY HOSPITAL CAMPUS AND APPROVING A
CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR A
HOSPICE FACILITY ON THE PROPERTY ADDRESSED AS 970 NORTH
MASON ROAD.**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within "PH" Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was made by Douglas Black, President of Barnes West County Hospital, for a new Site Concept Plan for the Barnes Jewish West County Hospital campus, which includes a new hospice care facility, as provided by Section 405.1080.D., Site Concept Plans; of the Zoning Ordinance; and

WHEREAS, under Chapter 405, Table A, of the Creve Coeur Code of Ordinances, skilled nursing facilities, including hospice care (NAICS 623110), in the "PH" Planned Hospital zoning district, require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, in accordance with Section 405.1070 of the Zoning Ordinance, the applicant has also submitted an application for conditional use permit and site development plan approval of a 19,000 square-foot hospice care facility with 16-beds on the property addressed as 970 North Mason Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 20th, 2014, beginning at 7:00 p.m., or immediately following the close of the previous agenda item, on said applications for the concept plan, conditional use permit and site development plan as provided by Section 405.1070(D)(2); and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the new site concept plan, subject to conditions, at its meeting on October 20, 2014; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit and site development plan for the hospice facility, subject to conditions, at its meeting on October 20, 2014; and

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

WHEREAS, the City Council being fully informed finds that approving the concept plan for the property 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 and in good zoning practice; 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:

BILL NO. 5523ORDINANCE NO. 5402

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, Missouri, as follows:

Section 1: SITE CONCEPT PLAN

1. The Site Concept Plan for Barnes Jewish West County Hospital is hereby approved as depicted on the "Site Concept Plan" prepared by Stock and Associates, and dated September 19, 2014, in conjunction with Planning and Zoning Application #14-032, which property is more specifically described as follows:

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (f.k.a. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds West, 342.72 feet and South 01 degrees 33 minutes 02 seconds West, 679.43 feet to the northeast corner of above said Lot 2; thence along the east line of Lot 2, South 01 degrees 33 minutes 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 66 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East,

BILL NO. 5523ORDINANCE NO. 5402

215.58 feet, (North 01 degrees 01 minutes 26 seconds East, 215.79 feet); South 89 degrees 53 minutes 59 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 630.57 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36 seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 65 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54.343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

2. The approval of said Site Concept Plan is subject to the following conditions:
 - a. Site development plan approval is required for all future development of the site depicted on the Site Concept Plan, in accordance with Section 405.1080 of the Zoning Ordinance.
 - b. Subject to approval by St. Louis County Department of Highways and Traffic, all applicable site development plans shall include the dedication of land to the public to form a consistent right-of-way along Mason Road with adequate width for sidewalks and landscaping to meet with Section 405.540 Landscaping, including street trees.
 - c. All site development plans shall provide adequate landscaping along Olive Boulevard to meet with the intent of the landscaping requirements and the "green line park" goal of the Comprehensive Plan. Any landscaping to be located within the Olive Boulevard right-of-way will require prior approval from the Missouri Department of Transportation.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a skilled nursing facility, including only hospice care (NAICS #623110), located in the PH (Planned Hospital) zoning district, whose legal description is as follows:

A tract of land being part of Lot 2 of Barnes-Jewish West County Hospital Subdivision, according to the plat thereof recorded in Plat Book 347 page 751 of the St. Louis County Records and further described as follows:

BEGINNING at the Northwest corner of Lot 2 of Barnes-Jewish West County Hospital Subdivision, a subdivision filed for record in Plat Book 347, Page 751 of the St. Louis County, Missouri Records, said point being on the Eastern right-of-way line of N. Mason Road; thence along the Northern line of said Lot 2 South 89 degrees 53 minutes 59 seconds East, a distance of 561.92 feet to a point; thence leaving said Northern line through Lot 2 South 00 degrees 09 minutes 16 seconds East, a distance of 570.84 feet to the Southern line of said Lot 2; said point being on a non-tangent curve to the left; thence in a Northwesterly direction along said curve to the left having a radius of 181.50 feet, an arc length of 106.40 feet, the chord of which bears North 72 degrees 11 minutes 56 seconds West, a chord distance of 104.89 feet to the point of tangency; thence North 88 degrees 59 minutes 36 seconds West, a distance of 453.60 feet to the Southwest corner of said Lot 2, said point also being on the aforesaid Eastern right-of-way line of N.

BILL NO. 5523ORDINANCE NO. 5402

Mason Road; thence along the Western line of said Lot 2 and the Eastern right-of-way line of N. Mason Road North 01 degree 03 minutes 38 seconds East, a distance of 19.90 feet to a point; thence North 88 degrees 53 minutes 50 seconds West, a distance of 19.90 feet to a point; thence North 01 degree 03 minutes 30 seconds East, a distance of 215.58 feet to the Point of Beginning and containing 298,909 square feet or 6.862 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during October, 2014.

Section 3: The Conditional Use Permit granted herein 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 19,000 square-foot, 16-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Site Sections," both dated September 19, 2014, and submitted by Stock & Associates, Consulting Engineers, Inc., as bound together and submitted in conjunction with Application #14-032, which are hereby approved.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Building Elevations" issue date October 20, 2014, and submitted by Trivers Associates, Inc., as bound together and submitted in conjunction with Application #14-032.
4. The Applicant shall submit a final Landscape Plan in substantial conformance with the "Concept Landscape Plan," dated September 19, 2014, and submitted by Loomis Associates, Inc., as bound together and submitted in conjunction with Application #14-032, except that additional landscaping shall be shown on the plan that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-032, subject to the approval of the Zoning Administrator.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. All exterior heating, ventilation and air conditioning (HVAC) equipment shall be located within a sight-proof enclosure extending no less than two feet higher than the tallest equipment within the enclosure if located on the ground or, if building mounted, hidden from ground-level view by the roof or walls of the building.
8. All mechanical equipment installed for the site shall be properly screened with materials consistent with the hospice building, for the Zoning Administrators approval.
9. All accessory structures, including the supporting structure of any ground monument sign, shall be of materials consistent with the hospice building, for the Zoning Administrators approval.
10. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. Any kitchen facilities shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
13. Any steam cleaning of the kitchen equipment shall occur between 8:00 AM and 9:00 PM

BILL NO. 5523ORDINANCE NO. 5402

14. Any employee smoking area shall be located in compliance with Section 215.090: Prohibition of Smoking in Places of Employment and Public Places of the Code of Ordinances.
15. The Applicant shall provide to the City a copy of all current licenses issued by the State of Missouri for the operation of the hospice facility, to be kept on file with the City for public inspection.
16. 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.
17. 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.
18. 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.
19. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

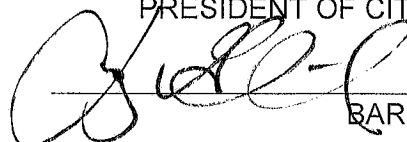
Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance.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

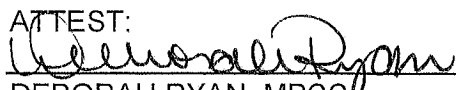
ADOPTED THIS 24th DAY OF November, 2014.


 CHARLOTTE D'ALFONSO
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 24th DAY OF November, 2014.


 BARRY GLANTZ
 MAYOR

ATTEST:


 DEBORAH RYAN, MPCC
 CITY CLERK

Attachment: Ordinance No. 5402 (1169 : Bill No 5530 BJC Hospice House Phase II)



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: Public Works Department
Category: Policy
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SCHEDULED

ORDINANCE

Bill No. 5531 - an Ordinance Adopting Revised Flood Hazard Control Regulations in Order for the City to Remain a Participant in the National Flood Insurance Program. First Reading

The Federal Emergency Management Agency requires that the City adopt the updated flood hazard control regulations in order to continue to participate in the National Flood Insurance Program. City staff has reviewed the regulations and recommends that the City adopt them.

BILL NO. 5531

ORDINANCE NO. _____

AN ORDINANCE ADOPTING REVISED FLOOD HAZARD CONTROL REGULATIONS IN ORDER FOR THE CITY TO REMAIN A PARTICIPANT IN THE NATIONAL FLOOD INSURANCE PROGRAM.

WHEREAS, the City of Creve Coeur currently regulates development in areas determined to have at least a 1% chance of flooding each year in Chapter 415 Flood Hazard Control Regulations of the Municipal Code; and

WHEREAS, the City is required by the Federal Emergency Management Agency (FEMA) to maintain and update Chapter 415 in order for the residents of Creve Coeur to be eligible to participate in the National Flood Insurance Program (NFIP); and

WHEREAS, FEMA has developed updated flood zone mapping; and

WHEREAS, FEMA requires that the City adopt these new maps and other provisions in the revised regulations by February 5, 2015, in order to remain a participant in the NFIP; and

WHEREAS, the necessary public hearing for this ordinance is scheduled for the Planning and Zoning Commission meeting on December 15, 2014; and

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

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

SECTION 1: Adoption of the revised Chapter 415 Flood Hazard Control Regulations, attached hereto as "Exhibit A," is hereby confirmed and approved. 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 Ordinance, and the matters herein authorized.

SECTION 2: This ordinance shall become effective pursuant to Section 3.11(g) of the City Charter.

Passed this ____ day of _____ 2015.

Charlotte D'Alfonso
President of City Council

Approved this ____ day of _____ 2015.

Barry Glantz
Mayor

Attest:

Ordinance

Meeting of January 12, 2015

Deborah Ryan, MPCC
City Clerk



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: January 7, 2015

TO: Mark Perkins, City Administrator

CC: Paul Langdon, Director of Community Development
Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation of Approval for Updates
Chapter 415 Flood Hazard Control Regulations

The Federal Emergency Management Agency (FEMA) requires that the City of Creve Coeur adopt an updated floodplain regulation that is based upon more accurate maps. This regulation will also better reflect the City's permitting practices and use of the Building Code. City staff has reviewed the new regulations with the Stormwater Committee and Planning and Zoning Commission, and all parties recommend approval of the new regulations to the City Council.

Adoption of the updated floodplain regulations is required for the City's residents to participate in the National Flood Insurance Program, which is a requirement for federally regulated home loans for properties within the flood plain.

Redline Edits

Several minor edits were made to the bill that was presented to the City Council on December 8, 2014. This redline version of the bill was presented to the Planning and Zoning Commission and is now presented to the City Council for consideration. The edits are relatively minor, as most involve text revisions to clarify the provisions of the bill and to make the appropriate references (i.e. "Chapter" instead of "Section," "City" instead of "Community," etc.).

This redline version was developed by Carl Lumley (City Attorney) and City staff, and it has been approved by the State Emergency Management Agency (SEMA).

Letters to Residents

As requested by the City Council on December 8, City staff sent letters to the owners of all properties that have been identified on the St. Louis County website as having a status change for their property with respect to the regulatory flood plain. The owners of 62 properties in Creve Coeur will find themselves in a situation whereby a portion of their property is now considered in the flood plain when it had not been before, and the opposite situation will be true for 70 properties in Creve Coeur. (Six of the properties added to the floodplain and five of the properties removed from the floodplain are either City parks or common ground; letters were not sent to these properties.)

The letters informed the owners of the anticipated status change and invited them to attend the public hearing to participate in the discussion regarding the update. A copy each of the letters is attached for reference.

Planning and Zoning Commission Review and Recommendation

City staff presented the proposed changes to the flood hazard control regulations at a public hearing at the Planning and Zoning Commission meeting on Monday, December 15, 2014. Section 415.100 of the City's existing regulations requires that the City hold a public hearing to discuss any changes to this chapter.

The staff memorandum to the Planning and Zoning Commission (without its attachments) and the transcript from the public hearing are attached for reference.

The City is required to pass the proposed Chapter 415 to maintain the eligibility of the City and its residents to participate in the National Flood Insurance Program (NFIP). The NFIP allows residents in the City to purchase flood insurance through FEMA. Without this program, the City's residents would have few, if any, options with regard to flood insurance. Furthermore, federal regulations prohibit federally regulated lenders from participating in loans for improved property within the flood plain unless the property is properly insured. Therefore, the City's participation in the NFIP essentially allows residents and future property owners to secure home loans for property within the flood plain.

The Planning and Zoning Commission discussed whether the City had a choice in accepting the new regulations. The City does have a choice, but the City has no alternative to the NFIP to offer its residents and is not prepared to decline the new regulations.

The Planning and Zoning Commission concluded that the adoption of the updated flood hazard control regulations will be in the best interest of the City and its residents and voted unanimously to recommend approval of the updated regulations to the City Council.

Recommendation Summary

The City's Stormwater Committee considered the subject updates to the Flood Hazard Control Regulations at their meeting on November 12, 2014. The Committee voted in unanimous support of the City's adoption of the updated regulations.

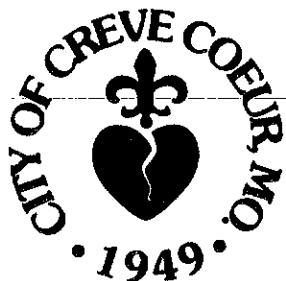
At their meeting on December 15, 2014, the City's Planning and Zoning Commission hosted the public hearing required for the change by Section 415.100 of the existing Flood Hazard Control Regulations. The Planning and Zoning Commission voted unanimously to recommend approval of the updated Chapter 415 to the City Council at this meeting.

City staff recommends the adoption of the updated version of Chapter 415 of the Municipal Code, in conjunction with the recommendations for approval from the Stormwater Committee and the Planning and Zoning Commission, and in order to make official the most accurate floodplain mapping available and allow the residents of Creve Coeur to participate in the National Flood Insurance Program.

Attachments: Letters to Residents

Staff Memorandum to the Planning & Zoning Commission (without attachments)

Transcript from the Public Hearing held at the Planning & Zoning Commission meeting on December 15, 2014



city
of

CREVE COEUR

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

December 10, 2014

Re: Notice of Possible Floodplain Status Change
2015 Flood Hazard Control Regulations Update

Dear Resident, Property Owner, or Manager:

The City of Creve Coeur is in the process of updating its floodplain regulations, which will be based upon new, more accurate floodplain mapping. I am sending this letter to you, because it appears that this update will change the boundary of the regulatory flood plain with respect to your property.

The existing maps were developed in the 1990's using the best available practices at that time, but the information on the existing maps has become outdated. The Federal Emergency Management Agency (FEMA), the agency that governs floodplain regulations and the associated insurance program, has used better technology to more accurately map out the land around the nation's streams and rivers. The new maps incorporate aerial photography and current information to be easier to understand and use.

Saint Louis County has developed an online tool that you can use to review the floodplain as it relates to your property and your neighborhood. The tool is located at: <http://maps.stlouisco.com/femamaps>. This map indicates that your property will likely be added to the regulatory floodplain as a result of the upcoming mapping update. This may or may not impact your need for flood insurance, and you may want to contact your home loan lender to find out. Also, this is a preliminary determination: a surveyor would need to be employed to determine the exact limits of the flood plain on your property.

A public hearing regarding the update to the floodplain regulations will be held at the Planning and Zoning Commission meeting at 7:00 p.m. on Monday, December 15, 2014. Additional consideration of this update will be at the next City Council meeting, which starts at 7:00 p.m. on Monday, January 12, 2015. Please feel free to attend one or both of these meetings to participate in this discussion.

Please contact me if you would like to discuss anything related to the floodplain regulations and your options moving forward. I can be reached at mwohlberg@ci.creve-coeur.mo.us and at (314) 442-2084.

Sincerely,

CITY OF CREVE COEUR

Matt Wohlberg, P.E.
City Engineer



city
of

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Sincerely,

CITY OF CREVE COEUR

Matt Wohlberg, P.E.
City Engineer



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: December 12, 2014

TO: Planning and Zoning Commission

CC: Paul Langdon, Director of Community Development
Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Review and Recommendation of Approval for Updates
Chapter 415 Flood Hazard Control Regulations

The Federal Emergency Management Agency (FEMA) requires that the City of Creve Coeur adopt an updated floodplain regulation that is based upon more accurate maps. This regulation will also more accurately reflect the City's practices and use of the Building Code. City staff has reviewed the new regulations and seeks the Planning and Zoning Commission's recommendation of approval of the new regulations to the City Council.

Background

The City's floodplain regulations are defined in the Municipal Code under Chapter 415 Flood Hazard Control Regulations. This Chapter regulates the area that has been defined through mapping and studies by FEMA as having a 1% chance of flooding in any given year. This area is commonly referred to as the 100-year flood plain.

The stated purposes of this regulation are to promote safety, minimize losses related to flooding, abide by federal law, and to maintain the eligibility of the City and its residents to participate in the National Flood Insurance Program (NFIP). The NFIP allows residents in the City to purchase flood insurance through FEMA. Without this program, the City's residents would have few, if any, options with regard to flood insurance.

Mapping and Regulation Updates

FEMA has recently completed its revisions to the floodplain regulations and the associated mapping, and FEMA now requires that the City adopt the new regulations by February 5, 2015, in order to remain a participant in the NFIP.

Mapping. Most of the mapping that is referenced in the City's current flood hazard regulations was adopted in 1995. FEMA's recent update of the mapping was completed around 2010 and used newer technology to better represent the contours of the land and to provide a more accurate depiction of the impacts of flooding. Grading changes by homeowners and subdivision developments are typically reflected on the new maps.

The existing maps superimpose the floodplain information onto a map of street centerlines. This information is new maps also use aerial photography to make the maps easier to understand and use.

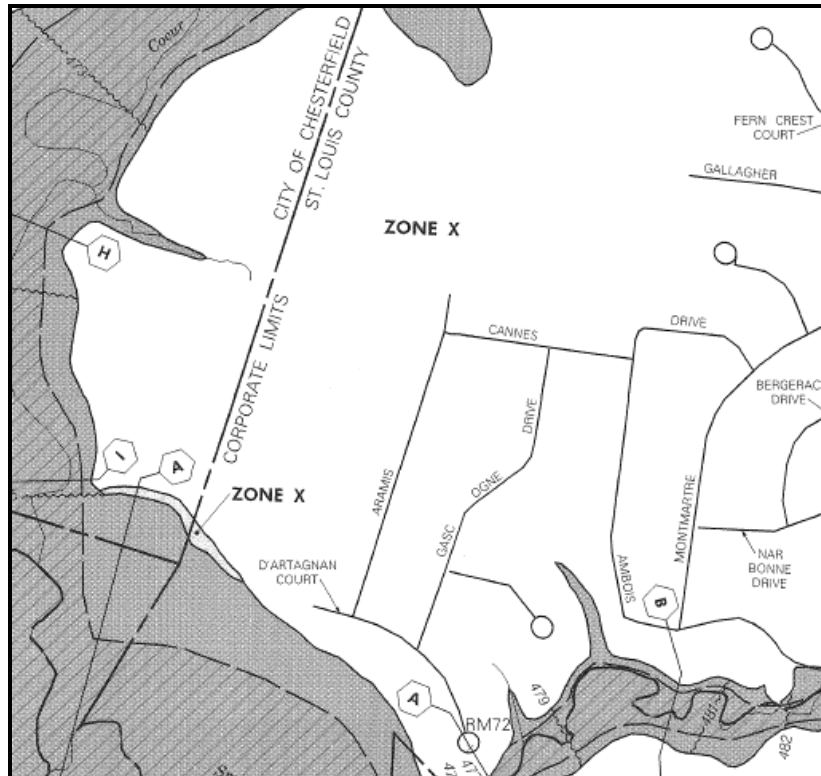


Figure 1: Existing FIRM. This sample of the existing Flood Insurance Rate Map (FIRM) shows the western edge of the City, but the map predates much development in the area and does not yet reflect the annexation of the area from St. Louis County.

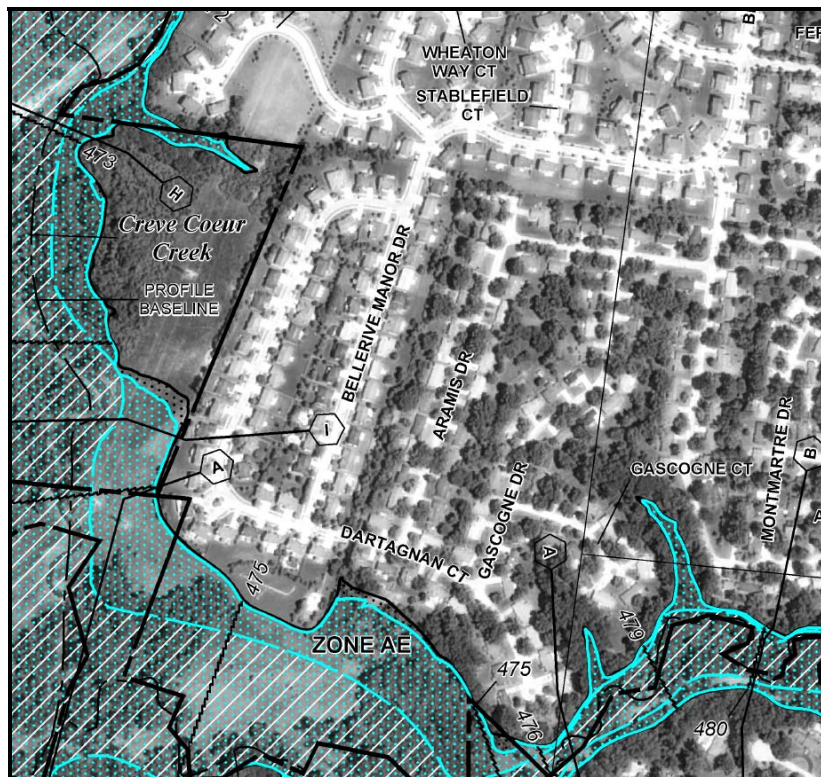


Figure 2: Proposed FIRM. This is sample of the proposed Flood Insurance Rate Map (FIRM) for the same area as shown above in Figure 1. The aerial photography and updated information allow for users of the map to ascertain the risk to properties along newer streets.

The increased accuracy of the mapping has meant a slight adjustment of where the boundaries and location of the floodplain is shown on the maps. This adjustment reflects better information on the maps and has nothing to do with changing flood elevations (note the similar flood elevations shown in Figures 1 and 2). A recent exhibit prepared for a property review near the intersection of Ladue Road and Chasselle Lane illustrates how the new floodplain delineation improves the credibility of the map.



Figure 3: According to the existing floodplain maps, the creeks themselves (dark blue lines) are not in the flood plain (light blue hatching). Data source: St. Louis County website.



Figure 4: The proposed revisions to the floodplain maps better align with the creeks. The floodway (solid light blue) lines up well with the creek (dark blue line), and all of the creeks are within the flood plain (hatching). Data source: St. Louis County website.

The adjustment is a correction of where the floodplain is depicted on the map. The impact to homeowners is that lenders use these maps to determine who is required to carry a flood-insurance policy for their home. A more accurate map benefits homeowners by giving them the best possible information to understand their risk. Homeowners may not want to pay flood insurance if the actual risk is quite low and insurance is not required. Conversely, a flood event is the wrong time to learn that one's property is actually at risk.

The updated maps may also cause some frustration or surprise as some 62 properties in Creve Coeur will be put into the regulatory flood plain, while some 70 properties will be removed from it. (Six of the properties added to the floodplain, and five of the properties removed from the floodplain, are either City parks or common ground.) The City sent letters to the owners of these properties to inform them of the anticipated change and to invite them to attend the Planning and Zoning Commission meeting to participate in the discussion regarding the update.

Regulations. The proposed Flood Hazard Control Regulations (Chapter 415 of the Municipal Code) incorporates the revisions required by FEMA into the City's existing regulation. The updated regulation closely matches the City's existing Chapter 415, with much of the chapter remaining unchanged. The revisions to the existing regulation generally involve text revisions, clarifications, and updates that reflect the City's current practices.

One of the most significant changes is that the City may need to create a separate Floodplain Development Permit that would apply to projects within or near the regulatory flood plain. This permit would essentially be a rider that would fall under and attach its requirements to the Building Permit or Site Improvement Permit for the project. This change will be simply one of documentation to formalize a process that is already in place. It will also help resolve some confusion from developers who seek to satisfy the permit requirements but cannot find the permit itself.

Flood Insurance Rates. In conjunction with the updated floodplain information, but separate from municipal regulations, is a move by FEMA toward a more solvent and equitable flood insurance program. Those who are in greater risk of flood damage and those who have greater assets at risk should expect to pay more for flood insurance. Insurance rates are to increase incrementally over a period of several years.

Schedule

Several milestones involving the adoption of the updated floodplain regulation have recently occurred or will soon take place:

- November 18 Public open house held at the Government Center to discuss the mapping updates with residents.
- December 8 City Council's first reading of the updated regulations
- December 15 Public hearing for the updated regulations at the Planning & Zoning Commission meeting
- January 12 Updated regulations become eligible for final reading and passage at the City Council meeting
- February 5 Deadline for adoption of updated regulations.

This schedule allows ample time for approval of the new floodplain regulation before the February 5, 2015 deadline.

The version of Chapter 415 that is included in the Commission's packet for consideration is a redline version of the chapter that received the first reading at City Council on December 8 and that has been approved by the State Emergency Management Agency (SEMA). This redline

version makes several text edits and some clarifications of the regulation's intent, and it has been submitted to SEMA for approval.

Recommendation

City staff recommends the adoption of the updated version of Chapter 415 of the Municipal Code in order to make official the most accurate floodplain mapping available and in order to allow the residents of Creve Coeur to participate in the National Flood Insurance Program.

The City's Stormwater Committee considered the subject updates to the Flood Hazard Control Regulations at their meeting on November 12, 2014. The Committee voted in unanimous support of the City's adoption of the updated regulations.

Requested Action

City staff requests that the Commission consider the proposed update to the City's Flood Hazard Control Regulations and any information or issues brought forward at the public hearing and that the Commission make a recommendation to the City Council regarding approval of the update.

A sample motion would be as follows:

I move that the Planning and Zoning Commission recommend approval of the updated Chapter 415 Flood Hazard Control Regulations to the Creve Coeur City Council.

The Commission's choices are to recommend approval of the updated Chapter 415, to recommend approval with conditions or revisions, or to recommend disapproval. City staff would like to emphasize that the City will put its participation in the National Flood Insurance Program in jeopardy if the City fails to adopt floodplain regulations that are acceptable to Federal Emergency Management Agency.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, DECEMBER 15, 2014

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman

Mr. Tim Carney

Mr. James Faron

Ms. Beth Kistner

Mr. Charles Pullium

Mr. Gene Rovak

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, Director of Community Development

Ms. Whitney Kelly, City Planner

Ms. Deborah McLaughlin, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 487-2259

CHAIRMAN MADDEN: Like to call to order the Planning and Zoning Commission meeting for the City of Creve Coeur, Missouri for Monday December 15th, 2014.

We'll start with roll call.

Mr. Tim Carney?

MR. CARNEY: Present.

CHAIRMAN MADDEN: Mr. James Faron?

MR. FARON: Present.

CHAIRMAN MADDEN: I don't see Mr. Howard.

Ms. Beth Kistner?

MS. KISTNER: Present.

CHAIRMAN MADDEN: Mr. Charles Pullium?

MR. PULLIUM: Present.

CHAIRMAN MADDEN: Mr. Gene Rovak?

MR. ROVAK: Present.

CHAIRMAN MADDEN: Carl Lumley, our City Attorney?

MR. LUMLEY: Present.

CHAIRMAN MADDEN: Paul Langdon, Director of Community Development?

MR. LANGDON: Present.

CHAIRMAN MADDEN: Whitney Kelly, our City Planner?

MS. KELLY: Present.

CHAIRMAN MADDEN: And, Deborah McLaughlin, our

Reporting Secretary?

MS. MCLAUGHLIN: Present.

CHAIRMAN MADDEN: That moves us to new business.

It's a public hearing. Update to Chapter 415,
Flood Hazard Control Regulations.

Anybody that may be asking a question on this,
speaking on it, any way involved in it, please come up and
be sworn in, cause it's a public hearing.

(Speakers were sworn in by the court reporter.)

MR. WOHLBERG: Well, good evening again.

So in -- in about 2010, the -- the City was
informed that there would be a -- an update to the
floodplain mapping, so that it will be coming, but there's
some revisions that need to be made elsewhere, some
litigation in other places of the country, once that's
resolved, we'll get back to you.

Well, that finally -- the State Emergency
Management Agency finally did get back to the City in
August, and let us know that the six month -- that we had
six months to adopt a new flood hazard regulation.

Just -- just to go through the basics of the --
of the regulation. We're talking about Chapter 415 of the
Municipal Code.

What -- you know, what does this actually do.
The Chapter 4 -- 415, it defines the floodplain for Creve

Coeur, and it does that by referencing FEMA's maps that is done through its flood insurance studies.

It defines the floodway -- or the floodplain in two different parts of the -- the 100-year floodplain and what's known as the floodway.

The 100-year floodplain is the area where there's a 1 percent chance of -- of the -- of -- of flooding in any given year. The floodway is a -- is basically the channel where most of that water would go.

The other -- one of the things that Chapter 415 does is it regulates the floodplain in Creve Coeur. It restricts development of the floodplain. You have -- once you get inside that 100-year floodplain boundary, you're restricted what you can do.

If you're going to build a -- put a building in or do any grading there, you really -- you need to prove that that's not causing any adverse effect or it's causing a limited effect. Once you get into the floodway, you can't have an effect. There's very little development if you go in that main channel of the creek.

And -- and the intent of that is to really -- is really for the protection of homeowners and their neighbors, just so that you can't just go and build out to the creek and -- and not -- then you wouldn't have to -- just so when you do build, you can't build out to the

creek, can't cause a problem for your neighbors.

And then the third, and probably maybe the biggest portion of the -- of Chapter 415 is it allows the City and its residents to participate in the National Flood Insurance Program.

That -- this -- this chapter is -- is modeled after an ordinance that's essentially -- well, it's sent to us from -- from FEMA, the Federal Emergency Management Agency. And we are -- and the City is required to adopt it or something very similar to it in order to participate in the program.

But without the -- without the regulation, the residents cannot participate, so there are three components to the updates. The first two are -- are -- are entry-related. The third really is related to the floodplain, but it's not necessarily in the City's control, so those three things are mapping and the regulations, insurance.

The first thing, mapping. The existing maps in Creve Coeur were adopted somewhere between 1995 and 2000, it varies, but depending on where you are in the City.

These new maps were developed in 2010. They -- they've been -- and then they haven't -- the ones -- the master of Creve Coeur haven't changed. But the -- the -- the big difference is better technology has been used to

create these maps.

The existing maps, and I say "existing maps", the ones that are in effect today, the -- those maps, they -- they connected -- they connected the dots for the floodplain on a much larger scale.

The -- the points of information for the new mapping is -- is more refined, so you see a better -- a better reflection of the contours of the land.

Now, I -- go through some examples here in a minute. The regulations is a second part of this -- of this update.

As I mentioned, the -- the ordinance that we're looking at, it's in your packet, most of that is -- is straight from -- from FEMA, and which -- and most of it is exactly what the City has today.

There were some updates to it that we -- we're looking at, and I think some of those significant ones, you know, we have some updates to the current requirements in this.

Then the City is expected to have a flood development permit. We currently use the site development permit -- building permit to -- to -- to do that, but the City needs to work some way to develop this -- this -- this permit as -- as an attachment to site improvement or building permit or -- or some other means, but we need to

make that a little more explicit. And then updates to match our current practices.

I, when discussing with Building Department, their -- their -- their practice has been to require the lowest floors put above the flood elevation for that -- that area.

The minimum requirement previously was at the flood elevation, and the building code required it to be just above.

The recommendation is a foot above the flood elevation because what -- if people are developing in the floodplain, their -- their limitation is they can't make the floodplain rise by more than a foot.

So -- so if -- if one person comes in and builds their house, and they're just above the floodplain, their neighbor could be within regulations and raise it more than that inch that the neighbor just raised their house, and so that's why we say that's the limit across -- across the board.

So I think those -- those are two most significant differences we have. Most of the other -- most of the other changes in the regulation are text -- text amendments or text changes and some references to our municipal code that weren't necessarily going to the right place.

One of the big changes that's -- that's coming with the -- the new regulations is that FEMA's going to re-look at how it does the insurance. And mainly it -- it wants to -- FEMA wants to make sure that when they're assessing people's risk that they're -- the people who are at higher risk are paying higher flood insurance premiums and people who are lower risk are paying lower. And, you know, this isn't really controlled by what -- by this ordinance -- well, it's not controlled by it at all. But FEMA's really looking in a way to have a solid insurance program.

And there -- and I put up here the rates will, I -- I can almost guarantee, that the rates will be increasing for -- for some people. And there is a -- FEMA has a -- an incremental rate increase that they're -- they seek to put in for that.

So, in short, I guess the whole presentation could have been this slide, but the -- the City's obligated to adopt these new floodplain maps to remain as a participant in the National Flood Insurance Program, and the -- the deadline for doing that is February 5th, so it's not an absolute emergency right now, but I think we do have a little bit of a time limit.

So I think -- I wanted to go through some of the -- just some of the maps real quick just to illustrate

what -- what is changing. Switch.

So this -- what we're seeing here is what FEMA calls a format. It's a -- the flood insurance rate map, and the acronym is FIRM, so this is the existing flood map. It's actually for the area just south of -- on South Graeser Road here, Villa Coublay comes in down in this area, and Spoeede Road, Ladue -- Ladue.

So -- and it has some decent information on it. It shows you where the -- the -- the 100-year flood is, and what they designate as the 500-year flood. You have one Rush Creek coming up and Deer Creek at the bottom.

What it doesn't -- what it doesn't help you too much with is if you're the third house from the intersection, how do you know -- it's hard to really talk to people, especially if you're on Villa Coublay here, what is your actual risk.

The new maps -- probably shows it better in the packet, but the new maps use aerial photography. This is the same map. You have Villa Coublay, Ladue, Spoeede.

You can much easier pick out -- well, you can zoom in on the map and pick out your house on -- on the new -- on the new maps, and you can see with more accuracy where -- where you are in relation to the floodplain.

Now, some of the -- with -- with the new information, you do have a slight -- kind of see that the

shape of the -- of the creek is different. The shape of how that 100-year floodplain is defined is different.

So that -- that is changed. And I think one of the more significant areas of change, that there is several -- several areas where the change has been significant. I can -- this may be another decent example.

We have existing floodplain maps. So this is Ward -- out in Ward IV, you have -- you have Cannes and Aramis, which are missing. You're missing a couple streets. You're missing Bellerive Manor and Turrentine Trail. This is the existing floodplain map, and we have several parts of the neighborhood that aren't even there.

So when -- when the person who lives here asks what their floodplain, technically they're in the floodplain.

When you see the -- how the -- the -- the subdivision, when it went in, it reshaped the land, the 100-year floodplain miss it -- it's outside of the property lines of all those -- those properties on -- on Dartagnan. So there's -- there's some -- there are other examples as well.

I don't want to -- don't want to bore you to death with too many of them, but I do want to show one other example, and -- and it -- it helps to illustrate the -- the digital maps that we have.

St. Louis County has done a decent job of putting these maps online. This is a property review we did for someone who lives on Ladue just -- just west of Chasselle. This is Ladue Road and you have Chasselle. Doesn't show it extremely well here, but the creek runs -- the creek is right here. Has a blue line. The creek is running right here.

Now, the problem with this existing map is that the creek, it's outside the 100-year floodplain, and that is -- physically causes some problems. So -- and the same thing is for this tributary that goes off -- off to the east. It's actually -- the -- the creek is actually -- the tributary creek is just south of the -- of the floodplain.

That whole floodplain is -- and then the new maps gets adjusted to the east, that and some refinement of where those -- where those boundary -- the contours of the land. You see a much different picture of the floodplain, as you see here.

And this -- this property, in particular, see it's totally shown within the existing floodplain, but with the better elevation information, it can show that part of it is actually out.

So I guess, in short, the -- the -- the maps are -- the maps are -- are more accurate than they used to

be. The -- the digital copies that we have at our disposal and the use of the -- the aerial photography really help make them more useful, and they certainly make it more useful.

Now, what -- one impact, see, if you shift the floodplain over, I'd say I guess where -- perhaps where it should be where it's at least centered on the creek, you impact people differently. There are people on the west side of the creek where shifted away from them. Some of those people now don't have the floodplain on their property at all.

And if this is -- if the floodplain is extended up the tributary and shifted over, St. Louis County has actually highlighted each one of those properties where the floodplain is actually making an impact now where it wasn't or isn't making an impact now where it was.

And at the request of the City Council, we have sent out letters to all of those people who had either one of those impacts. So just to actually invite them to this meeting, and to, I guess, start the conversation of what this might mean for them.

This has gone -- this -- the regulation has gone to the Storm Water Committee for their review, and the Storm Water Committee voted in -- in support of it. We've had a public information meeting just to lay out all the

maps, and that was in the newsletter.

So tonight we're -- we're going through one of the final steps in -- with the public hearing, which is required with the -- with the existing ordinance.

I guess with that, if -- if there are any questions, I'd be happy to -- happy to address anything.

CHAIRMAN MADDEN: Any questions for Mark [sic]?

MR. CARNEY: Yeah.

Are these maps anywhere where our residents can look at -- at the new maps, even if they're not necessarily in this floodplain, affected by it?

MR. WOHLBERG: Absolutely. These maps are -- this is St. Louis County's website. It's open to anybody. FEMA's website is open, you can search by address. And, otherwise, if you're -- which is a good tool because the maps are -- just the map identification numbers, doesn't say Creve Coeur one map such and such. And if you don't know that, you could spend a lot of time searching.

But the new -- the new tool that FEMA has, you can just type in 1 -- 1 Chilton Lane, and it'll zoom in right there. You can do the same thing on St. Louis County's website.

St. Louis County has both the existing and the proposed. And that's where -- that's where this information is coming from. Those are screen shots from

St. Louis County.

MR. CARNEY: Okay. And my other question was, I think you answered this, but FEMA sets these -- these flood rates, right, regardless of what Creve Coeur does, or is that something that's determined by us as well?

MR. WOHLBERG: No, we -- you're correct, FEMA does -- FEMA sets the -- sets the rates. They -- they set the boundaries. It's -- this is all based on their study.

I don't think -- I mean Creve Coeur has dedicated a good amount of resources to locate this sort of study, maintain that sort of a system. We rely on -- on FEMA.

MR. CARNEY: Okay. Okay. That's all I have.

CHAIRMAN MADDEN: Mr. Rovak.

MR. ROVAK: Well, I was going to see if there were any other questions.

I had -- there were a couple little things that were typos and stuff that I wanted to ask Carl about, but let's get through the major part of it first.

CHAIRMAN MADDEN: Mr. Faron.

MR. FARON: First question was, I guess the citizens would not have this option if we don't adopt this -- this NFIP. We would have to adopt this as a city for the citizens to kind of participate in this program?

MR. WOHLBERG: Correct.

MR. FARON: Without that, we would have to go and probably address some other kind of program other than this --

MR. WOHLBERG: Right.

MR. FARON: Okay.

The second thing, it looks like there are going to be citizens that are adversely affected and -- and benefit, you know, I guess we will have citizens that will be paying more premium-wise just because of the improvement in the technology in the mapping service, but will there be citizens, it seems like in the agenda, that will benefit from this? Maybe they're paying more than they should right now. I know it's not a equal amount, but it seems like there was a -- the group on both sides of the fence here that would -- would benefit and not, so I guess if you could --

And my last question would just be related to the creek erosion and some of the tear-downs, and, you know, the erosion we have with the -- the larger homes and stuff like that. I guess this whole process and this information would help the City maybe in seeing some of those problems before they are too late with the erosion of the existing creeks and the new tear-down, you know, process.

I know the economy slowed that down, but it

seems to be ramping up again, and we do get complaints and concerns about additional erosion and runoff and so forth, but --

MR. WOHLBERG: Yeah, I don't think these maps will help too much with the erosion. There's a separate -- separate effort that we're looking at right now with developing our -- this -- our residential storm water control regulation.

This would strictly be for -- for the flooding and -- and that's -- yeah, I think the -- the residential development would be its own study.

Now, the -- the question is regarding benefits, you know, I think the people on -- on Dartagnan and Turrentine, where they're seeing the floodplain shift -- shift to where it actually goes rather than where it used to go.

There's actually -- I just put Bellerive Springs, another example, just a street that was fully built out. They never got the map changed. People paid flood insurance for 20 years, they're 10 feet out of the floodplain -- 10 feet higher than the floodplain.

So -- so there are some benefits to it. There are some places where -- where the -- where the map more accurately shows the creek. Now, I don't think anyone's risk is any different February 4th to February 5th. It's

the same -- it's the same creek that it houses in the same place. I think need to make their own determination of, you know, whether or not they need to have insurance according to their lender versus, well, I still back up to a creek and, you know, maybe I should get it anyway. That's more up to each resident.

But there will be -- there will be some who, you know, have a very low chance of being flooded, and I think the map will reflect that, and those -- I think those people withstand the benefit the most.

MR. FARON: Thank you, Matt.

CHAIRMAN MADDEN: Ms. Kistner.

MS. KISTNER: Just a question about the notification to the residents that were the 62 that were added and the 70 removed.

Is there -- was there any tracking of how many definitely read it, got it, read it, or did you just send out the letters?

MR. WOHLBERG: No, we didn't send it out certified.

MS. KISTNER: Is there any reason to consider that? I just worry about the people -- the changes made for those people who need to revise their insurance.

MR. WOHLBERG: Yeah.

MS. KISTNER: Make sure that they are --

MR. WOHLBERG: No, I -- I agree.

No, I -- I think that the reason we -- that we definitely did send it out -- send out the letter that we did was to try to get that conversation moving, you know, not necessarily -- you know, the letter mentioned this meeting, this wasn't necessarily the -- the purpose of the letter was to see if they wanted to come to this meeting or not. It certainly has started some of those conversations, and I talked to, I think, six different property owners today, that's -- in terms of floodplain management, quite a bit more than usual, and I expect that to continue for a little while.

I -- I expect also that for those people who didn't read the letter or pushed it aside, if they do have a home loan, they're going to -- they'll get a different letter from -- from their lender coming up fairly soon saying, well, now that there's this new map that's coming -- that's been adopted, we need to really discuss flood insurance.

So I -- I think that from the City's standpoint, we're doing this as, I guess, do it as much as we can to notify people. We did have the public information meeting about a month ago, and that was in the newsletter. We had a decent number of people here. There was about -- I guess we had about 40 people here, maybe 30 or 40.

So, and I don't want to sound -- well, I don't want to sound bad, but the City isn't really necessarily obligated to make -- to be the ones that make that contact. But we don't really want -- we don't want residents to necessarily be surprised in February or late January when that other notification may come.

But if there are -- whoever has good or bad impacts, especially people who -- who find that the floodplain is closer to their house or across their house where it wasn't before, if there are ways to amend the maps through -- through FEMA, there are processes they can go through. Staff is here to help those people deal with it as best as possible.

CHAIRMAN MADDEN: Anybody else?

Is there anybody in the audience might have a question or comment?

Come forward -- well, if you didn't get sworn in, come up, everybody who's going to talk, going to swear you in cause there's only one of you that came up and got sworn in.

Are you other two going to speak?

VOICE: I just have a couple questions.

CHAIRMAN MADDEN: Okay. Well, after him, then you got to come up and get sworn in the two of you, and then we'll --

VOICE: Okay.

CHAIRMAN MADDEN: State your name and address for the record, please.

MR. DENNIS TOUCHETTE: Dennis Touchette, 12986 Ambois, down the street from Bellerive Elementary School. Have the ditch behind our house. Been there 26 years, I guess.

The only real problems, I have not had to have flood insurance up until this time, and I was notified my lot, my area, my house was now considered to be in the floodplain. So that's why I'm here.

And I'm listening to the gentleman, gave me a lot of good information. I'll probably be calling you in the future.

I don't want to take up a lot of your time, but we've never had water in my house. We had an 8 -- 8-inch thunderstorm in about 1996, I think.

MR. ROVAK: August 23rd.

MR. DENNIS TOUCHETTE: Right?

MR. ROVAK: August 23rd.

MR. DENNIS TOUCHETTE: August -- August or September, I know that, but I drove down that street, and there was water everywhere, and I thought my house would be underwater.

But, anyway, it came up to the side of my house

and up to the edge of my pool. It never got any higher. And that was a tremendous -- tremendous amount of rain, and I guess that's why 50 years or 100 years, it's close, so I know that I'm on the border, and I just wanted to know if I have any options, you know, can I appeal this somehow or some way?

And the other thing I'd like to know is, as you mentioned, briefly, erosion problem. The ditch is getting a lot wider behind my house. And pretty soon going to be taking the corner of my property, another two years.

I would appreciate it if MSD or someone -- they just put this new drainage pipe in there about two years ago, and I don't know if that was for flood, storm water or whatever, just for MSD, but that helps take the pressure off the lines and Ambois and the street in front of my house. And they did a heck of a job, they really did. I was really impressed how they did it. Restored all the property. Very nice job.

But I was wondering who I should talk to about maybe getting some rift-raft rock or something along that one, like a hundred feet or something, so we keep the water up against the far side, which is all wood, and never anything will ever be there, there's no way.

And I was just wondering if I could talk to someone. Farther down past my house, the ditch makes a

right turn back up towards Ambois, then it makes a U-turn and goes back to the woods. And there's a little island of land there that if the water is high enough, it just goes right over the top. And if they take a backhoe right up against the woods, just make a trough, the water that goes straight down, could handle a lot more water and not have backup problems along there.

Just a couple suggestions.

But I'd like to maybe talk to you. I'm sorry I took up your time.

CHAIRMAN MADDEN: Thank you.

Mark [sic], you want to answer his questions before I have the others come up?

MR. WOHLBERG: Sure.

I think the -- I think the answers to whether or not you have options, based -- it's based on what your situation is at your lot, and we can certainly talk about those.

The -- I think what seems to be -- seems like it would be the most appropriate for you would be the letter of map amendments of some sort, but I think that will probably -- that'll start with a survey of your property, and we can talk about that.

But I think, in general, for most -- for most property -- property owners who want to challenge or

change the -- the -- their designation of floodplain, they'll have to start with a survey of their property if their house is in the floodplain, they would need to find the -- the elevations of -- the lowest elevations of their house and prove that that's above the floodplain.

You can go through and try to prove that your entire lot is out of the floodplain as well, but it kind of depends on your goals too.

As to the erosion and such, I think we can certainly talk about that too, but I think that's going to be a different -- a different conversation than -- than the flood.

CHAIRMAN MADDEN: Okay. Thank you.

MR. WOHLBERG: Thank you.

CHAIRMAN MADDEN: If both of you are going to speak, will you both come up and get sworn in at the same time, and then one of you can talk and then the other one, please.

Is there anybody else that's going to come up that wasn't sworn in?

Okay.

(Speakers were sworn in by the court reporter.)

CHAIRMAN MADDEN: Okay.

State your name and address for the record, please.

MR. WONG: My name is Ki (phonetic) Wong, and I live at 12978 Ambois, actually we're neighbors.

So, yeah, it's actually very similar questions.

You know, we were never in the floodplain, you know, but after this preliminary assessment now, part of our property is in that preliminary flood hazard zone, so.

You know, actually we've lived there since 2008. And pretty much, you know -- you know, there's never been any flooding that, you know, of that nature. And ever since the MSD put in the -- the drainage about three years ago, I think, you know, things are fine, so I'm -- so I'm here, you know, to see, again, you know, like Dennis, if there are any options for us to appeal or, you know, whether that is necessary at all.

And, you know, and actually I'm not familiar with the -- the National Flood Insurance Program. And is this something that we have to participate or, you know, is it -- how about our homeowners insurance, is this separate, you know, what is it?

So these are some of the questions that I have. So, hopefully, I can get some answers today.

CHAIRMAN MADDEN: Okay. Thank you very much.

MR. WONG: Thank you.

MR. WOHLBERG: I guess, again, the -- the options will pretty much be on a, I think on a

property-by-property basis. But the, you know, do -- do we need to participate in this program. Technically, no. But I think there's a -- there -- I think there would be an overwhelming sentiment that -- that we should. There are quite a few properties that are in the floodplain, and in the event of a flood, do need some sort of flood insurance.

And, you know, without this in place, they -- they don't have that option. So -- so, and I think that maybe a technical no that we maybe -- I think we do have an option to not pass the -- the regulation, but I think from -- from staff's perspective, and probably from quite a few people who live in the floodplain, that would be -- that would be recommended, would be a good idea.

CHAIRMAN MADDEN: Okay. Thank you.

MR. LUMLEY: Just to build on that, folks would not qualify for any commercial loans if this wasn't available to them, they wouldn't get them.

MR. PULLIUM: I -- couple of things.

Number one, isn't it correct that the City is not the one that established whether a property was within the flood zone or not within the floodplain or not, it was done by FEMA and the mapping, correct?

MR. WOHLBERG: Correct.

MR. PULLIUM: All right. So we're looking at

that and adopting what they've done.

So if someone were to question whether their property should be in it or not in it, that's not a question that can be brought to the City, is it, cause the City cannot change it, can it?

MR. WOHLBERG: Well, we're -- the -- I guess me -- City staff and me personally, we serve as the floodplain manager for -- for the City. We can facilitate the residents going to FEMA and getting that amendment made.

MR. PULLIUM: Helping them make that amendment?

MR. WOHLBERG: Right. And to the point of even there are forms that develop for FEMA. We have -- I'd have to sign off or someone from staff would have to sign off that that looks to be in order, and they've -- they've done everything they need to do before it goes to FEMA.

MR. PULLIUM: But -- okay. Ultimately, it's not the City's call, and the City is not the ultimate decision-maker on that point, correct?

MR. WOHLBERG: Correct.

MR. PULLIUM: The City plays a role in helping that homeowner through that process?

MR. WOHLBERG: Correct.

MR. PULLIUM: And is it also correct, as was just mentioned, that in order for people to, and I don't

know if you know this, in order for people to qualify for certain loans, they have to go through underwriting, and a part of underwriting, the City will then have to have adopted these standards so that they can qualify for loans, isn't that correct?

MR. WOHLBERG: Well, I think that's what -- what Carl just -- just said, yeah.

MR. PULLIUM: Well, I'll tell you it's correct.

MR. WOHLBERG: Yeah.

MR. PULLIUM: So there -- there is not an option of, as I understand it, of not doing this without having a very detrimental impact to many people who would seek loans?

MR. WOHLBERG: Correct. And I think it would be --

MR. PULLIUM: So --

MR. WOHLBERG: -- bad for the City.

MR. PULLIUM: It would be bad for, yeah, all involved.

MR. ROVAK: Can I --

CHAIRMAN MADDEN: Sure.

MR. ROVAK: -- help out on this? It is something I deal with a lot.

Yeah, first of all, you know, flood insurance is mandatory -- made mandatory by the lenders. It's

mandatory if you are in a flood zone. It's not even -- it's not even available if the community does not participate, adopt these ordinances and participate in the program.

And part of the ordinance, and part of FEMA's requirement is to insure that the City enforces these, because if they play fast and loose or grant too many variances, then that puts them at risk and on notice of losing their status with the National Flood Insurance Program.

But without being in that program, however much you want to have flood insurance, you're not going to be able to get it. Certainly for residents.

The only other kind is, you know, like major industrial where they bundle, they package, there's some private flood insurance there, but, essentially, for homeowners, there is no source of flood insurance. You're not going to get a rider on your own policy of flood insurance. That is -- that's -- that's the only game in town.

And if you find out that you're a little bit off of the edge of the floodway -- or floodplain, and maybe it's not mandatory, but that means it's also going to be very cheap, and you may as well get it because, you know -- there's -- there's no -- you know, these are

statistical things, that it's not really black and white as to what happens.

MR. WOHLBERG: And to follow along with that, yeah, the line there isn't the ultimate flood. It's a 1 percent chance of flooding. If you get -- and that's a 100-year flood. If there's the 200-year flood, well, it's not going to help you probably that you're -- that you are one foot out of that 100-year floodplain.

Now, there -- there are storms that can go beyond these -- the definitions here, so, yeah, people need to really assess their risk and let that flood insurance work for them.

MR. ROVAK: One other thing is, and FEMA is trying to get away from the term "100-year flood" and more just the 1 percent risk.

And if you stop and think about it, if your house had a chance of -- if you had a -- had a destructive fire, and you considered you had a 1 percent chance of a destructive fire in any given year, that's a pretty high risk, so that's another reason to get away from that thinking in terms of 100 years.

CHAIRMAN MADDEN: Well, I'll ask both of you a question.

Does FEMA, now that they've made these changes, do they alert the lenders of people -- okay, so --

MR. ROVAK: Well, that's part of due diligence on the --

CHAIRMAN MADDEN: Okay.

MR. ROVAK: -- part of lenders --

CHAIRMAN MADDEN: Okay.

MR. ROVAK: -- and on realtors is to alert -- find -- and it's all publically available.

MR. LUMLEY: But on top of that, the banking regulators will come in and audit, just to find out if the banks weren't doing their jobs, the banks have a big problem. So there's supervision coming from a different direction for the lenders.

CHAIRMAN MADDEN: Okay.

MR. PULLIUM: And if you have a loan, you will have a provision in your Deed of Trust that requires you to have that insurance.

CHAIRMAN MADDEN: Okay, sir.

VOICE: I'm sorry, what was that comment? I'm sorry, I didn't hear you.

MR. PULLIUM: If you have a loan, if you have -- that uses a Fanny Mae, Freddie uniform instrument, it will have that provision that requires the insurance.

CHAIRMAN MADDEN: State your name and address, please.

MR. BARG: My name is Peter Barg, 4 Chilton

Lane.

We bought our house in '93, and it was in 100-year floodplain.

MSD came in in '96, put in a channel on the east side of the property. 50 feet -- we gained 50 feet of land east and 200 feet north and south.

I got Matt's letter on Saturday, so now I'm confused. I re-mortgaged the house the beginning of the year. Am I in a floodplain or am I not in a floodplain and how do I find out?

CHAIRMAN MADDEN: Thank you.

MR. WOHLBERG: And I think Mr. Barg's example is -- is unique for Creve Coeur, cause I actually talked to Mr. Henschel, your neighbor, earlier today about the same thing.

There are limits to where the flood study goes, and Chilton Lane is -- is a limit north of the -- north of Chilton is not a -- there is a flood state as extend north of Chilton, and that just -- well, and what's happened with the new maps is they've extended the floodplain to the north side of Chilton, and that's impacted both -- both Mr. Barg's and Mr. Henschel's properties.

And I think we will need to work -- work that out. And -- and some of that is going to be, I think -- I think there's going to be work on both parts looking at

the -- this project MSD did to put a concrete channel -- or channelize the creek versus what -- what it might have been years ago, whatever the -- the map is reflecting.

As I mentioned to Mr. Henschel earlier today, that that may be the -- the exception that proves the rule, so to speak, on the -- on the accuracy of the maps. And I think for most other location -- any other location we've looked at, it seems to be more -- more accurate.

Look at that example, and think, wow, that -- that really does need it. It looks like it needs a change.

So I think we'll be working with you, cause nothing has changed there, but just where the line was drawn, so I think Chilton is a -- is a -- is a unique case.

VOICE: Okay. Thank you.

MR. WOHLBERG: For whatever that's worth.

CHAIRMAN MADDEN: I have a question for all three of you gentlemen, just a follow-up on Ms. Kistner's about the letter.

Was our letter that he sent to you March 19, is that what got you going on this?

VOICE: I got it Friday, yes.

CHAIRMAN MADDEN: Pardon me?

VOICE: I got it Friday. Mine was Friday.

CHAIRMAN MADDEN: And that's the reason you knew about it? Okay.

VOICE: Yes.

VOICE: Yes.

CHAIRMAN MADDEN: Okay. I just want to make sure it's working. Okay. Thank you.

Paul, do you have something on this?

MR. LANGDON: No, sir.

CHAIRMAN MADDEN: Okay.

Then you want to enter your exhibits.

MR. LUMLEY: Thank you.

I offer the following exhibits into the record of this public hearing: Documentation reflecting notice provided to the public; the staff's report; the materials that go over -- were presented this evening; the City's Code of Ordinances and Charter; the City's Comprehensive Plan and the public file regarding the evolvement of the revised regulations.

CHAIRMAN MADDEN: Okay. That will close our public hearing.

(The Public Hearing was closed.)

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, 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.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: December 2, 2014

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works
Paul Langdon, Director of Community Development

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Review and Recommendation
Flood Hazard Control Regulation Update

The Federal Emergency Management Agency (FEMA) requires that the City of Creve Coeur adopt an updated floodplain regulation that is based upon more accurate maps. This regulation will also more accurately reflect the City's practices and use of the Building Code.

Background

The City's floodplain regulations are defined in the Municipal Code under Chapter 415 Flood Hazard Control Regulations. This Chapter regulates the area that has been defined through mapping and studies by the FEMA as having a 1% chance of flooding in any given year. This area is also commonly called the 100-year flood plain.

Mapping and Regulation Updates

FEMA has recently completed its revisions to the floodplain regulations and the associated mapping, and FEMA now requires that the City adopt the new regulations by February 5, 2015, in order to remain a participant in the National Flood Insurance Program (NFIP). This program allows residents in the City to purchase flood insurance through FEMA. Without this program, the City's residents would have few, if any, options with regard to flood insurance.

Mapping. Most of the mapping that is referenced in the City's current flood hazard regulations was adopted in 1995. FEMA's recent update of the mapping was completed around 2010 and used newer technology to provide a more accurate depiction of the impacts of flooding. The new maps also use aerial photography to make the maps easier to understand and use.

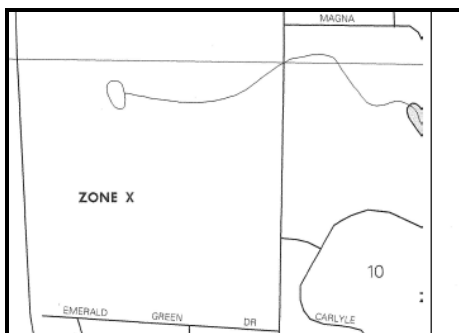


Figure 1: An example of each the existing and proposed official floodplain mapping for the area around the Creve Coeur Government Center and DeSmet High School.

The increased accuracy of the mapping has meant a slight adjustment of where the floodplain is shown on the maps. This adjustment reflects better information on the maps and has nothing to do with changing flood elevations. A recent exhibit prepared for a property review near Chasselle Lane illustrates how the new floodplain delineation improves the credibility of the map.



Figure 2: According to the existing floodplain maps, the creek itself (dark blue line) is not in the flood plain (light blue hatching). Data source: St. Louis County website.



Figure 3: The proposed revisions to the floodplain maps better align with the creek. The floodway (solid light blue) lines up well with the creek (dark blue line), and all of the creeks are within the flood plain (hatching). Data source: St. Louis County website.

The adjustment, then, is a correction of where the floodplain is depicted on the map. The impact to homeowners is that lenders use these maps to determine who is required to carry a flood-insurance policy for their home. A more accurate map benefits homeowners by giving them the best possible information to understand their risk. Homeowners may not want to pay flood insurance if the actual risk is quite low. Conversely, a flood event is the wrong time to learn that one's property is at risk.

The updated maps may also cause some frustration or surprise as some 62 properties in Creve Coeur will be put into the regulatory flood plain, while some 70 properties will be removed from it.

Regulations. The updated regulation closely matches the City's existing Flood Hazard Control Regulations (Chapter 415 of the Municipal Code), with much of the chapter remaining unchanged. The revisions to the existing regulation generally involve text revisions, clarifications, and updates that reflect the City's current practices.

Flood Insurance Rates. In conjunction with the updated floodplain information, but separate from municipal regulations, is a move by FEMA toward a more solvent and equitable flood insurance program. Those who are in greater risk of flood damage and those who have greater assets at risk should expect to pay more for flood insurance. Insurance rates are to increase incrementally over a period of several years.

Schedule

Several milestones involving the adoption of the updated floodplain regulation have recently occurred or will soon take place:

- November 18 Public open house held at the Government Center to discuss the mapping updates with residents.
- December 8 City Council's first reading of the updated regulations
- December 15 Public hearing for the updated regulations at the Planning & Zoning Commission meeting
- January 12 Updated regulations become eligible for final reading and passage at the City Council meeting
- February 5 Deadline for adoption of updated regulations.

This schedule allows ample time for approval of the new floodplain regulation before the February 5, 2015 deadline.

Recommendation

City staff recommends the adoption of the updated version of Chapter 415 of the Municipal Code in order to make official the most accurate floodplain mapping available and in order to allow the residents of Creve Coeur to participate in the National Flood Insurance Program.



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: City Council
Category: Master Sign Plan
Prepared By: Whitney Kelly
Department Head: Debbie Ryan

SCHEDULED

ORDINANCE

**Bill No. 5532 - an Ordinance Authorizing a Master Sign Plan
for DeSmet Jesuit High School Located at 233 N. New Ballas
Road and Zoned "B" Single Family Residential. First
Reading**

Andy Seabacher, of M+H Architects, Inc., on behalf of DeSmet Jesuit High School, has submitted an application for a Master Sign Plan for the campus at 233 N. New Ballas Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus.

Ordinance

Meeting of January 12, 2015

BILL NO. 5532

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR
DESMET JESUIT HIGH SCHOOL LOCATED AT 233 N. NEW BALLAS ROAD
AND ZONED "B" SINGLE FAMILY RESIDENTIAL**

WHEREAS, Andy Seabacher, of M+H Architects, Inc., on behalf of DeSmet Jesuit High School, has submitted an application for a Master Sign Plan for the campus at 233 N. New Ballas Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire school campus including all existing and proposed signage, except as modified herein, as demonstrated in the "Signage Master Plan for DeSmet Jesuit" received December 8, 2014 and attached as Exhibit 1; 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 January 5, 2015, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 7-0 vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on January 5, 2015; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, 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 is in the public interest; 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

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

SECTION 1: A Master Sign Plan is approved for the DeSmet Jesuit High School campus, generally located at 233 N. New Ballas Road, in the "B" Single Family Residential zoning district whose legal description is as follows:

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

Attachment: Bill No. 5532 (1191 : Bill No. 5532 - DeSmet Master Sign Plan)

BILL NO. 5532

ORDINANCE NO. _____

Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said point being the Northeast corner of Lot 37 of the above said Emerald Green Estates; thence along the Northern line of Emerald Green Estates North 89 ° 26 minutes 00 seconds West 1198.84 feet to a point on the Eastern right-of-way of Interstate Highway 270 as established under Condemnation Suit No. 259230 in the Circuit Court of St. Louis County; thence along last said Eastern line the following courses and distances: North 02 ° 23 minutes 20 seconds West 200 feet, North 16 ° 06 minutes 26 seconds West 102.94 feet to a point on the Eastern line of Emerson Road, 40 feet wide; thence along last said Eastern line the following courses and distances: North 00 ° 38 minutes 56 seconds East 468.18 feet to a point on the Eastern line of Emerson Road North 00 ° 12 minutes 22 seconds East 329.97 feet to a point on the Western prolongation of the Southern line of Balmoral Subdivision South 89 ° 26 minutes 45 seconds East 651.81 feet to a point on the Western line in Book 11602 Page 1279 of the above said records; thence along last said Western line South 00 ° 53 minutes 27 seconds West 330.11 feet to a point on the Northern line of the above said Section 10, said point being on the Western line of a tract of land conveyed to the United States Postal Service by deed recorded in Book 8196 Page 2285 of the above said records; thence along last said Western line South 00 ° 41 minutes 09 seconds West 336.85 feet to a point on the Southern line of the above said United States Postal Service Property; thence along last said Southern line South 89 ° 26 minutes 00 seconds East 647.44 feet to a point on the Western line of Ballas Road, variable width; thence along last said Western line South 00 ° 39 minutes 38 seconds West 1008.93 feet to the Point of Beginning and containing 1,686,518 square feet or 38.717 acres more or less.

SECTION 3: Such approval of the Master Signage Plan for the DeSmet Jesuit campus shall be subject to the following conditions:

1. The Applicant shall follow the Signage Master Plan for DeSmet Jesuit received December 8, 2014 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the signage plan, unless approved by the City of Creve Coeur.
2. No more than two monument signs shall be permitted for the frontage along Emerson Road.
3. The monument signs shall be similarly styled and shall be located a minimum of 15 feet from the public right-of-way.
4. The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Signage Master Plan that currently do not possess a sign permit.
5. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

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

ADOPTED THIS ____ DAY OF _____, 2015.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

Attachment: Bill No. 5532 (1191 : Bill No. 5532 - DeSmet Master Sign Plan)

BILL NO. 5532

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

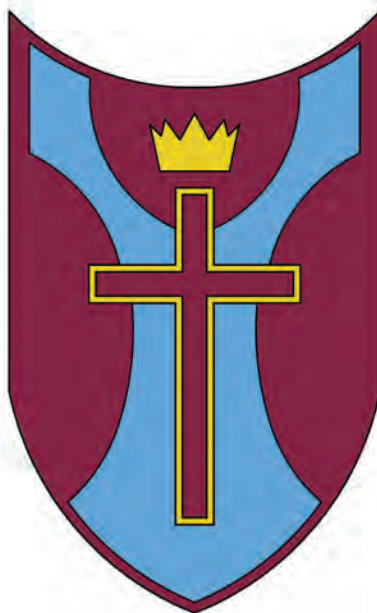
Attachment: Bill No. 5532 (1191 : Bill No. 5532 - DeSmet Master Sign Plan)

DECEMBER 2, 2014

SIGNAGE MASTER PLAN

for

DeSMET JESUIT





2150 SCHUETZ ROAD, SUITE 200, ST. LOUIS, MO 63146 | 314.878.3500 | WWW.MHA.US.COM

December 2, 2014

Whitney Kelly
City Planner
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: DeSmet Jesuit Signage Master Plan
14041.03

Dear Whitney Kelly,

Please except this submittal on behalf of DeSmet Jesuit for approval as the Signage Master Plan record document for DeSmet Jesuit.

Campus signage is intended to communicate to on and off-site public, improve on-site vehicular traffic and safety, and identify and provide information for campus facilities while enhancing the overall aesthetic appearance of the campus.

The purpose of the proposed Signage Master Plan is to establish a framework of acceptable scale and location for all future permanent signs on DeSmet Jesuit's campus. This will enable DeSmet Jesuit to execute the Signage Master Plan through individual sign installation, as needs arise and development on campus continues, within this approved framework. Execution of the Signage Master Plan and installation of the individual signs will be without a specific schedule and in no specific order at this time.

All signs will comply with Life Safety codes, signs will not obstruct exit ways or ventilations, and signs will not project beyond the property lines or into public right-of-ways.

The attached submittal includes a *Campus Keyplan* of DeSmet Jesuit indicating the locations of existing and proposed signage on campus followed by a detailed description of each sign.

We hope you find this acceptable. Please call with any questions or comments.

Sincerely,

M+H ARCHITECTS

Andy Sebacher
Project Manager

cc: Dr. Greg Densberger, DeSmet Jesuit



M + H ARCHITECTS - AWARDED THE 2014 PSMJ CIRCLE OF EXCELLENCE

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO

DeSMET JESUIT
233 N. New Ballas Rd.
St. Louis, MO 63141

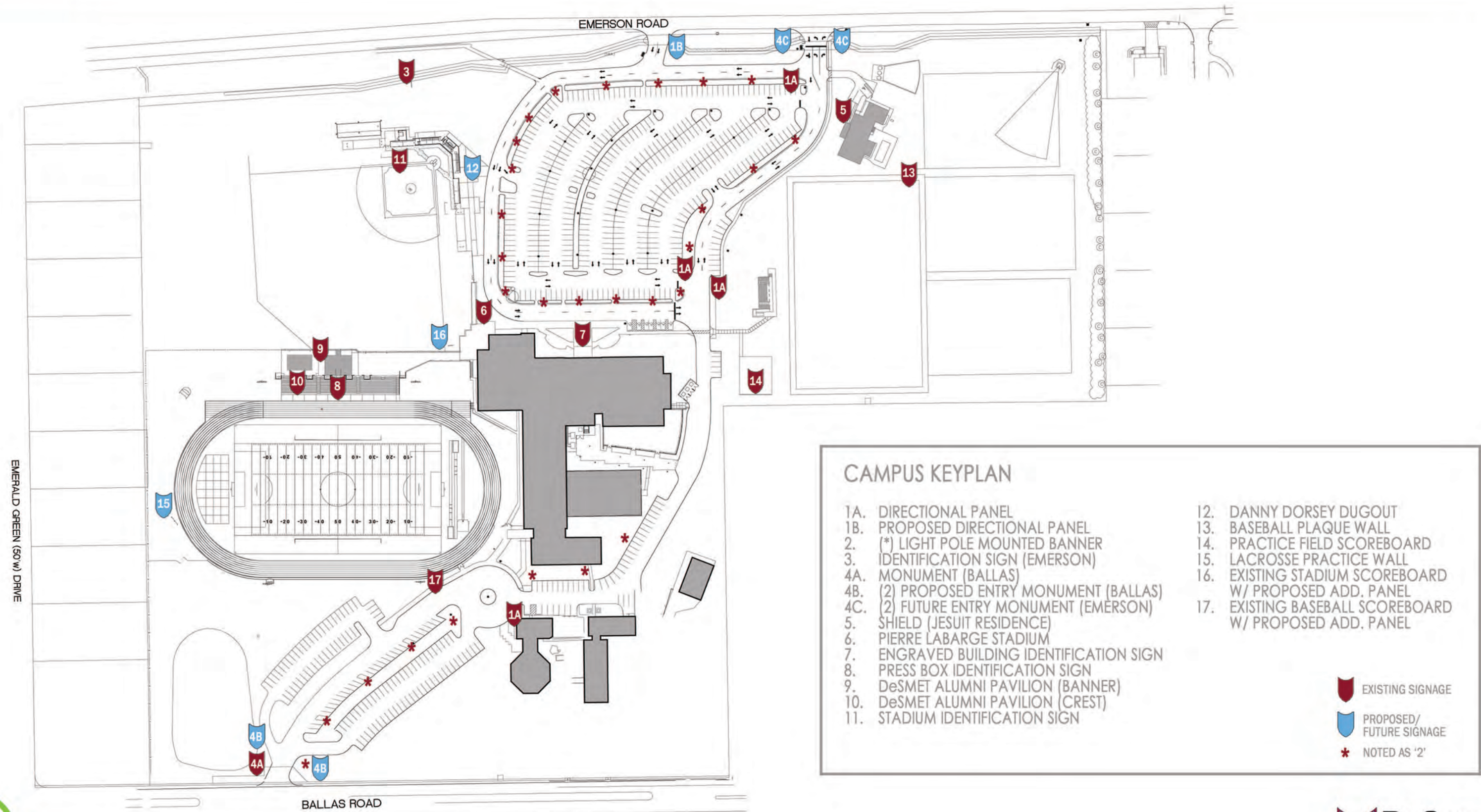
ZONING: R-1

SITE ACERAGE: 38.8 Acres +/-

LEGAL DESCRIPTION:

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

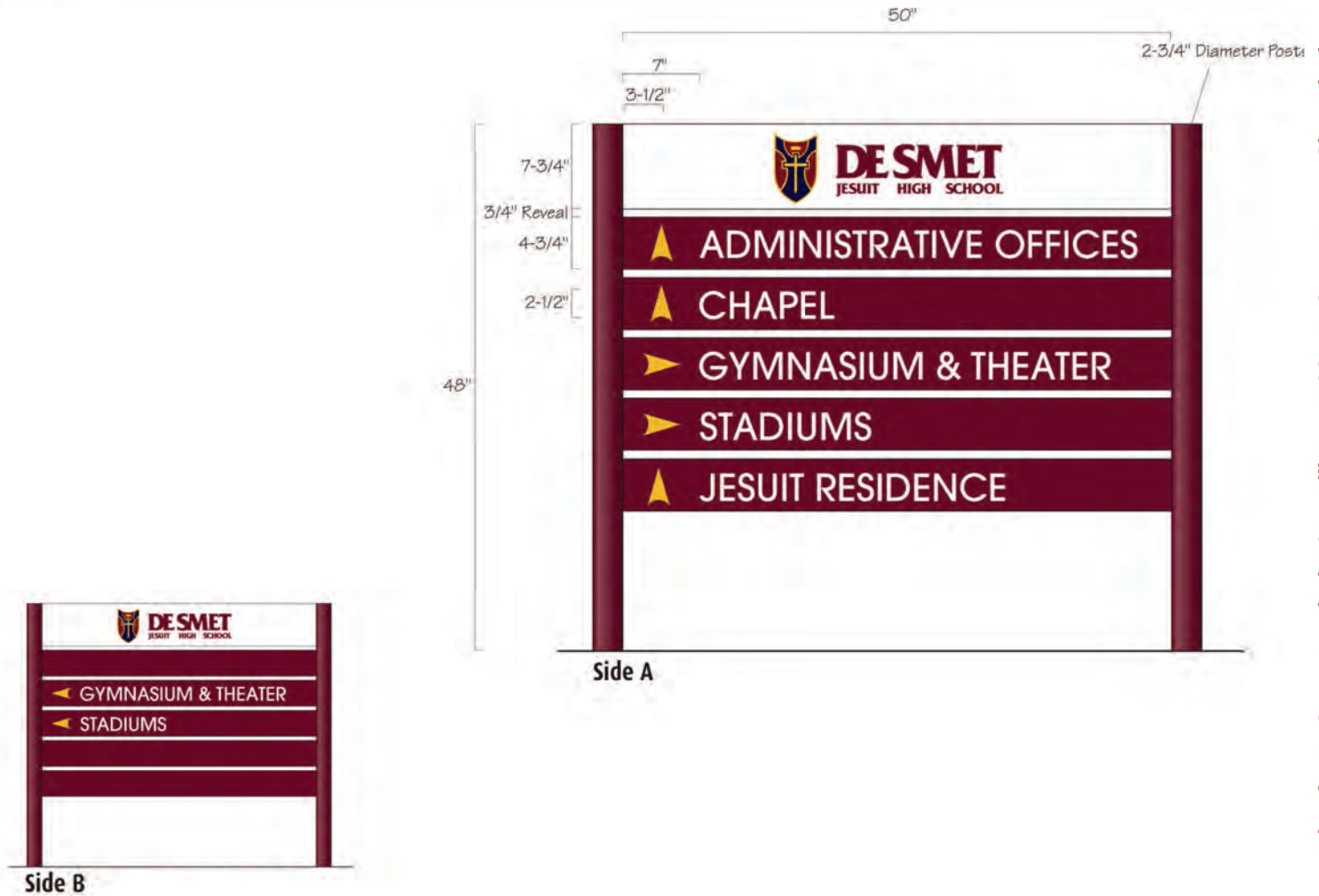
Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said point being the Northeast corner of Lot 37 of the above said Emerald Green Estates; thence along the Northern line of Emerald Green Estates North 89 ° 26 minutes 00 seconds West 1198.84 feet to a point on the Eastern right-of-way of Interstate Highway 270 as established under Condemnation Suit No. 259230 in the Circuit Court of St. Louis County; thence along last said Eastern line the following courses and distances: North 02 ° 23 minutes 20 seconds West 200 feet, North 16 ° 06 minutes 26 seconds West 102.94 feet to a point on the Eastern line of Emerson Road, 40 feet wide; thence along last said Eastern line the following courses and distances: North 00 ° 38 minutes 56 seconds East 468.18 feet to a point on the Eastern line of Emerson Road North 00 ° 12 minutes 22 seconds East 329.97 feet to a point on the Western prolongation of the Southern line of Balmoral Subdivision South 89 ° 26 minutes 45 seconds East 651.81 feet to a point on the Western line in Book 11602 Page 1279 of the above said records; thence along last said Western line South 00 ° 53 minutes 27 seconds West 330.11 feet to a point on the Northern line of the above said Section 10, said point being on the Western line of a tract of land conveyed to the United States Postal Service by deed recorded in Book 8196 Page 2285 of the above said records; thence along last said Western line South 00 ° 41 minutes 09 seconds West 336.85 feet to a point on the Southern line of the above said United States Postal Service Property; thence along last said Southern line South 89 ° 26 minutes 00 seconds East 647.44 feet to a point on the Western line of Ballas Road, variable width; thence along last said Western line South 00 ° 39 minutes 38 seconds West 1008.93 feet to the Point of Beginning and containing 1,686,518 square feet or 38.717 acres more or less.





DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DIRECTIONAL PANEL (TYPICAL)

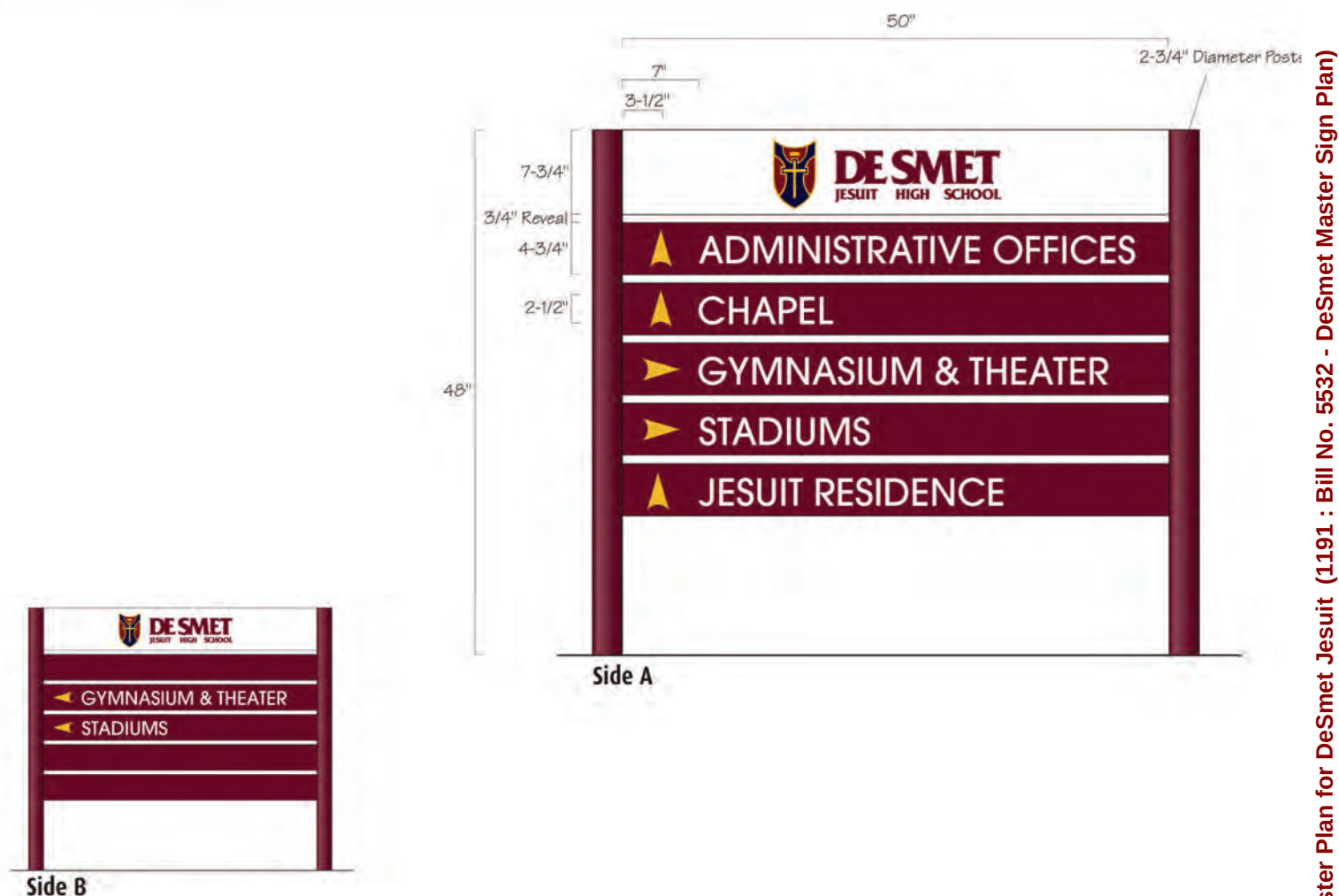
OVERALL DIMENSIONS: 48"H x 55 1/2"W x 2 3/4" D

PANEL MAX. AREA: 18.5 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PROPOSED DIRECTIONAL PANEL

(SIMILAR TO EXISTING PANELS)

OVERALL DIMENSIONS: 48"H x 55 1/2"W x 2 3/4" D

PANEL MAX. AREA: 18.5 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



LIGHT POLE MOUNTED BANNERS

(NOTED AS * ON PLAN)

DIMENSIONS: 2' x 4'

BANNER AREA: 8 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



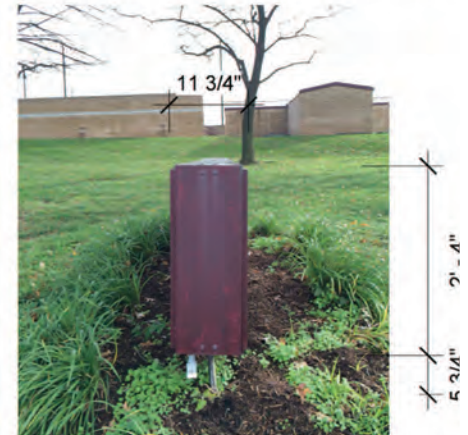
**DE SMET
JESUIT**

Packet Pg. 148



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



IDENTIFICATION SIGN (EMERSON)

EXISTING SIGN FACE AREA: 23.3 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



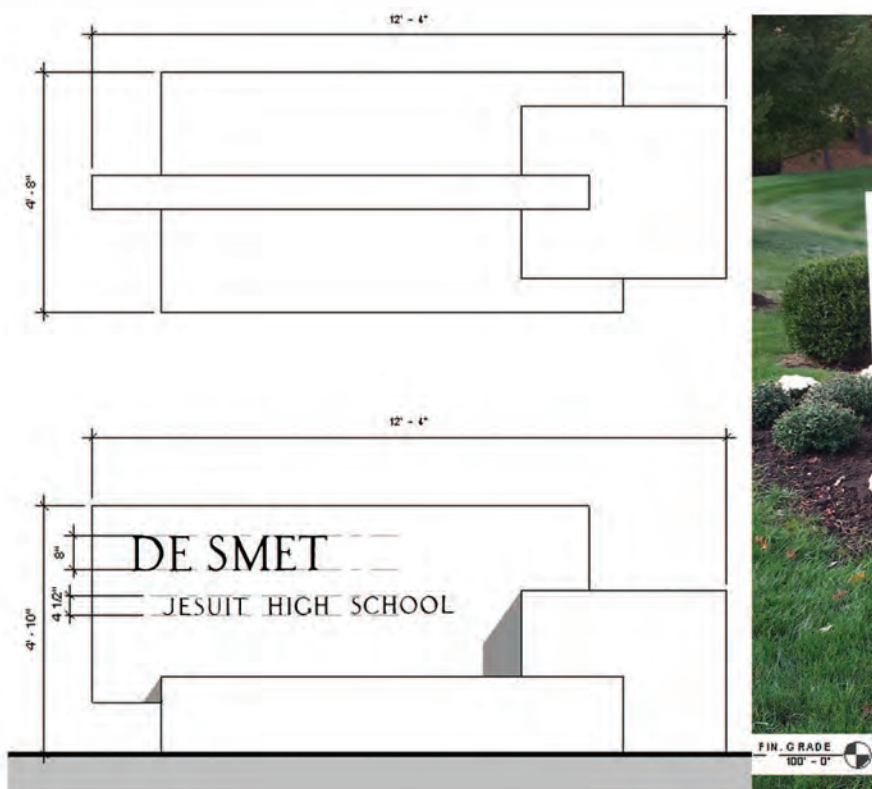
**DE SMET
JESUIT**

Packet Pg. 149



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



MONUMENT (BALLAS)

(TO BE REPLACED w/ 4B)

EXISTING SIGN FACE AREA: +/- 54 SF



DE SMET
JESUIT

Packet Pg. 150

Technical drawing of a stone sign for "DE SMET JESUIT". The sign features a coat of arms on the left and the name in large, bold, serif letters on the right. The drawing includes detailed dimensions for the sign's components and overall size.

Dimensions:

- Overall Width:** 10' - 10"
- Overall Height:** 6' - 6 3/4"
- Coat of Arms Dimensions:**
 - Width: 2' - 3"
 - Height: 3' - 7 3/4"
 - Offset from wall: 4" OFFSET
- Text Dimensions:**
 - Top section: 4' - 6"
 - Bottom section: 4' - 6"
 - Text height: 10"
 - Text width: 5' - 1' - 2 1/4"
 - Text depth: 5" 1' - 2 1/4"
 - Text offset: 4 1/4" 10"
 - Text depth: 1' - 8 1/4"
 - Text offset: 4"
 - Text offset: 6' - 0 1/4"



(2) PROPOSED ENTRY
MONUMENT (BALLAS)

SIGN FACE AREA: +/- 60 SF



DE SMEI JESUIT



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



(2) PROPOSED ENTRY MONUMENT (BALLAS)

SIGN FACE AREA: +/- 60 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)

[illegible]

(2) FUTURE ENTRY
MONUMENT(EMERSON)

SIGN FACE AREA: +/- 60 SF



DE SMEI JESUIT



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



SHIELD (JESUIT RESIDENCE)

EXISTING SIGN FACE AREA: 2.65 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PIERRE LABARGE STADIUM

SIGN AREA: +/- 12 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



ENGRAVED BUILDING IDENTIFICATION SIGN

EXISTING SIGN FACE AREA: 84 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



**DE SMET
JESUIT**

Packet Pg. 156



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PRESS BOX IDENTIFICATION SIGN

EXISTING SIGNAGE AREA: +/- 9 SF



**DE SMET
JESUIT**



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DeSMET ALUMNI PAVILION (BANNER)

EXISTING SIGN FACE AREA: 12 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DeSMET ALUMNI PAVILION (CREST)

EXISTING SIGN FACE AREA: +/- 6 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DANNY DORSEY DUGOUT

EXISTING SIGN AREA: 2.75 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



BASEBALL PLAQUE WALL

PLAQUE DIMENSIONS: 18" x 18" (17 TOTAL)

DONOR RECOGNITION

DIMENSIONS: 12" LETTERS; 114" MIN. LENGTH
AREA: 9 - 14 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PRACTICE FIELD SCOREBOARD

SCOREBOARD AREA: 189 SF

Attachment: Exhibit 1- Signage Master Plan for DeSmet Jesuit (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



**DE SMET
JESUIT**

Packet Pg. 162



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



LACROSSE PRACTICE WALL

WALL FACE AREA: 540 SF

SIGNAGE AREA: 157 SF





DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



EXISTING STADIUM SCOREBOARD W/ PROPOSED ADD. PANEL

EXISTING SCOREBOARD AREA: 168 SF

ADDITIONAL PANEL AREA: 40 SF



DESMET JESUIT SIGNAGE MASTER PLAN

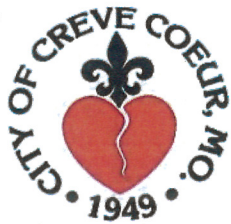
CREVE COEUR, MO



EXISTING BASEBALL SCOREBOARD W/ PROPOSED ADD. PANEL

EXISTING SCOREBOARD AREA: 60 SF

ADDITIONAL PANEL AREA: 30 SF



city of

CREVE COEUR

5.C

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

APPLICATION TO PLANNING AND ZONING COMMISSION #14-039 FOR A MASTER SIGN PLAN FOR DESMET JESUIT SCHOOL

FOR THE MEETING OF: January 5, 2015

LOCATION: 233 North New Ballas Road. The property is zoned "B" Single Family Residential.

REQUEST: Andy Seabacher, of M+H Architects, Inc., on behalf of DeSmet Jesuit High School located at 233 North New Ballas Road, has submitted a request for a Master Sign Plan to include new entrance monument signs along Emerson and N. New Ballas Roads, and various building signs, scoreboard signs, and directional signs throughout the campus.

ADDITIONAL INFORMATION: The City's Sign Regulations allow institutions such as schools in residential districts a single low monument sign of 24 square feet and six feet in height. However, residentially-zoned institutions with a minimum tract area of 20 acres may seek approval of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. DeSmet Jesuit is 38.7 acres.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Comp. Plan References

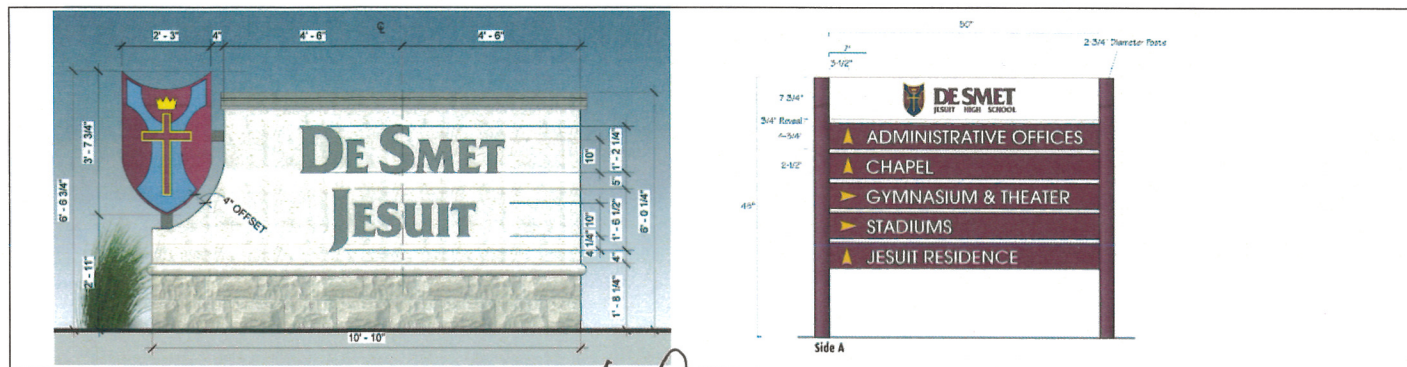
- Residential Neighborhoods

Zoning Code References

- Section 405.260: "B" Single Family Residential District
- Section 405.940(E) Institutional Uses In Residential Districts.
- Section 405.950(J) Master Signs Plans

APPLICANT: Greg Densberger
DeSmet Jesuit
233 North New Ballas Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Andy Seabacher
M+H Architects, Inc.
2165 Schuetz Road
St. Louis, MO 63146



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

1/2/2015
Date

ATTACHMENTS: Applicant's drawings received December 8, 2014
Draft Ordinance

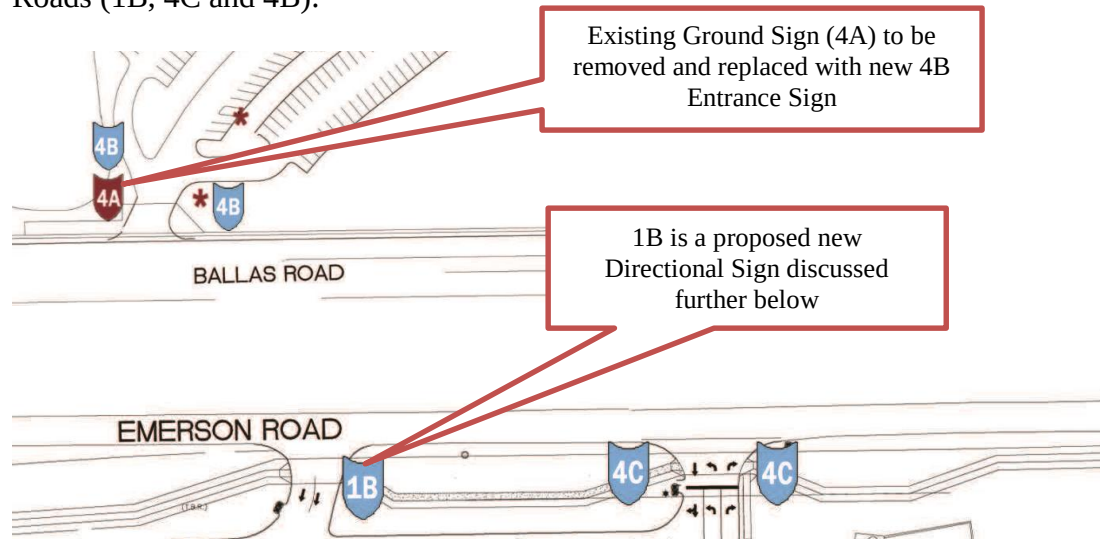
Attachment: 14-039 DeSmet School Master Sign Plan Staff Report 01-05-2015 (1191 : Bill No. 5532 - DeSmet Master Sign Plan)

MASTER SIGN PLAN PROPOSAL

The proposed plan documents all of the existing signs and proposes several new signs, including two entrance signs (identified as 4B & 4C) at the entrance driveways of Emerson Road and N. New Ballas Road. All of the signs have a consistent use of the school colors and materials for branded signs and non-branded signs. Below is a discussion of the key signs that are large and visible from the right-of-way and adjacent properties. Please refer to the Applicant's materials for all smaller proposed signs intended for on-site wayfinding.

New Entrance Signs (4B and 4C)

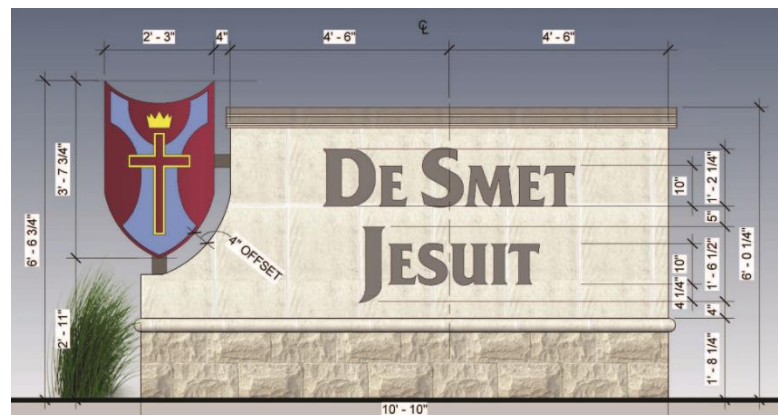
Institutional uses in residential districts in excess of five acres may be permitted a single campus low monument sign with a maximum area per sign face of 24 square feet, with a maximum height of not more than six feet, and setback a minimum of 15 feet from the public right-of-way (per *Section 405.940.E.3 Campus Low Monument Signs*). However, through the master sign program, alternative signs may be permitted. Below is a close up of the campus map showing the proposed location of the new entrance monument signs along Emerson and N. New Ballas Roads (1B, 4C and 4B):



The existing campus monument sign along N. New Ballas Road (4A) will be removed and replaced with two 52.74 square-foot entrance signs at opposite sides of the entrance driveway (4B) at approximately 90 feet from one another. The same signs will be located at the entrance along Emerson Road (4C) for a total of four new monument signs. All signs will be located approximately 15 feet or more from the property line. Page 11 of the attached Applicant's Signage Plan provides a mock view of the two signs together.



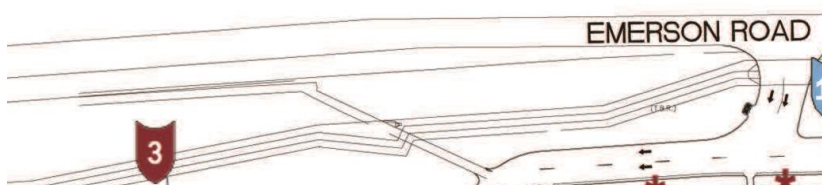
Existing Sign-4A to be removed



Proposed Entrance Signs of approximately 53 sq. ft., and 6.5 feet

Existing Campus Monument Sign Proposed to Remain (#3)

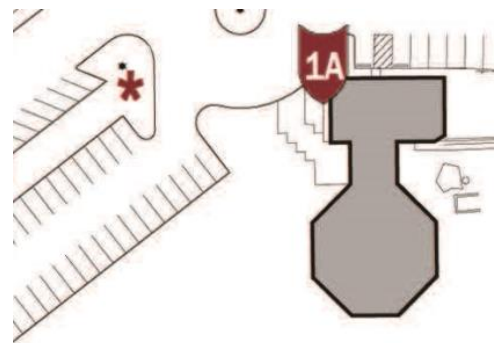
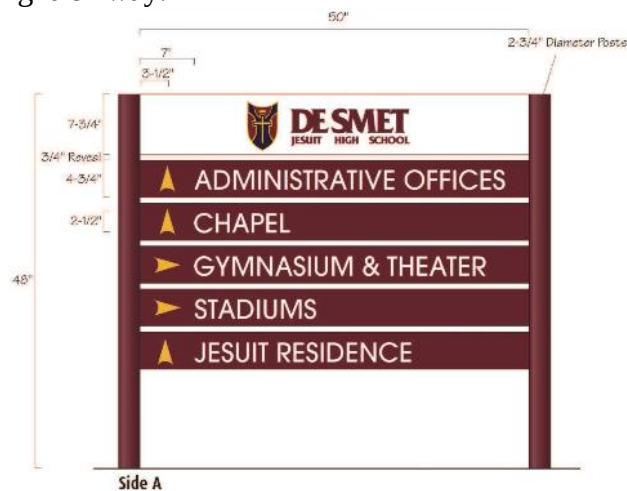
The proposal also includes maintaining the existing 23.3 square-foot sign along Emerson Road, identified as # 3 on the map. Below is a close-up of the existing sign proposed to remain and a close-up of the location on the map:



New Directional Signs (1A & 1B)

The proposed plan includes two new directional signs with a sign area of 18.5 square feet each, as shown to the right.

One (identified as 1B in the detail of the map above) will be located along at the second entrance along Emerson Road, and the second (identified as 1A) will be located adjacent to the Chapel within the parking lot on the N. New Ballas Road side of the property and out of view from the right-of-way.



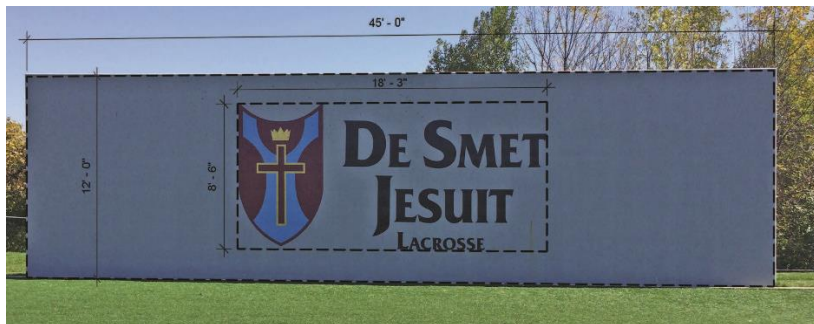
Building Signs

Without the master sign plan provision, institutional uses in residential districts such as schools and places of worship are allowed one wall sign not exceeding twelve square-feet in size. The proposed sign package includes various building signs. The largest proposed building sign is for the main building (identified as #7 in the middle of the campus facing Emerson Road) with a sign area of 84 square feet.



Scoreboard and Various Field Signs

The remaining signs include various building signs, signs on scoreboards, light pole banners (indicated by *) throughout the parking lots, a mural on the Lacrosse practice wall, and a Baseball Wall of Fame. All are internal to the campus with limited visibility from the public right-of-way. Below is a close-up of the Lacrosse Mural and a proposed future donor sign for the scoreboard:



Lacrosse Practice Wall Mural, #14



Example scoreboard with future sign area



Example light-pole banners to be placed throughout the campus

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Post Office, commercial office building, single-family residences	"GC" General Commercial and "C" Single-Family Residential	N/A
South	Single-family residences	"B" and "C" Single-family Residential	N/A
East	Government Center and single-family attached residences	"B" Single-family Residential	N. New Ballas
West	Single-family residences	"B" and "C" Single-family Residential	Interstate 270

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction for sign review in residential areas, except to recommend that the City ensure that non-residential development is compatible with adjacent residential development and that with the expansion of institutional uses beyond the existing property boundaries negative impacts on surrounding residential areas with regard to the site, including signage, will be mitigated (page 44-45).

The Design Guidelines offer further guidance in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17). The proposed DeSmet signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas. For the most part, the master sign plan is consistent with the Comprehensive Plan and Design Guidelines. However, Staff has a concern regarding the total number of monument signs. The proposal includes maintaining the existing sign along Emerson Road, and adding four entry signs that are approximately 60 square feet each. This is out of character with a residential setting where, without such a plan, the campus would be limited to one sign of 24 square feet. Therefore, a condition of approval includes allowing only two similarly styles signs along Emerson Road. This would effectively require the elimination of sign #3 although one of the new signs could be placed in its pre-existing location if the plan is revised.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention. For campuses, the Sign Regulations allow for flexibility through the approval of a comprehensive sign package that creates an overall identity for the campus, where all signs are compatible in theme, quality, and character with the surrounding area, per the Master Sign Plan provision below:

Section 405.950.J. Master Signage Plans. In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:

- 1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*
- 2. Any application submitted pursuant to Subsection (J)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.*
- 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:*
 - a. Proposed signs are consistent with the purpose of this Article.*
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.*
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.*

The proposed Master Sign Plan for DeSmet is largely consistent with the intent of the Sign Regulations provision for master sign plans and with prior action, where the signs represent a similar style and design, and are mostly limited to the interior of the campus. The new entrance monument signs along Emerson and N. New Ballas Roads will provide identity and visibility to the school and the proposed signs throughout the campus will increase public convenience by providing better direction information for visitors on the campus in a well-designed, coordinated manner. However, the existing monument sign along Emerson is out of character with the new signs, and as discussed above only adds to the visual clutter along Emerson and therefore is recommended to be removed from the plan.

FORM OF THE DRAFT ORDINANCE

The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The Applicant shall follow the Master Signage Plan received December 8, 2014 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as

modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

- No more than two monument signs shall be permitted for the frontage along Emerson Road.
- The proposed new monument signs shall be similar styled and shall be located a minimum of 15 feet from the public right-of-way.
- The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the DeSmet Jesuit Signage Master Plan is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the DeSmet Jesuit Signage Master Plan, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of January 5, 2015” (conditions may be added, eliminated, or modified by preceding motion).

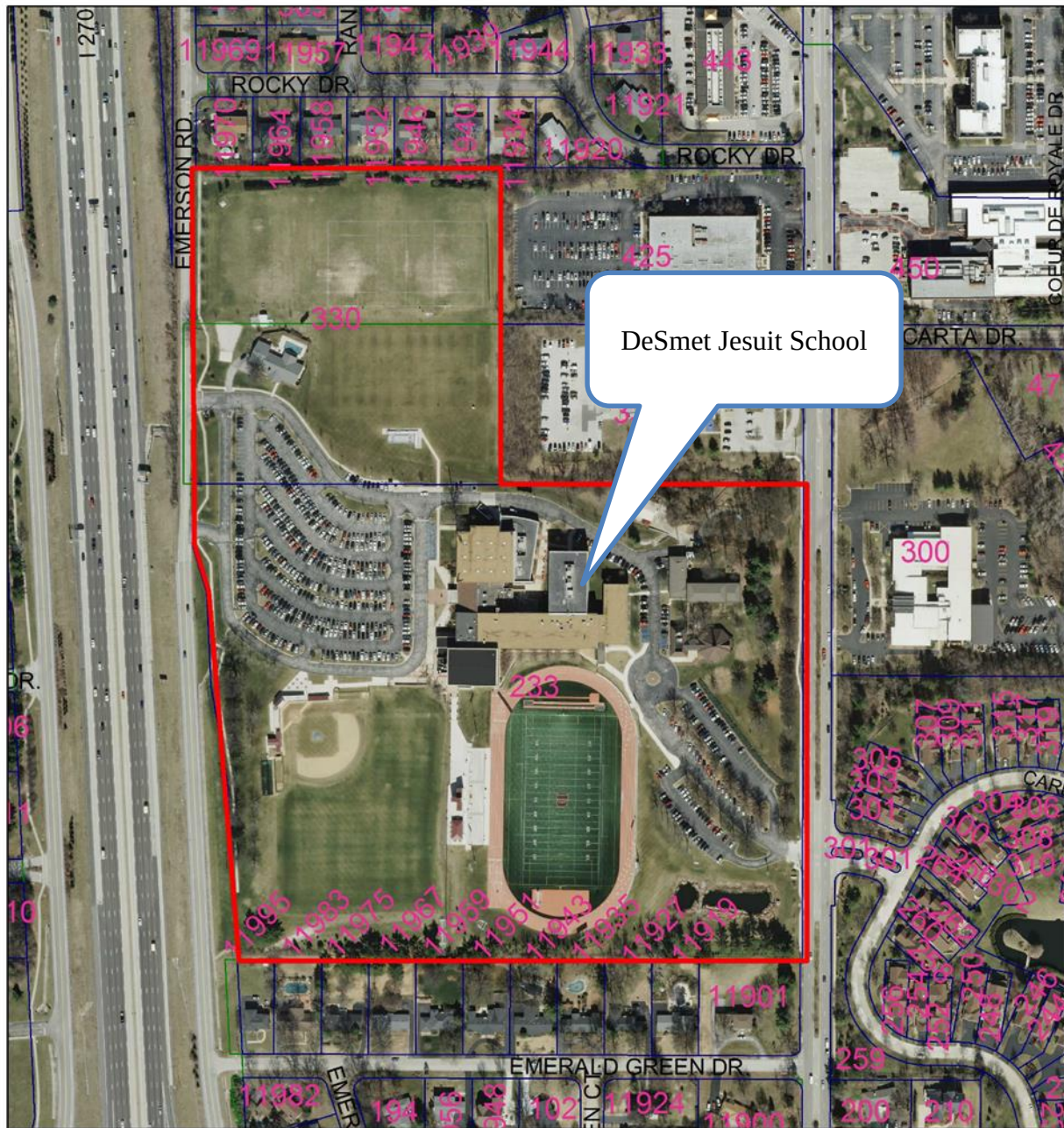
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

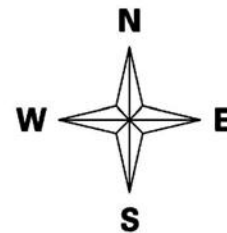
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Property lines

DeSmet Jesuit School Campus

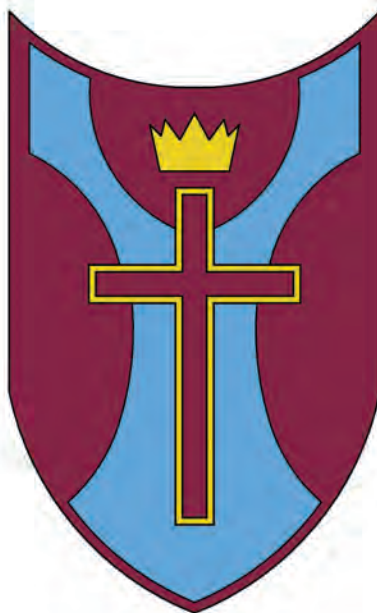


DECEMBER 2, 2014

SIGNAGE MASTER PLAN

for

DeSMET JESUIT





2150 SCHUETZ ROAD, SUITE 200, ST. LOUIS, MO 63146 | 314.878.3500 | WWW.MHA.US.COM

December 2, 2014

Whitney Kelly
City Planner
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: DeSmet Jesuit Signage Master Plan
14041.03

Dear Whitney Kelly,

Please except this submittal on behalf of DeSmet Jesuit for approval as the Signage Master Plan record document for DeSmet Jesuit.

Campus signage is intended to communicate to on and off-site public, improve on-site vehicular traffic and safety, and identify and provide information for campus facilities while enhancing the overall aesthetic appearance of the campus.

The purpose of the proposed Signage Master Plan is to establish a framework of acceptable scale and location for all future permanent signs on DeSmet Jesuit's campus. This will enable DeSmet Jesuit to execute the Signage Master Plan through individual sign installation, as needs arise and development on campus continues, within this approved framework. Execution of the Signage Master Plan and installation of the individual signs will be without a specific schedule and in no specific order at this time.

All signs will comply with Life Safety codes, signs will not obstruct exit ways or ventilations, and signs will not project beyond the property lines or into public right-of-ways.

The attached submittal includes a *Campus Keyplan* of DeSmet Jesuit indicating the locations of existing and proposed signage on campus followed by a detailed description of each sign.

We hope you find this acceptable. Please call with any questions or comments.

Sincerely,

M+H ARCHITECTS

Andy Sebacher
Project Manager

cc: Dr. Greg Densberger, DeSmet Jesuit



M + H ARCHITECTS - AWARDED THE 2014 PSMJ CIRCLE OF EXCELLENCE



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO

DeSMET JESUIT
233 N. New Ballas Rd.
St. Louis, MO 63141

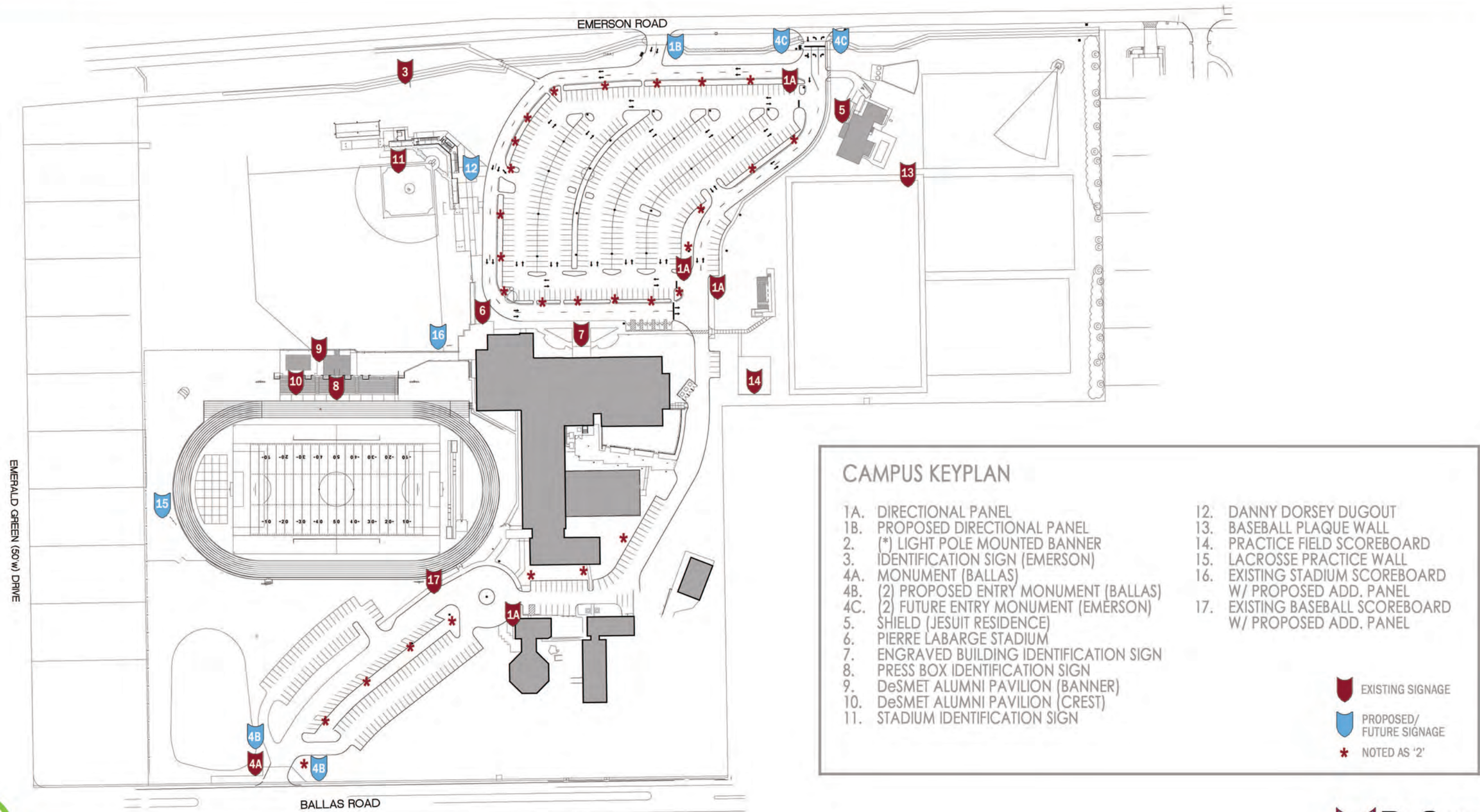
ZONING: R-1

SITE ACERAGE: 38.8 Acres +/-

LEGAL DESCRIPTION:

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

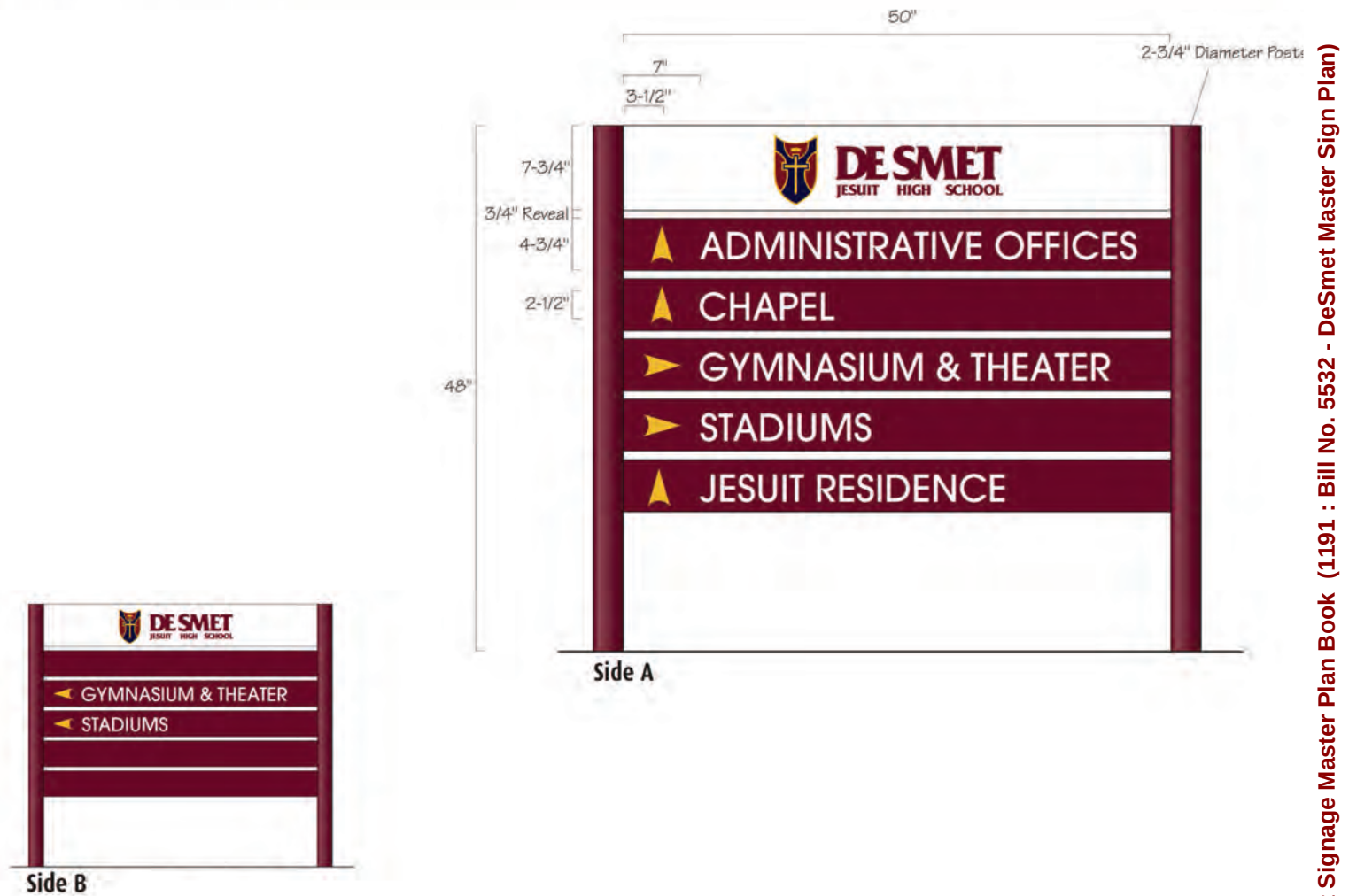
Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said point being the Northeast corner of Lot 37 of the above said Emerald Green Estates; thence along the Northern line of Emerald Green Estates North $89^{\circ} 26' 00''$ West 1198.84 feet to a point on the Eastern right-of-way of Interstate Highway 270 as established under Condemnation Suit No. 259230 in the Circuit Court of St. Louis County; thence along last said Eastern line the following courses and distances: North $02^{\circ} 23' 20''$ West 200 feet, North $16^{\circ} 06' 26''$ West 102.94 feet to a point on the Eastern line of Emerson Road, 40 feet wide; thence along last said Eastern line the following courses and distances: North $00^{\circ} 38' 56''$ East 468.18 feet to a point on the Eastern line of Emerson Road North $00^{\circ} 12' 22''$ East 329.97 feet to a point on the Western prolongation of the Southern line of Balmoral Subdivision South $89^{\circ} 26' 45''$ East 651.81 feet to a point on the Western line in Book 11602 Page 1279 of the above said records; thence along last said Western line South $00^{\circ} 53' 27''$ West 330.11 feet to a point on the Northern line of the above said Section 10, said point being on the Western line of a tract of land conveyed to the United States Postal Service by deed recorded in Book 8196 Page 2285 of the above said records; thence along last said Western line South $00^{\circ} 41' 09''$ West 336.85 feet to a point on the Southern line of the above said United States Postal Service Property; thence along last said Southern line South $89^{\circ} 26' 00''$ East 647.44 feet to a point on the Western line of Ballas Road, variable width; thence along last said Western line South $00^{\circ} 39' 38''$ West 1008.93 feet to the Point of Beginning and containing 1,686,518 square feet or 38.717 acres more or less.





DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DIRECTIONAL PANEL (TYPICAL)

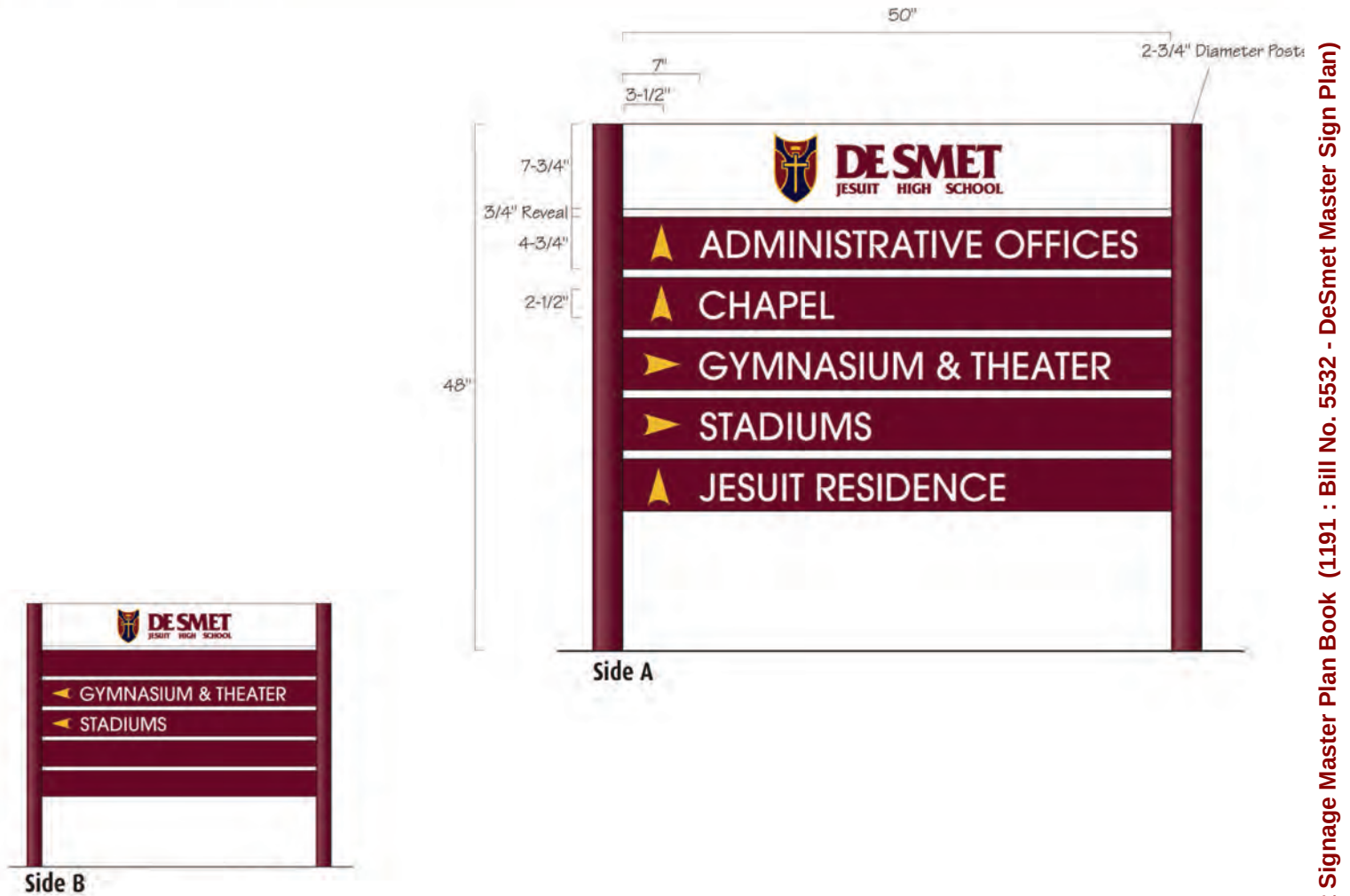
OVERALL DIMENSIONS: 48"H x 55 1/2"W x 2 3/4" D

PANEL MAX. AREA: 18.5 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PROPOSED DIRECTIONAL PANEL

(SIMILAR TO EXISTING PANELS)

OVERALL DIMENSIONS: 48"H x 55 1/2"W x 2 3/4" D

PANEL MAX. AREA: 18.5 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



LIGHT POLE MOUNTED BANNERS

(NOTED AS * ON PLAN)

DIMENSIONS: 2' x 4'

BANNER AREA: 8 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



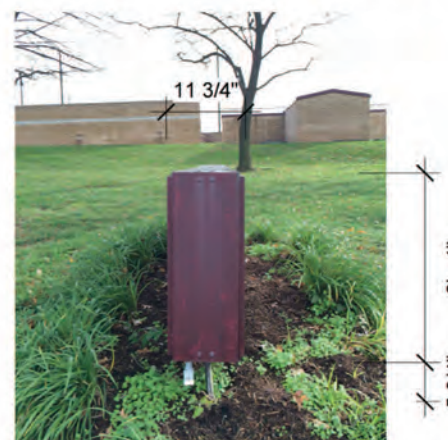
**DE SMET
JESUIT**

Packet Pg. 180



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



IDENTIFICATION SIGN (EMERSON)

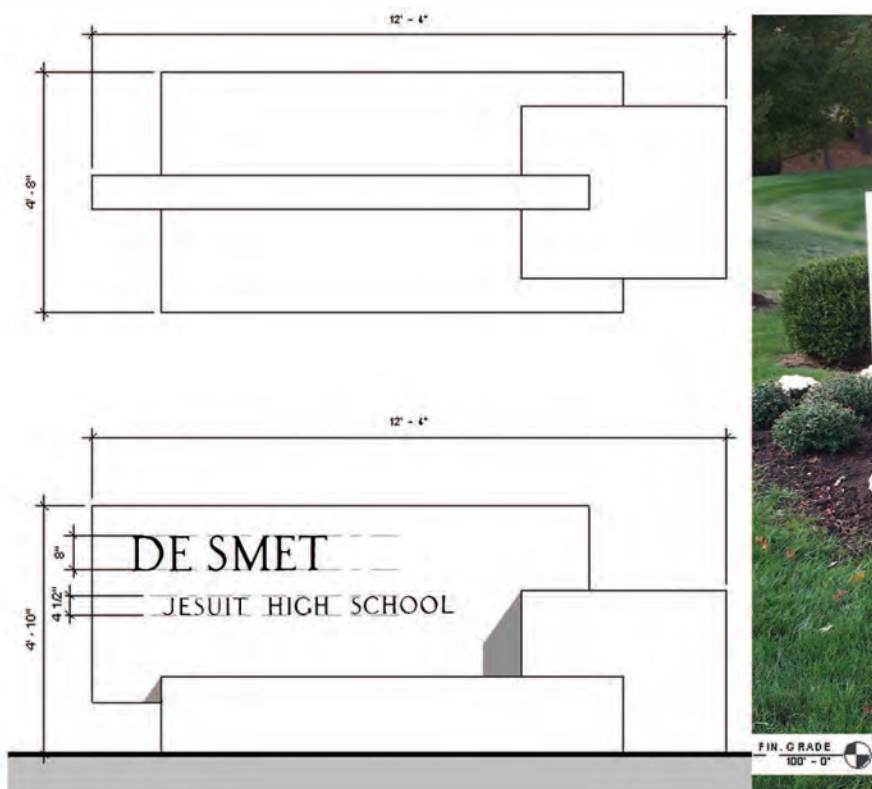
EXISTING SIGN FACE AREA: 23.3 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



MONUMENT (BALLAS)

(TO BE REPLACED w/ 4B)

EXISTING SIGN FACE AREA: +/- 54 SF

DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



SIGN FACE AREA: +/- 60 SF



DE SMET JESUIT



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



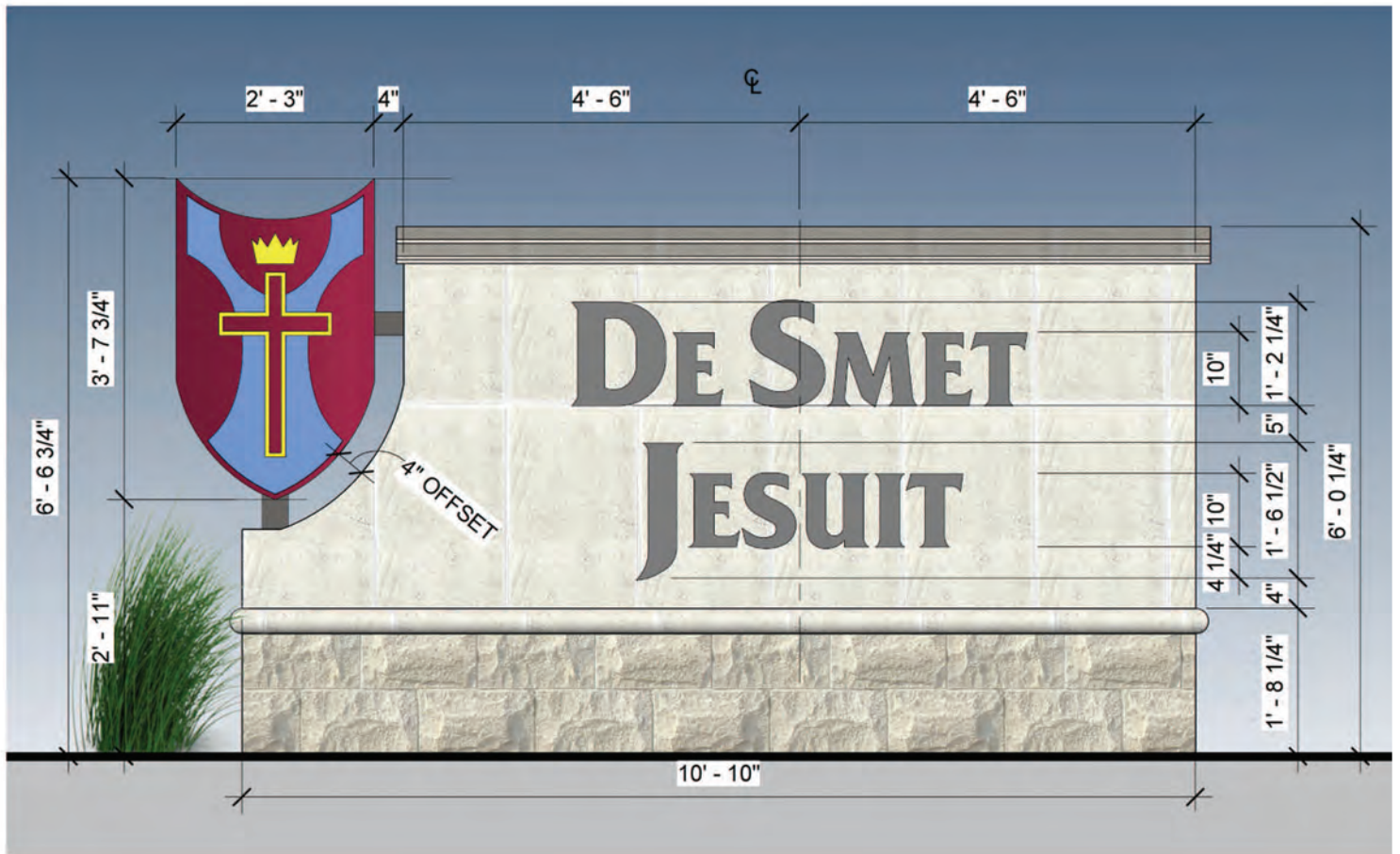
(2) PROPOSED ENTRY MONUMENT (BALLAS)

SIGN FACE AREA: +/- 60 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



(2) FUTURE ENTRY
MONUMENT(EMERSON)

SIGN FACE AREA: +/- 60 SF





DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



SHIELD (JESUIT RESIDENCE)

EXISTING SIGN FACE AREA: 2.65 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PIERRE LABARGE STADIUM

SIGN AREA: +/- 12 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DE SMET
JESUIT

Packet Pg. 187



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



ENGRAVED BUILDING IDENTIFICATION SIGN

EXISTING SIGN FACE AREA: 84 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DE SMET
JESUIT

Packet Pg. 188



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PRESS BOX IDENTIFICATION SIGN

EXISTING SIGNAGE AREA: +/- 9 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DeSMET ALUMNI PAVILION (BANNER)

EXISTING SIGN FACE AREA: 12 SF



**DE SMET
JESUIT**



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DeSMET ALUMNI PAVILION (CREST)

EXISTING SIGN FACE AREA: +/- 6 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DANNY DORSEY DUGOUT

EXISTING SIGN AREA: 2.75 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



BASEBALL PLAQUE WALL

PLAQUE DIMENSIONS: 18" x 18" (17 TOTAL)

DONOR RECOGNITION

DIMENSIONS: 12" LETTERS; 114" MIN. LENGTH
AREA: 9 - 14 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PRACTICE FIELD SCOREBOARD

SCOREBOARD AREA: 189 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1191 : Bill No. 5532 - DeSmet Master Sign Plan)



**DE SMET
JESUIT**

Packet Pg. 194



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



LACROSSE PRACTICE WALL

WALL FACE AREA: 540 SF

SIGNAGE AREA: 157 SF





DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



EXISTING STADIUM SCOREBOARD W/ PROPOSED ADD. PANEL

EXISTING SCOREBOARD AREA: 168 SF

ADDITIONAL PANEL AREA: 40 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



EXISTING BASEBALL SCOREBOARD W/ PROPOSED ADD. PANEL

EXISTING SCOREBOARD AREA: 60 SF

ADDITIONAL PANEL AREA: 30 SF

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR
DESMET JESUIT HIGH SCHOOL LOCATED AT 233 N. NEW BALLAS ROAD
AND ZONED "B" SINGLE FAMILY RESIDENTIAL**

WHEREAS, Andy Seabacher, of M+H Architects, Inc., on behalf of DeSmet Jesuit High School, has submitted an application for a Master Sign Plan for the campus at 233 N. New Ballas Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire school campus including all existing and proposed signage, except as modified herein, as demonstrated in the "Signage Master Plan for DeSmet Jesuit" received December 8, 2014 and attached as Exhibit 1; 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 January 5, 2015, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on January 5, 2015; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, 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 is in the public interest; 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

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

SECTION 1: A Master Sign Plan is approved for the DeSmet Jesuit High School campus, generally located at 233 N. New Ballas Road, in the "B" Single Family Residential zoning district whose legal description is as follows:

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

BILL NO. _____

ORDINANCE NO. _____

Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said point being the Northeast corner of Lot 37 of the above said Emerald Green Estates; thence along the Northern line of Emerald Green Estates North 89 ° 26 minutes 00 seconds West 1198.84 feet to a point on the Eastern right-of-way of Interstate Highway 270 as established under Condemnation Suit No. 259230 in the Circuit Court of St. Louis County; thence along last said Eastern line the following courses and distances: North 02 ° 23 minutes 20 seconds West 200 feet, North 16 ° 06 minutes 26 seconds West 102.94 feet to a point on the Eastern line of Emerson Road, 40 feet wide; thence along last said Eastern line the following courses and distances: North 00 ° 38 minutes 56 seconds East 468.18 feet to a point on the Eastern line of Emerson Road North 00 ° 12 minutes 22 seconds East 329.97 feet to a point on the Western prolongation of the Southern line of Balmoral Subdivision South 89 ° 26 minutes 45 seconds East 651.81 feet to a point on the Western line in Book 11602 Page 1279 of the above said records; thence along last said Western line South 00 ° 53 minutes 27 seconds West 330.11 feet to a point on the Northern line of the above said Section 10, said point being on the Western line of a tract of land conveyed to the United States Postal Service by deed recorded in Book 8196 Page 2285 of the above said records; thence along last said Western line South 00 ° 41 minutes 09 seconds West 336.85 feet to a point on the Southern line of the above said United States Postal Service Property; thence along last said Southern line South 89 ° 26 minutes 00 seconds East 647.44 feet to a point on the Western line of Ballas Road, variable width; thence along last said Western line South 00 ° 39 minutes 38 seconds West 1008.93 feet to the Point of Beginning and containing 1,686,518 square feet or 38.717 acres more or less.

SECTION 3: Such approval of the Master Signage Plan for the DeSmet Jesuit campus shall be subject to the following conditions:

1. The Applicant shall follow the Signage Master Plan for DeSmet Jesuit received December 8, 2014 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the signage plan, unless approved by the City of Creve Coeur.
2. No more than two monument signs shall be permitted for the frontage along Emerson Road.
3. The proposed new monument signs shall be similarly styled and shall be located a minimum of 15 feet from the public right-of-way.
4. The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Signage Master Plan that currently do not possess a sign permit.
5. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

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

ADOPTED THIS ____ DAY OF _____, 2015.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, JANUARY 5, 2015

7:00 P.M.

PUBLIC HEARING #14-039

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Administrative Assistant
Ms. Deborah McLaughlin, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 487-2259

1 CHAIRMAN MADDEN: I'd like to call to order the
2 Planning Zoning Commission meeting for the City of Creve
3 Coeur, Missouri for Monday, January 5th, 2015.

4 We'll start with roll call.

5 Mr. Tim Carney?

6 MR. CARNEY: Present.

7 CHAIRMAN MADDEN: Mr. James Faron?

8 MR. FARON: Present.

9 CHAIRMAN MADDEN: Mr. Ken Howard?

10 MR. HOWARD: Present.

11 CHAIRMAN MADDEN: I don't see Ms. Kistner.

12 Charles Pullium?

13 MR. PULLIUM: Present.

14 CHAIRMAN MADDEN: Gene Rovak?

15 MR. ROVAK: Present.

16 CHAIRMAN MADDEN: Carl Lumley, our City
17 Attorney?

18 MR. LUMLEY: Present.

19 CHAIRMAN MADDEN: Paul Langdon, our Director of
20 Community Development?

21 MR. LANGDON: Present.

22 CHAIRMAN MADDEN: Whitney Kelly, our City
23 Planner?

24 MS. KELLY: Present.

25 CHAIRMAN MADDEN: Jessica Stutte, our

1 Administrative Assistant?

2 MS. STUTTE: Present.

3 CHAIRMAN MADDEN: Deborah McLaughlin, our
4 Recording Secretary?

5 MS. MCLAUGHLIN: Present.

6 CHAIRMAN MADDEN: And Ms. Kistner's here now.

7 MS. KISTNER: Present.

8 CHAIRMAN MADDEN: That'll move us to New
9 Business.

10 14-039 for a master sign plan for De Smet Jesuit
11 High School. It's a public hearing, so anybody that might
12 be talking on this, please come up and get sworn in.

13 (The speakers were sworn in by the court
14 reporter.)

15 CHAIRMAN MADDEN: Are the microphones not -- the
16 handheld? Okay.

17 Could you state your name and address for the
18 record, please.

19 MR. SEABACHER: Yes, my name is Andy Seabacher.
20 My address is 947 Sprinters Row Drive.

21 I am with M+H Architects representing De Smet
22 Jesuit.

23 Chairman and Commission, thank you for your
24 time.

25 I'm here to present the De Smet Jesuit master

1 sign plan documents, which show all existing proposed
2 campus signs from Ballas to Emerson Roads.

3 And as indicated in the staff report, most of
4 the existing and proposed signs are way-finding signs,
5 informational signs and building identification signs
6 directed at the on-site campus pedestrian, vehicular
7 traffic with limited visibility to the public
8 right-of-way.

9 And I can flip through those exhibits on the
10 screen here.

11 These are the typical way-finding signs, which
12 exist, and which we're proposing to add one or two. And
13 the banners are existing. There's an existing shield on
14 the Jesuit residence. This is the stadium identification
15 and some of the building identification signage on the
16 press box, on the pavilions. These are all very internal
17 to the campus, primarily pedestrian access, other pavilion
18 identifier, dugout, gaming. This is a proposed Wall of
19 Fame along the baseball diamond, stadium back wall, and
20 then existing practice field scoreboards, lacrosse
21 practice wall and football and baseball scoreboard future
22 expansion.

23 The signage that's really directed at the public
24 right-of-way is along Emerson and Ballas, obviously, this
25 is along Ballas. Their intent is to replace this sign

1 that's been there since the original construction, and
2 they've maintained it vigorously, but they would like to
3 improve -- to do two things with the proposed new signage
4 at the driveway. Improve visibility and identification,
5 as well as identify -- provide a sense of entrance and a
6 sense of arrival at the -- at the driveway on Ballas Road
7 in place of that previous existing sign.

8 That sign is the proposed design, and this is an
9 image developed indicating how those -- that sign would be
10 used on each side of the drive on Ballas Road and the
11 approximate scale for those.

12 The same concept would be applied to the Emerson
13 Road main entrance. And the staff report indicates that
14 their concern for the clutter along that, and we
15 appreciate that, they're identifying the sign, the
16 proposed sign at the driveway on either side, in addition
17 to this one, that De Smet would like to maintain, and we
18 discussed, we being M+H and De Smet, discussed that.

19 Our position was, basically, that this sign is
20 based on the location, directed primarily at the highway.
21 It's 60 feet back from the road underneath some mature
22 trees and a large green space. It's fairly -- it's very
23 easily overlooked during the day when all the activity is
24 on top of the hill to the east of this. At night, it's a
25 different thing. This is internally lit. It's intended

1 to be the maroon school colors as a background with white
2 letters, and that is when it is more visible actually at
3 night where you have the dark background and this
4 internally illuminated sign projecting toward the highway.

5 Now, the reason we feel it's really addressing
6 the highway is because as you approach -- as you approach
7 the school, or you come up Emerson from the south, you're
8 really looking for the entrance. This is 60 feet away
9 from the road, and you're really looking past this.

10 So De Smet appreciates this as an identifier to
11 the highway more than anything. And would like to add to
12 the concept that they're developing on Ballas by
13 duplicating that on Emerson.

14 But would defer to the Commission's opinion
15 and -- and whether they agree with the staff report.

16 Any questions I can answer?

17 CHAIRMAN MADDEN: Anybody have any questions for
18 Mr. Seabacher?

19 Ms. Kistner.

20 MS. KISTNER: Just a quick question.

21 The proposed double entry monuments, those are
22 not lit, is that correct?

23 MR. SEABACHER: They are lit --

24 MS. KISTNER: Internally? They're not
25 internally lit?

1 MR. SEABACHER: They're not internally lit. No,
2 there would be a dark individually mounted letter with
3 halo lighting. And that is they're -- they're lit
4 individually internally and reflects on the stone monument
5 background, which creates a lighting effect and a
6 silhouette effect of the letters against the white
7 light -- white lit stone.

8 The -- the shield that's next to that would be
9 ground mounted lighting, face lighting, face lit, and
10 that's part of the interest in re-branding De Smet's -- or
11 the re-use of their traditional brand and re-introduction
12 of that and making it more visible along the street there.

13 So the lettering individually will be halo lit,
14 black on white, and then the -- the shield would be face
15 lit.

16 MS. KISTNER: Okay. So then at night they would
17 be visible, and they would be 6 feet tall, the pair of
18 them would each be 6 feet tall and visible from the
19 highway as well?

20 MR. SEABACHER: Well, the ones on Emerson are so
21 far up the hill, they are actually behind the row of trees
22 and that that separates Emerson from 270. That elevation
23 is way behind what is visible from 270.

24 MS. KISTNER: Okay. Thank you.

25 CHAIRMAN MADDEN: Mr. Faron.

1 MR. FARON: Going down that same road, I was
2 going to ask myself about visibility from the highway to
3 one of those signs there.

4 It sounds like they're covered by the trees, and
5 your client prefers to have that monument down the road
6 further to the south so someone from the highway and the
7 outer road could see it?

8 MR. SEABACHER: Yeah, it's pretty -- it's pretty
9 well determined that the further north you get on the
10 De Smet site, and we can go back maybe to the site plan,
11 the less visible that is from the highway.

12 What this site plan won't show, of course, is
13 the vegetation, but -- or the elevation, but from about
14 this point, they have two drives, this is in only,
15 intended to circulate for drop-off. This is the one
16 that's in and out where they proposed the two signs. And
17 this one is probably the limit of your visibility from the
18 highway.

19 At this point, the elevation is such that it's
20 higher and there's a row of trees and vegetation between
21 Emerson and the highway. So the -- the far north entrance
22 is visibility from the highway.

23 MR. FARON: Was there any thought of eliminating
24 one of those monument entrance signs there? I know in the
25 staff report they talked about just the -- the amount, and

1 you'd have two on Ballas, two on Emerson. You really have
2 three, plus a directional sign, which is maybe four. Has
3 there been discussion maybe with maybe staff would be in
4 agreement with just having two there, keeping the legacy
5 sign and providing one at the, say, west entrance to the
6 campus?

7 MR. SEABACHER: Yeah, I think that would be the
8 second choice.

9 MR. FARON: Other than removing the old sign and
10 just keeping the two there?

11 MR. SEABACHER: Yes.

12 MR. FARON: You would not want to go that way?

13 You would keep --

14 MR. SEABACHER: Yes.

15 MR. FARON: -- two different signs instead of,
16 if we were in agreement, to keep all those there?

17 MR. SEABACHER: Correct.

18 MR. FARON: Could I ask about the directional
19 sign.

20 I know that second entrance there, which is kind
21 of, I guess, to feed the parking there a bit more. It's a
22 one-way. It's two lanes that go one way.

23 Does that directional sign, what purpose does it
24 serve there, just to tell you where you're going to be
25 going, I guess?

1 MR. SEABACHER: Yeah. To keep the traffic going
2 the one way and identifies what is -- is -- what sort of
3 facilities you'll gain by going that direction.

4 MR. FARON: You say going one direction, is it
5 really needed there? I guess, again, cutting down on the
6 clutter. I know you have another directional sign back a
7 bit on the island at the entrance, the one you propose --
8 or that's existing there, I'm sorry. I don't know if the
9 other one that you're proposing along the outer road could
10 be pulled back, and just thought --

11 MR. SEABACHER: I think, yeah, that's -- that is
12 one thing we've discussed, is that this location may be
13 better served along this island here --

14 MR. FARON: Right.

15 MR. SEABACHER: -- as you come in and face it --

16 MR. FARON: Sure.

17 MR. SEABACHER: -- directly.

18 MR. FARON: You might miss that. You might stop
19 and look at it. And once you get in there, I don't know
20 if there's a directional sign that says you have to go to
21 the right. You can't go back. I'm sure people
22 occasionally do it, but just curious of the amount of
23 signage and stuff as mentioned in the report.

24 Let staff comment about it. Beyond that.

25 CHAIRMAN MADDEN: Anybody else?

1 MR. FARON: Thank you.

2 CHAIRMAN MADDEN: Is there anybody in the
3 audience? No.

4 Paul -- Whitney.

5 MS. KELLY: Whitney Kelly on behalf of the City
6 of Creve Coeur.

7 As Mr. Seabacher has indicated, he's gone
8 through most of the signs on the campus that they're
9 proposing.

10 And this is largely, the City has an issue with
11 the total number of signs along Emerson.

12 They are within a residential district, and,
13 therefore, the number of lighted signs is of concern.

14 The staff report has -- and the draft ordinance
15 has indicated that limiting it to two would be preferable.
16 It is a significant amount -- more amount signage than
17 would normally be allowed. Ten times the amount of
18 signage.

19 Maintaining. If they wish to have two signs,
20 they could either put them at the entrance of either side
21 of the driveway, as they proposed, or replace one of those
22 with a similarly designed sign where the existing ground
23 sign is located.

24 Otherwise, it is within a residential district
25 with residents to the north and to the south, and,

1 therefore, the number of signs is our main concern.

2 MR. FARON: Not the style or the design? It's
3 the -- the number?

4 MS. KELLY: Yes. Specifically, along Emerson it
5 was the number of ground signs in that the design
6 guidelines and the purpose of the master sign plan is that
7 all signs should be similarly designed.

8 So if they wish to maintain two signs, we
9 recommend that they be of similar design, and they can
10 either be placed on either entrance as proposed or -- and
11 remove the existing ground sign, or have one sign there
12 and replace the existing ground sign with a similar design
13 sign as proposed at 60 square feet.

14 CHAIRMAN MADDEN: I got a question for you.

15 Probably won't work, but I guess they want
16 people coming down 270 to be able to see that one -- the
17 existing sign. What if they put it on the back of the
18 dugout? That's higher up on the hill, further south.

19 MR. SEABACHER: Yeah, the back of the dugout is
20 here, Whitney.

21 MS. KELLY: The main concern we would have is
22 all the residents to the south. Interruption of that.

23 CHAIRMAN MADDEN: Okay.

24 MS. KELLY: This is a residential setting, even
25 though it's the interstate. They are asking for two

1 60-foot square signs along Emerson when the code only
2 provides for one at 25 square feet. So we believe that
3 the two should be the maximum number of signage.

4 CHAIRMAN MADDEN: Okay. So it's going to be --
5 they're going to have to eliminate one of the three.

6 MS. KELLY: Uh-huh.

7 CHAIRMAN MADDEN: Okay.

8 MR. FARON: But you're okay with -- I mean the
9 old sign's okay, if it's about numbers, you don't mind
10 them being different?

11 MS. KELLY: Well, no, as -- as the condition
12 within the staff report states, is that the two -- the old
13 one -- if they wish to have a sign there, then it needs to
14 be re-designed to be -- to match the proposed signs that
15 they're seeking.

16 If they choose to have the two signs together at
17 that main entrance to create an entry, then that one sign
18 needs to be removed.

19 CHAIRMAN MADDEN: Okay.

20 Ms. Kistner.

21 MS. KISTNER: If one of those 4C signs were
22 moved down to the in only entrance that's further south, I
23 think, based on what the applicant said, that is outside
24 of the tree, the more densely treed area, so that that
25 would be -- they would be matching signs at the two

1 entrances, one of which would be seen from the highway or
2 at night, so it would be lit.

3 Would that serve that purpose?

4 MS. KELLY: Yes, ma'am.

5 CHAIRMAN MADDEN: Yeah, I agree with you. I
6 mean you don't need two entrance -- I would highlight both
7 entrances with the two signs. That's up to them.

8 Basically, they can either add one new one, keep
9 the old one, but -- well, re-do the old one, or they can
10 take two at any of those two entrances.

11 MS. KELLY: Correct.

12 CHAIRMAN MADDEN: And then remove the old one.

13 MS. KELLY: Correct.

14 CHAIRMAN MADDEN: So that's a decision they have
15 to make.

16 MS. KELLY: Uh-huh.

17 CHAIRMAN MADDEN: Okay.

18 So if we pass this, and they can work it out
19 with you guys on what they want to do?

20 MS. KELLY: I believe the condition within the
21 ordinance allows for that configuration. It only allows
22 for two, and where they place that, it hasn't specified.

23 CHAIRMAN MADDEN: Okay.

24 MS. KELLY: Or we can word it appropriately as
25 it proceeds to Council.

1 CHAIRMAN MADDEN: Okay.

2 Any other questions?

3 Yeah, that'll close -- well --

4 MR. LUMLEY: Offer the following exhibits into
5 the record of this public hearing: The documentation in
6 possession of the City Clerk reflecting the public notice;
7 the staff's report; the materials presented by
8 Mr. Seabacher this evening; City's Code of Ordinances and
9 Charter, the City's Comprehensive Plan and the public file
10 regarding this application.

11 CHAIRMAN MADDEN: Okay, that'll close the public
12 hearing.

13 (This ends the Public Hearing.)
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STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, 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.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: City Council
Category: Cup
Prepared By: Whitney Kelly
Department Head: Debbie Ryan

SCHEDULED

ORDINANCE

Bill No. 5533 - an Ordinance Amending Conditional Use Permit Approved by Ordinance Number 2240 to Authorize Renovations to the Building Located at 11830 Olive Boulevard Within the Plaza Motors Campus for the Plaza Audi Dealership. First Reading

Conditional use permit Ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout. An application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the renovation of the building at 11830 Olive Boulevard for the same use.

Ordinance

Meeting of January 12, 2015

BILL NO. 5533

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CONDITIONAL USE PERMIT APPROVED BY
ORDINANCE NUMBER 2240 TO AUTHORIZE RENOVATIONS TO THE BUILDING
LOCATED AT 11830 OLIVE BOULEVARD WITHIN THE PLAZA MOTORS CAMPUS
FOR THE PLAZA AUDI DEALERSHIP**

WHEREAS, under Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the renovation of the building at 11830 Olive Boulevard for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure 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 or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, January 5, 2015, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the amendment to 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 7-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on January 5, 2015; 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 other applicable provisions of this Chapter including 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 community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

Attachment: Bill No. 5533 (1192 : Bill No. 5533 - Plaza Motors-Audi)

BILL NO. 5533

ORDINANCE NO. _____

4. 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 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 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: Ordinances Number 2240 is hereby amended as follows and all other conditions shall remain the same:

1. Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11830 Olive Boulevard for the Plaza Audi Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies, respectively, submitted on _____ except as modified below.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies submitted December 8, 2014 as bound together and submitted in conjunction with Application #14-042 by Plaza Motor Company.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received _____ as bound together and submitted in conjunction with Application #14-041.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance as well as previously imposed conditions. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2015.

BILL NO. 5533

ORDINANCE NO. _____

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Bill No. 5533 (1192 : Bill No. 5533 - Plaza Motors-Audi)



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#14-041 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR
PLAZA MOTORS AND SITE DEVELOPMENT PLAN FOR THE RENOVATION
FOR THE PLAZA AUDI DEALERSHIP AT 11830 OLIVE BOULEVARD
FOR THE MEETING OF: January 5, 2015

LOCATION: 11830 Olive Boulevard

REQUEST: Jerry Patterson, of Plaza Motor Company, on behalf of Ashbury Automotive Group, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors to allow the exterior renovation of the Audi Dealership building located at 11830 Olive Boulevard for Plaza Audi.

ADDITIONAL INFORMATION: New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Plaza Motor Company received a conditional use permit on February 13, 1989 for an automobile showroom sales and service facility at 11830 Olive Boulevard (Ordinance No. 1321). Amending Ordinances 1368, 1376, 1777, 2225 and 2240 (approved December 11, 1989, March 12 1990, and February 12, 1996, July 14, 2003, and November 10, 2003 respectively) allowed for the expansion of the original use to the current campus setting.

Key Issues:

- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

- Goals and Strategies
- Central Business District
- Pedestrian Plan
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANT: Jerry Patterson
 Plaza Motor Company
 11830 Olive Boulevard
 Creve Coeur, MO 63141

OWNER: Asbury Automotive Group
 2905 Premier Parkway
 Duluth, GA 30097



REPORT PREPARED BY:

Whitney Kelly
 Whitney Kelly, AICP, City Planner

1/4/2015
 Date

ATTACHMENTS: Applicant's submittal documents, received December 8, 2014
 Draft ordinance
 Ordinance No. 2240

Attachment: 14-041.Plaza Audi CUP&SDP.Staff Report.01-05-2015 (1192 : Bill No. 5533 - Plaza Motors-Audi)

PROJECT DESCRIPTION

Plaza Motors is seeking to renovate the former Jaguar/Land Rover and Cadillac space for Plaza Audi. The renovations will move the building closer toward Olive Boulevard and angle the façade to follow the angle in the road and bring the building to within 35 feet (34.36 feet at the eastern corner of the addition) from Olive Boulevard per the images below:

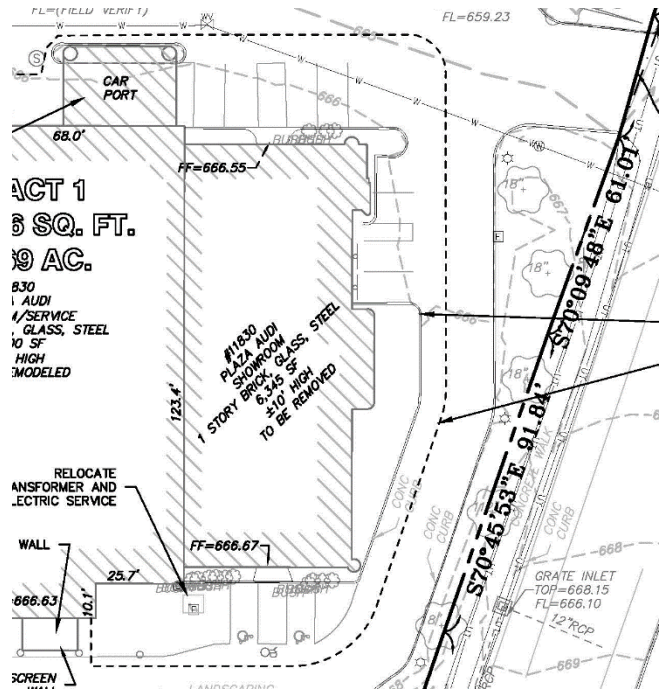


Figure 2: Existing Site Plan

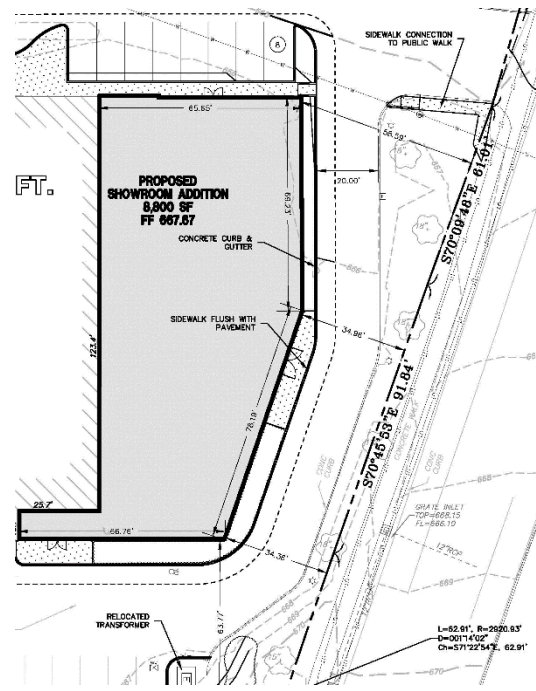


Figure 1: Proposed new addition

The Applicant has indicated that the typical Audi Showroom is a rectangle, but modifying the footprint to create a fold in the primary façade will create visual interest in the façade and is unique from other Audi Dealerships (to match the angle of Olive Boulevard). The new addition will utilize Audi prototype materials of glass, Metal Composite Material (MCM) wall panels, and Corrugated Trapezoidal Metal Sheeting (CTMS), with the CTMS for most of the new addition and the MCM on the front of the existing service entrance covering the existing brick. The Applicant will maintain the existing brick for the remainder of the building and will tie into the existing finishes of the Porsche dealership.

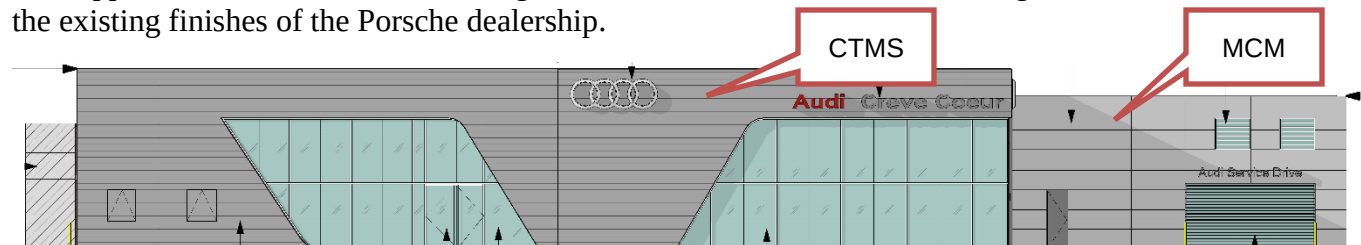


Figure 3: North Elevation

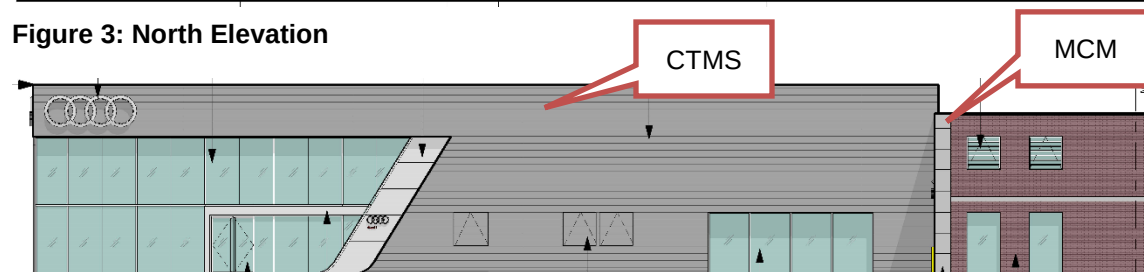


Figure 4: East Elevation

[illegible]

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial/ Retail	“CB” Core Business	Olive Boulevard
South	Commercial/ Retail/ Restaurants	“CB” Core Business	NA
East	Commercial/ Restaurants/ Gas Station	“CB” Core Business	N. New Ballas Road (partial)
West	Office/ Hotel/ Restaurant	“CB” Core Business	Decker Lane and Center Parkway Drive

The subject property is located within the Central Business District that provides a mix of land uses including retail, office, residential, government, and park uses.

The primary focus of the overall goals and strategies is the desire to ensure that every project fits into the overall fabric of the city that is envisioned by the plan. The primary concerns that apply to specific site improvements are:

2. Create a linear “green-line” park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)
3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Along Olive Boulevard, the applicant has sought to combine the auto-oriented nature of the site with the needs of pedestrians and the streetscape by adding new pedestrian connections from the existing sidewalk into the site and adding new pedestrian walkways along the new building frontage, as well as providing new landscaping along the south and eastern portion of the building and at the eastern corner of the site. Although modest, there is limited site area and the proposal is an improvement over current conditions.

Central Business District

As stated in the Comprehensive Plan for this area, "...the area south of Olive Boulevard will be the primary center of the community...and will contain a mixture of public and private uses with an overall design the creates a symbolic focal point for the City of Creve Coeur."

Residential Preservation and Economic Development

4. Connect the Central Business District to the neighborhoods and adjacent areas through a series of on-street and off-street pedestrian facilities. Consider utilizing the old railroad right-of-way (now owned primarily by AmerenUE as a linkage to the south and the proposed "green line park" to the east. (See East Olive Corridor.)(p.81)
5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings... (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas.(p.83)

Key Property Recommendations

Central Business District 1 –This area should be the heart of the Central Business District and redeveloped as part of a master planned effort. Zoned Core Business (CB), this area is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. As a prominent entryway into Creve Coeur, the visual appeal of this area is a critical component of the City's success in establishing a true "center" for the community. Use of gateway features, (as described on page 16) is recommended here. Incremental piece-meal development of individual sites absent a master plan or redevelopment plan is strongly discouraged

The proposed changes includes increasing the pedestrian connections in as much the site will allow, and the building will create a bolder presences on the streetscape that is more appropriate for an entrance into the City. Thus for a much as the project and current site will allow, the proposed changes are in keeping with the Comprehensive Plan.

Design Guidelines

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations. The use of false or decorative façade treatments is discouraged. Further, multiple buildings on the same site are to create a cohesive visual relationship between the buildings. Material and/or color changes at the outside corners of structures that give the impression of thinness and artificiality of the material are discouraged. The following simplifies the goals and discusses their applicability to the project:

1. The addition moves the building closer to Olive Boulevard and increases the pedestrian orientation by mimicking the angle of the road, by moving the outdoor car displays to the east side of the building, and by adding the pedestrian connection from the existing sidewalk into the site.

2. As is often the case with automotive dealerships, corporate façade treatments are required. However, it is the unique use of these treatments that is generally the point of discussion during the review. The façade of the building utilizes a unique material that is, for the most part, an integral part of the design rather than appearing to cover up the building. The primary exceptions to this are the MCM panels that is applied over the existing brick of the service entry would not meet with this requirement where it is simply applied over the existing brick structure. Staff recommends that the architectural detail end at the inside corner of the building and maintain the existing brick where an existing MCM strip around the building and brick already provides for the architectural consistency of the various buildings and dealerships throughout the campus. Enlarging the existing aluminum coping on the parapet wall will strengthen the visual connections between the new and old portions of the building. This would also create a sense of unique buildings attached to one another, but offer a varied façade often found in an urban environment. Further, it allows for the façade to relate to the unique function of the space behind it.



Figure 6: Close-up of the proposed Exterior Rendering at the service drive. Arrow indicates where the new architectural detail should end and maintain the existing brick.



Figure 7: Google Earth image of the existing building view at the service drive. Arrow indicates where the new façade treatment should end, and the existing brick be maintained.

Therefore, Staff has included a recommendation to eliminate or limit the MCM materials at the inside corner in order to align the project further with the Design Guidelines.

4. The windows dominate the façade, are large and transparent, and the entire storefront is well lit to create the open, attractive retail façade encouraged by the guidelines.

5. The roof is flat and largely consistent with a strong horizontal fascia, but also with areas of irregular line and height for interest; this is encouraged by the guidelines.
6. Mechanical equipment will be hidden from view.
7. The building bulk will create a more substantial appearance on the site, and the multiple automotive lines within an integrated campus creates a more urban and unique environment than typically found at a dealership. Most of the open storage of vehicles onsite are to the sides and rear of the building in conformance with the Design Guidelines.
8. New landscaping is provided adjacent to the building at the eastern corner of the property, where landscape rocks are currently located. It includes a mix of evergreens to provide year round interest which further the site toward the “green line park”.

As the Applicant has indicated in their submittal, while the use of the materials is a requirement of the auto-franchise, however, the property owner has worked to create a unique setting for the City of Creve Coeur through the site design and bringing the building as far forward as possible. The angle of the building creates interest for those traveling east and west along Olive Boulevard. Overall, it is the Staff opinion that, given the nature of the applicant's business, the proposed addition succeeds in meeting the Comprehensive Plan and Design Guidelines to a high degree. The only exception, and thus a recommended condition of approval, is that the CTMS panels on the Audi showroom should end at the inside corner of the building, the MCM panels should be removed or limited to show the existing brick on the north elevation, and the existing aluminum coping on the parapet wall should be enlarged to match the existing horizontal MCM band.

ZONING CODE DISCUSSION

Bulk Standards

The proposal appears to meet all zoning district site and building requirements, assuming the Planning Commission and City Council grant approval of the following:

Site coverage: As indicated above, the Plaza Motors Campus has a pre-existing non-conforming site coverage. It is important to note that site coverage in non-residential districts, includes areas covered by building, driveways, parking lots, loading area, but excludes landscaped and green spaces, plazas, pedestrian circulation and unpaved buffer areas. The existing greenspace to be removed is approximately 1,500 square feet, where 2,602 square feet of new greenspace is created. Thus, adding 1,479 square feet of new greenspace, per the drawing below:



Figure 8: Existing and Proposed Greenspace Calculations

Maximum front yard: Section 405.370.E.4.a(2) requires that the maximum front yard setback fronting Olive shall be no more than 80 feet from the established right-of-way. The existing building is approximately 74 feet from the right-of-way at the west corner of the building and 35 feet at the east corner of the building. The proposed addition will move the western portion of the building closer to Olive Boulevard to approximately 58.5 feet at the north corner, 35 feet at the midpoint, and 34.4 feet at the eastern corner of the building. This is within the Council's discretion for approval and is a desirable improvement over existing conditions.

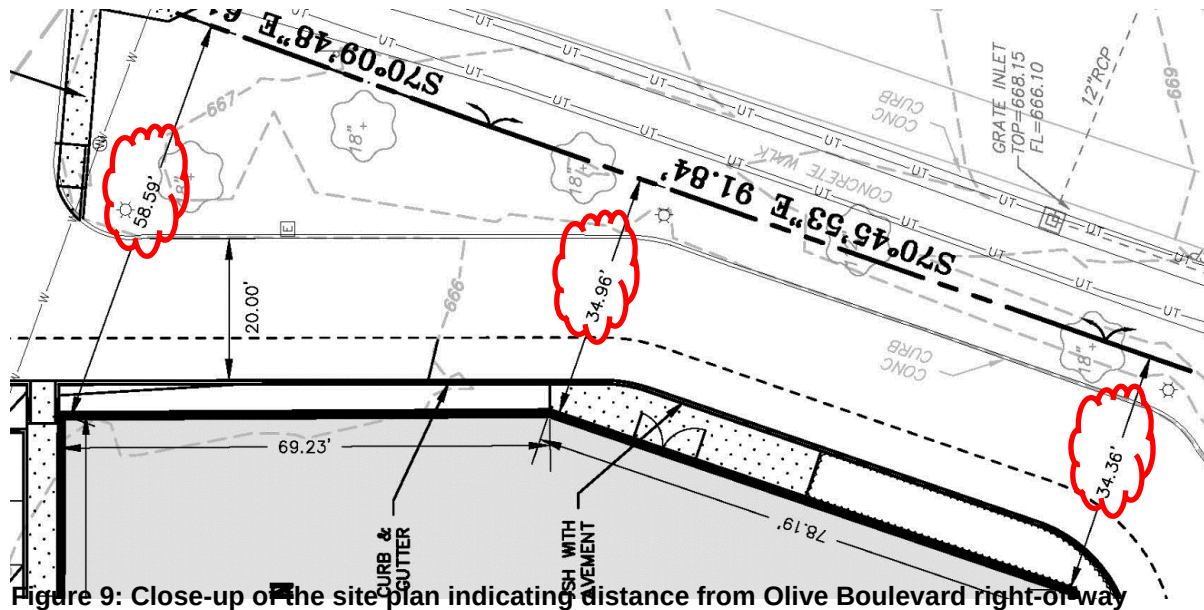


Figure 9: Close-up of the site plan indicating distance from Olive Boulevard right-of-way

SUMMARY AND ACTION

Staff finds that the proposed improvements meets with the intent of the Comprehensive Plan and Design Guidelines in as much as the existing conditions will allow. If the members of the Commission are satisfied that the project meets the intent of the Comprehensive Plan and Design Guidelines, then a recommendation to the City Council must be voted upon. Below are the recommended conditions of approval as discussed above:

- Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11830 Olive Boulevard for the Plaza Audi Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies, respectively, submitted on December 8, 2014 except as modified below.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies submitted December 8, 2014 as bound together and submitted in conjunction with Application #14-042 by Plaza Motor Company.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received December 8, as bound together and submitted in conjunction with Application #14-041, except that the CTMS panels on the Audi

showroom shall end at the nearest inside corner of the building adjacent to the service entry, the MCM panels shall be removed or limited to show the existing brick on the north elevation, and the existing aluminum coping on the parapet wall shall be enlarged to match the existing horizontal MCM band.

- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

MOTION

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

“I move to recommend approval of a new conditional use permit for the Plaza Motors for the Audi Showroom renovation Rover as presented and according to the draft ordinance attached to the staff report on application #14-041, for the meeting of January 5, 2015.”
(Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

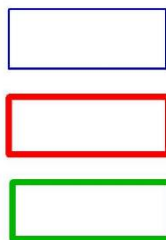
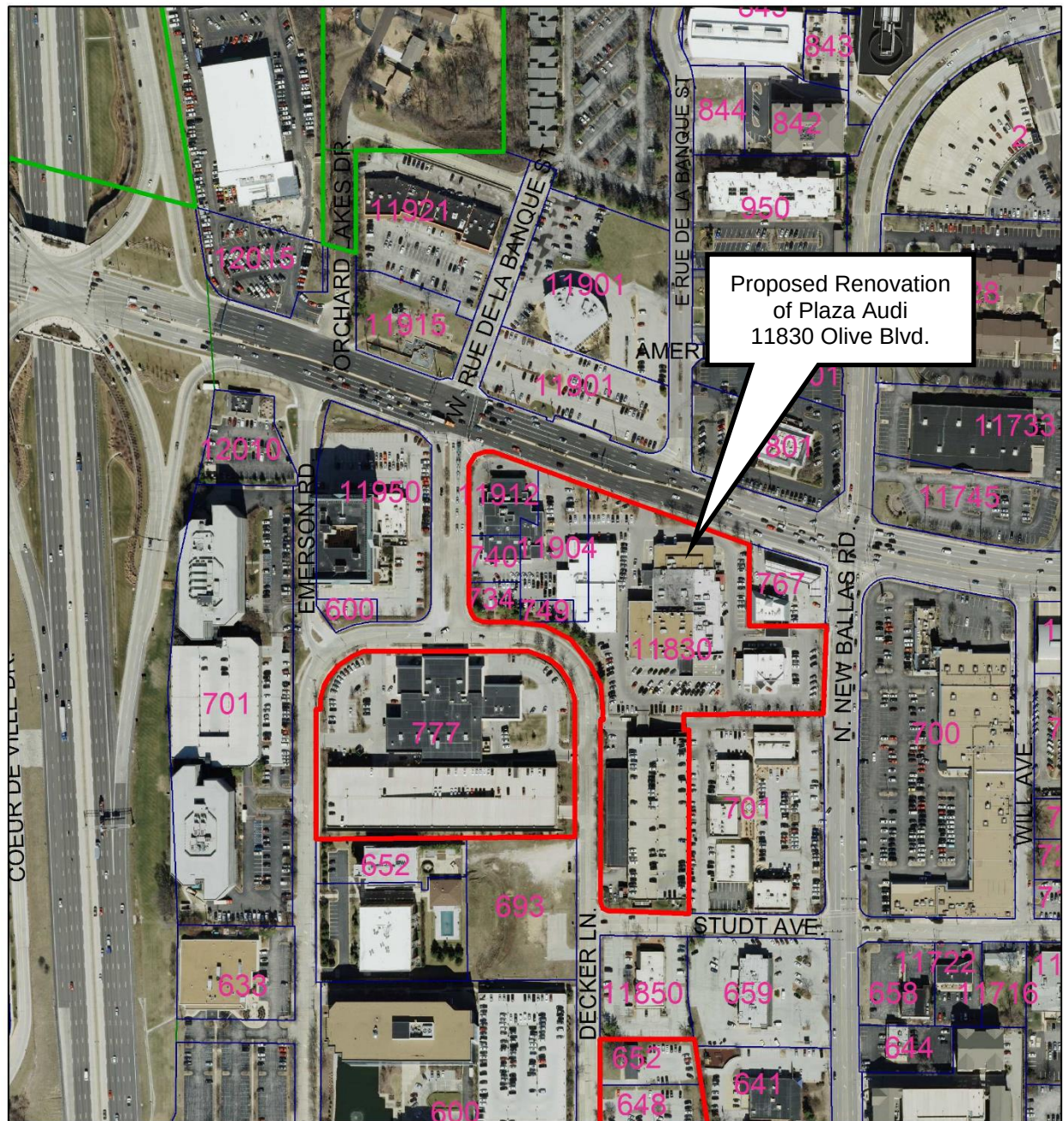
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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.

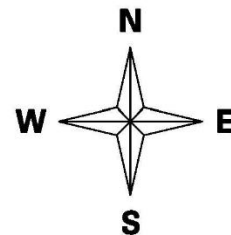
APPENDIX 3: AERIAL PHOTOGRAPH



Property lines

Plaza Motors Campus

Creve Coeur Boundary Line



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 12/31/2014



Description: View looking at the existing façade from the east corner of the property along Olive Boulevard.



Description: View of the existing façade at the existing Land Rover element, with the BMW showroom and Mercedes showroom, as well as the Drury Hotel in the background.



Description: View of the existing service center looking south from Olive Boulevard entrance.



Description: View looking southeast at the existing façade from the Olive Boulevard entrance.

PRAXIS3

architecture + multidisciplinary design

1776 Peachtree Street, NW
Suite 400 South
Atlanta, GA 30309
PRAXIS3.com

December 26, 2014

City Of Creve Coeur
Planning Division
300 N. New Ballas Rd.
Creve Coeur, MO 63141**Re: Plaza Audi deviations from Audi standard prototype**

Dear Sir or Madam:

At the existing Plaza Audi dealership at 11830 Olive Boulevard, we are proposing to alter the existing building to reflect the image and high standards of Audi of America while also making this a truly distinctive building which will be an asset to the Creve Coeur community. To accomplish this, several unique design elements have been proposed to differentiate this building from the standard Audi prototype. These divergences pertain to both building form and materials.

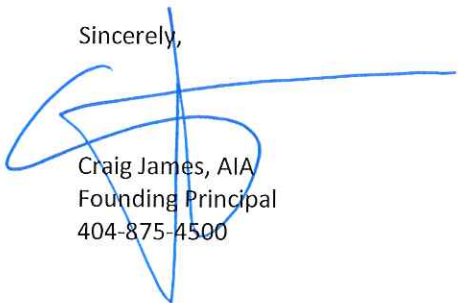
While the footprint of a typical Audi showroom is rectilinear, at Plaza Audi we are proposing a modified showroom footprint in which one corner of the rectangle is chamfered to create a fold in the primary façade. This chamfer will create visual interest in the façade while also being responsive to the site and the angle of Olive Boulevard in relation to the existing building.

The typical Audi showroom includes a mezzanine level. While some of the Plaza Audi back-of-house spaces do have a second story, the showroom at the front of the building will be limited to a single story.

The standard Audi prototype limits the exterior materials to glass, Metal Composite Material (MCM) wall panels, and Corrugated Trapezoidal Metal Sheetting (CTMS). While these materials will be part of the proposed Plaza Audi façade, we will also maintain a significant amount of the existing building's original brick on the south and west facades. Also, the Porsche finish materials will remain on the east façade which creates an additional level of variation from the typical Audi dealership.

We hope you will agree that the proposed improvements to Plaza Audi will result in a high quality building consistent with design character of Creve Coeur. Please let me know if you have any questions or concerns.

Sincerely,

Craig James, AIA
Founding Principal
404-875-4500

PRAXIS3

architecture + multidisciplinary design

1776 Peachtree St. NW

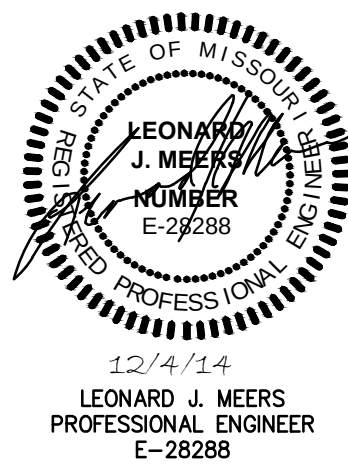
Suite 400 South

Atlanta, GA 30309

404-875-4500 tel

404-876-8884 fax

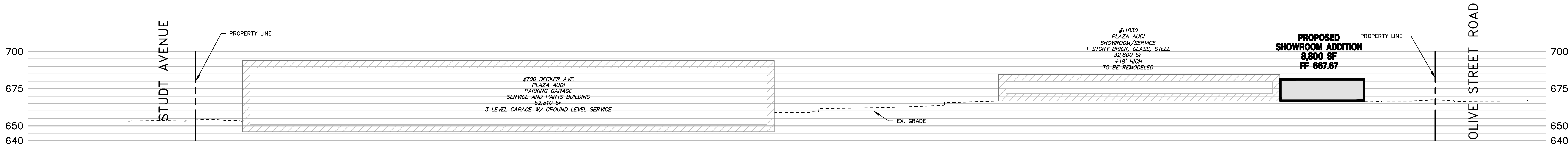
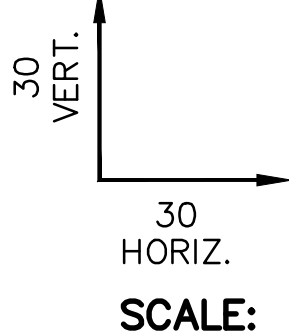
www.praxis3.com



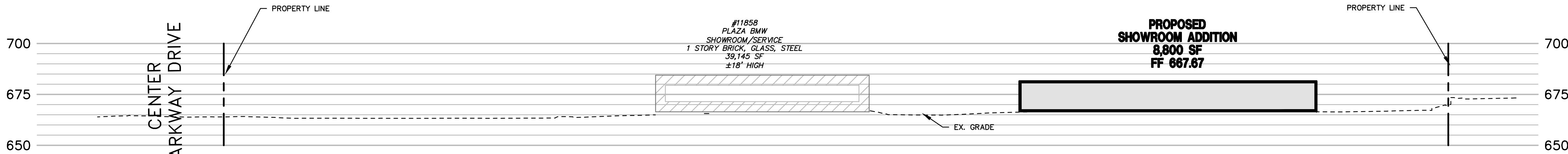
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This drawing may not be reproduced in whole or in part without written permission of Praxis3. It is to be returned upon request. Scales as noted are valid on the original drawings, which are 30" x 42".

Rev	Date	Comments

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
12500 OLD TESSON ROAD
ST. LOUIS, MO 63128
TEL: (314) 849-0000
FAX: (314) 849-0003
www.grimesconsulting.com



SECTION A-A



SECTION B-B

Client:

Asbury Automotive Group
200 SW 1st Avenue
Suite 1400
Ft. Lauderdale, FL 333301

Project:

Plaza Audi Creve Coeur
11830 Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757

Site Key Plan:

Sheet Title:

SITE SECTIONS

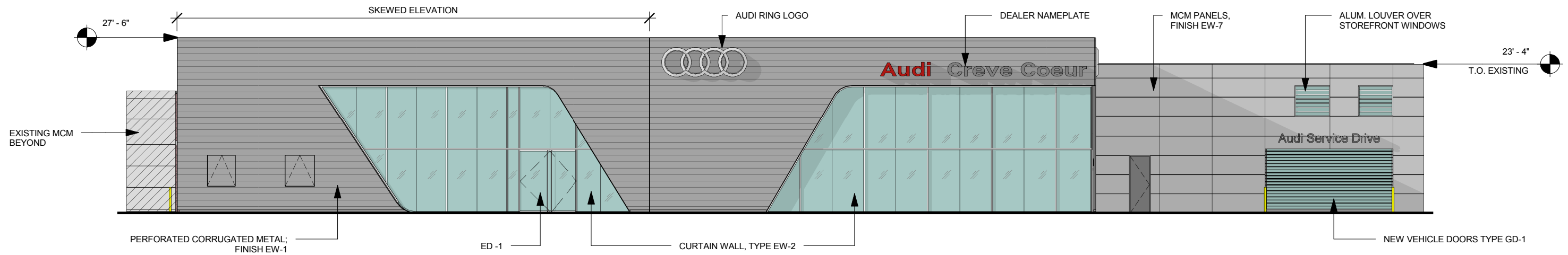
Sheet Number:

C3.0

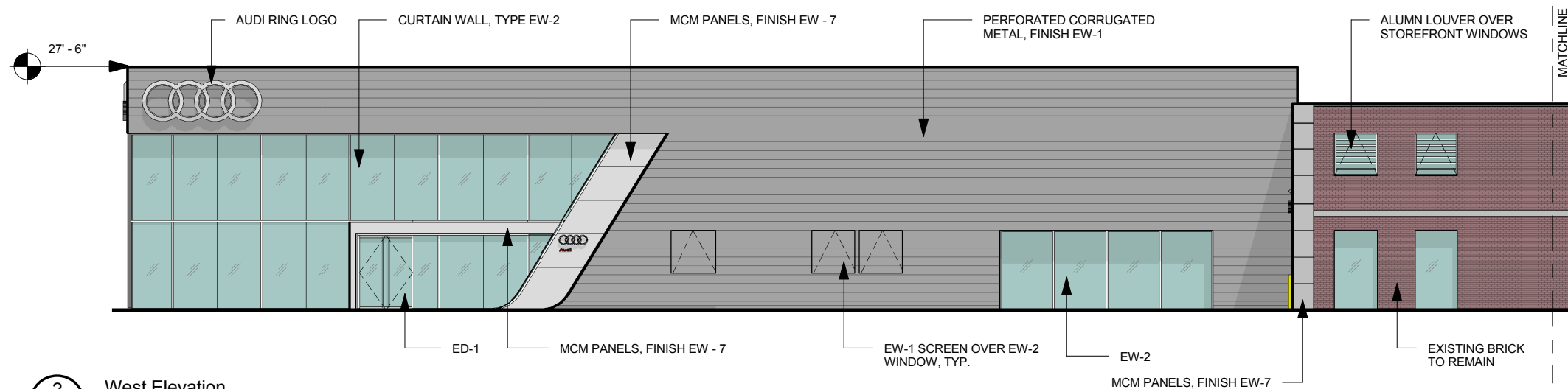
PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: BRAIN DEPOUL
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

LOC. NO. 170612359
ZIP CODE 63141





1 North Elevation
1/16" = 1'-0"

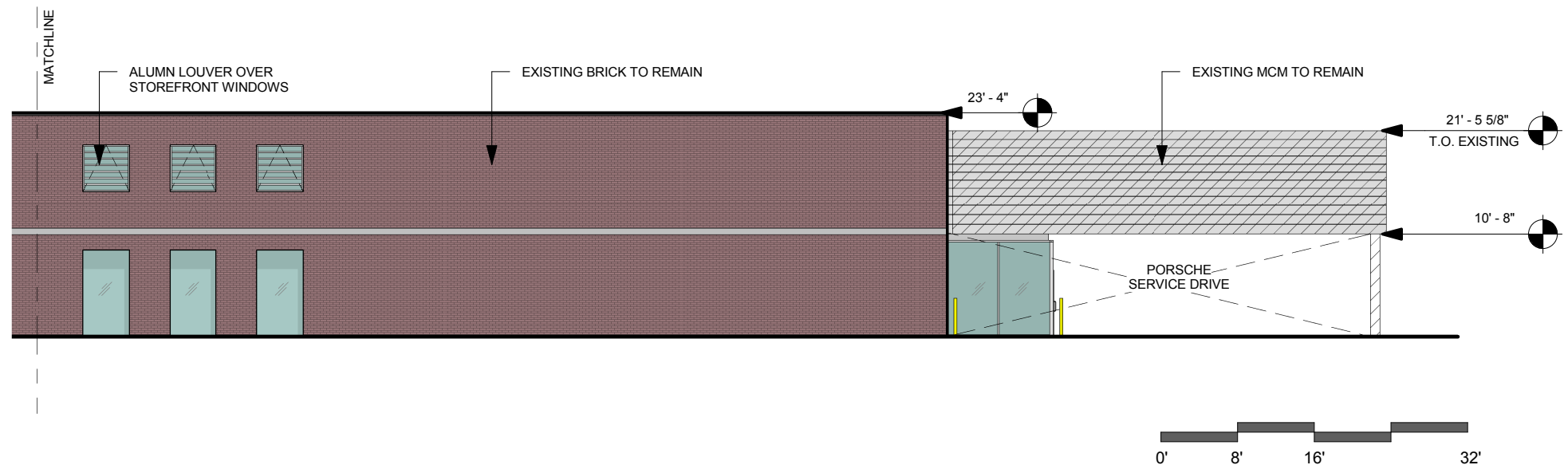


2 West Elevation
1/16" = 1'-0"

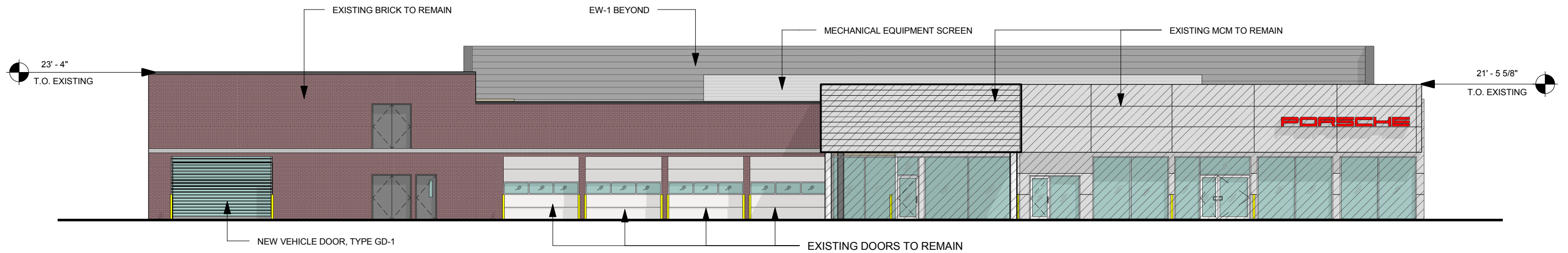
Exterior Material Legend

EW-1	PERFORATED, CORRUGATED RAIN SCREEN. CLEAR ANODIZED ALUMINUM.
EW-2	ALUMINUM CURTAIN WALL, CLEAR ANODIZED WITH CLEAR GLAZING. INTERMEDIATE VERTICAL JOINTS ARE BUTT GLAZED.
EW-7	MCM PANELS, TO MATCH EW-1 FINISH
EW-9	EXTERIOR PAINT - SW 7670 GRAY SHINGLE
ED-1	FRAMELESS GLASS DOORS. CLEAR ANODIZED ALUM. HARDWARE.
GD-1	ALUMINUM HIGH SPEED DOOR, FULL VISION
GD-2	ALUMINUM AND GLASS SECTIONAL DOOR

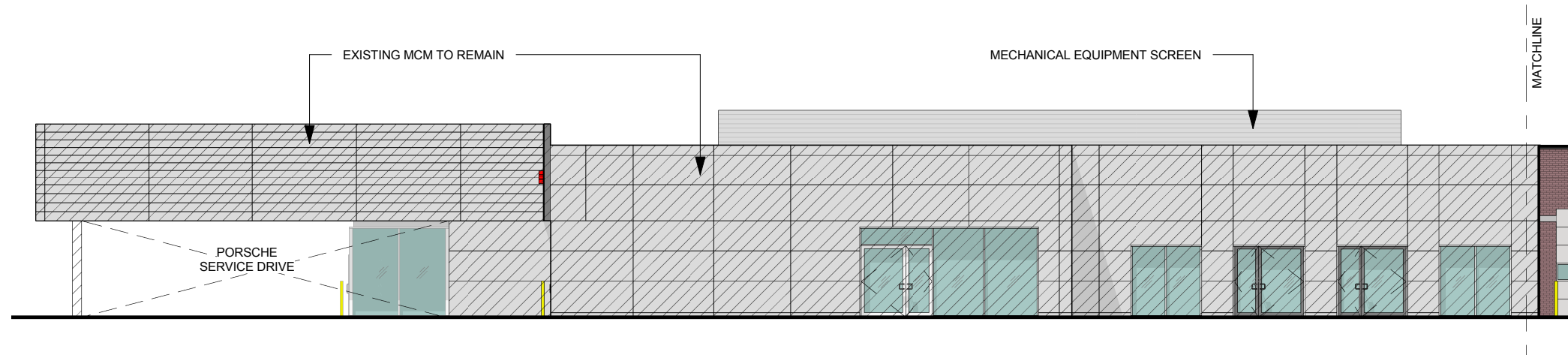
HATCH INDICATES EXISTING TO REMAIN



0' 8' 16' 32'



1
A3
South Elevation
1/16" = 1'-0"

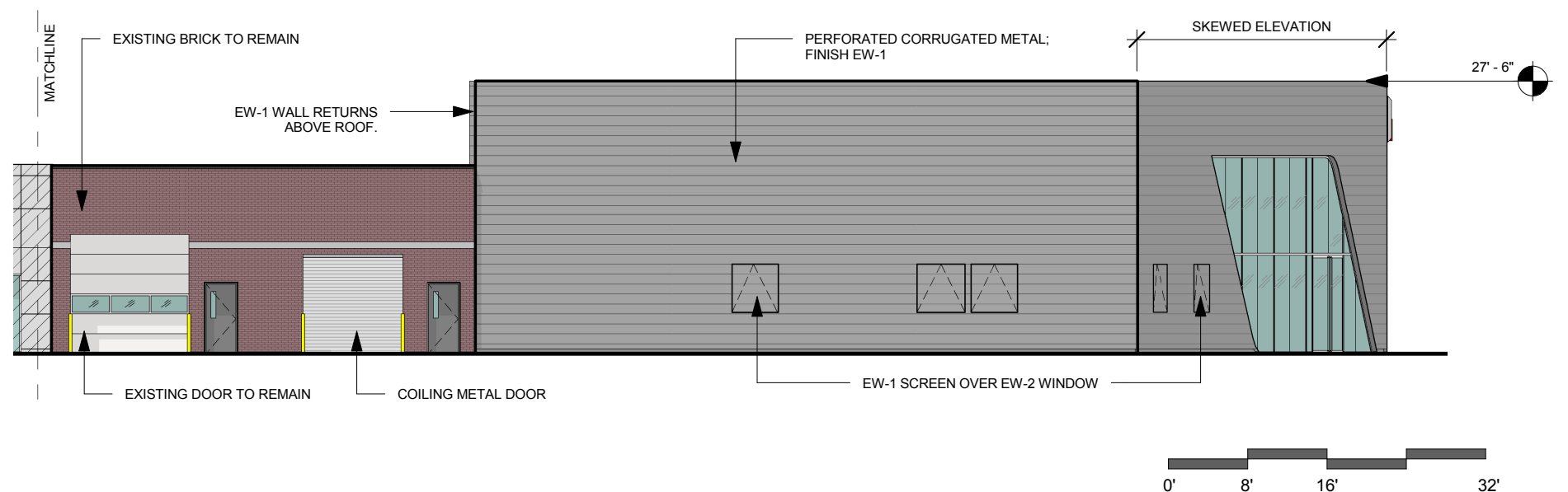


2
A3
East Elevation
1/16" = 1'-0"

Exterior Material Legend

EW-1	PERFORATED, CORRUGATED RAIN SCREEN. CLEAR ANODIZED ALUMINUM.
EW-2	ALUMINUM CURTAIN WALL, CLEAR ANODIZED WITH CLEAR GLAZING. INTERMEDIATE VERTICAL JOINTS ARE BUTT GLAZED.
EW-7	MCM PANELS, TO MATCH EW-1 FINISH
EW-9	EXTERIOR PAINT - SW 7670 GRAY SHINGLE
ED-1	FRAMELESS GLASS DOORS. CLEAR ANODIZED ALUM. HARDWARE.
GD-1	ALUMINUM HIGH SPEED DOOR, FULL VISION
GD-2	ALUMINUM AND GLASS SECTIONAL DOOR

HATCH INDICATES EXISTING TO REMAIN



0' 8' 16' 32'

OPERATIONAL INFO

SF DETAIL

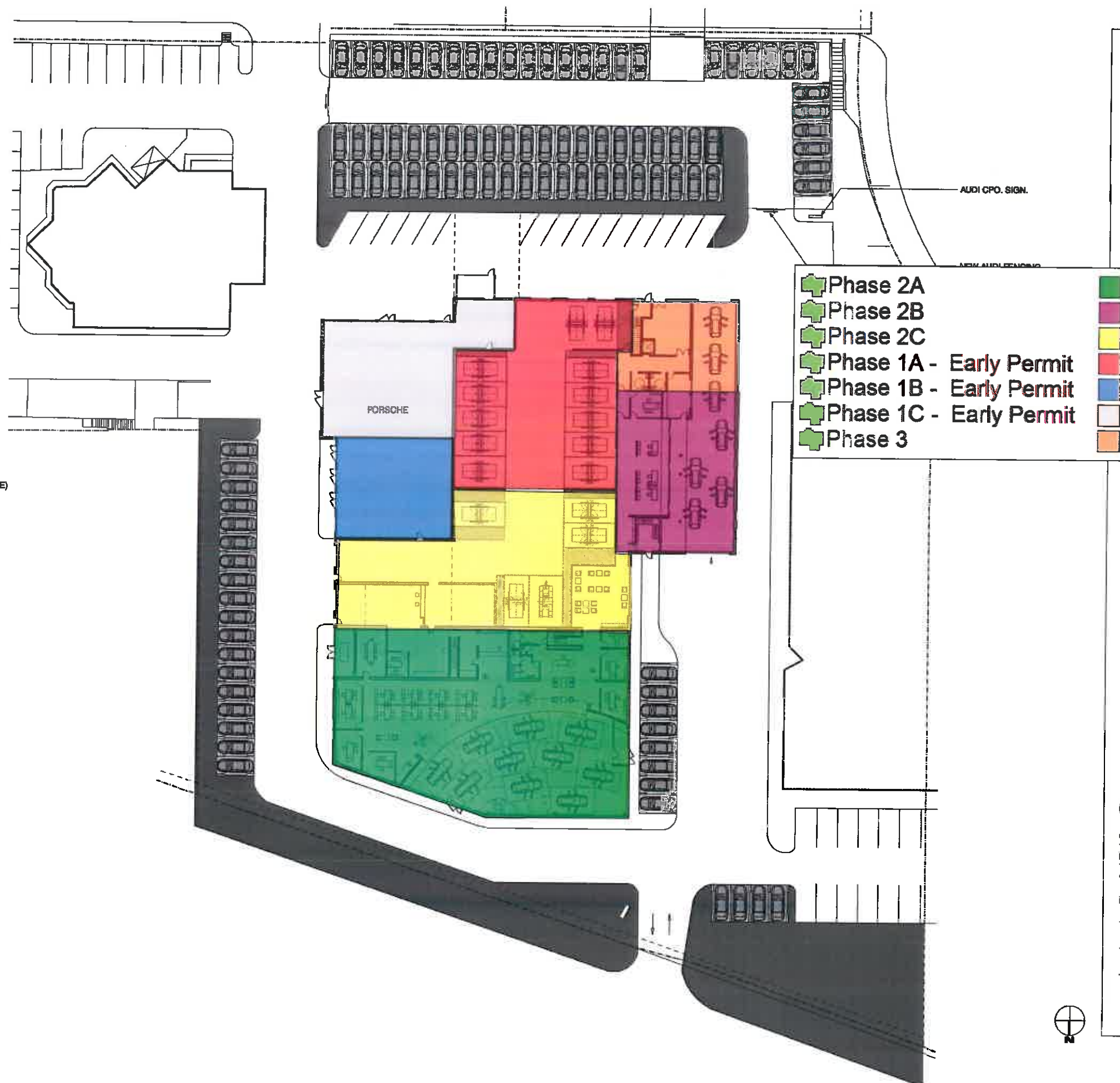
GROSS SF	53,226 SQ FT
SHOWROOM	4,374 SQ FT
SERVICE WORKSHOP	12,752 SQ FT
SERVICE RECEPTION	5,798 SQ FT
SALES AREA	7,487 SQ FT
BACK OF HOUSE	13,865 SQ FT (7,332 PORSCHE)
PARTS STORAGE (2 FLOORS)	9,060 SQ FT
SPECIAL TOOLS	448 SQ FT

CAPACITY DETAILS

	PR 63.1	PROJ COUNT
SHOWROOM VEHICLES	8	10
SALES ABS	4	12 (8)(4)
SALES MGR OFFICES	2	2
F & I OFFICES	1	2
SERVICE WRITER	2	3
TECH WORKSTALLS	7	16
DETAIL BAYS	1	2 (ADJACENT GARAGE)
NEW CAR INVENTORY	28	45
DEMONSTRATOR PARKING	4	4
CPO AREA	14	20
CUSTOMER PARKING	4	8
SERVICE CUSTOMER PARKING	21	24
TOTAL PARKING IN PROJECT	71	101

TOTAL BUILDING FOOTPRINT	41,330 SQ FT
EXISTING FOOTPRINT	(38,474 SQ. FT.)
PROPOSED ADDITION	(2,856 SQ. FT.)

1 SITE PLAN A-100V1.0A Scale: 1" = 50'



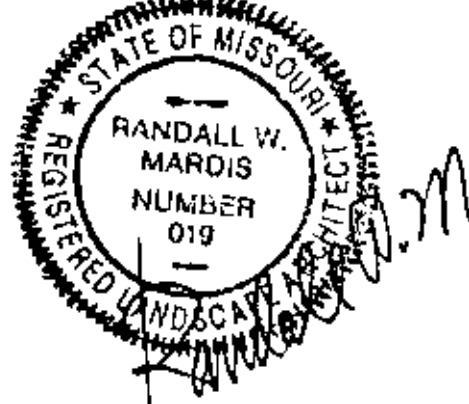
AUDI CREVE COEUR
(10 CAR SHOWROOM)
CREVE COEUR, MO
2014.AC103

- Phase 2A
- Phase 2B
- Phase 2C
- Phase 1A - Early Permit
- Phase 1B - Early Permit
- Phase 1C - Early Permit
- Phase 3

CDR
CDRSTUDIOARCHITECTS, PC
120 WALKER STREET, 6TH FLOOR EAST
NEW YORK, NY 10013
T 212.989.8187 F 888.724.7327
©CDRSTUDIOARCHITECTS, PC

DRAWN BY FB	CHECKED BY TM/VR/LC
FINISH PLAN	
VERSION 1	20 OCT 2014

A-100 V1



RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 12-4-14

Rev	Date	Comments
1	05/10/13	Permit Set
1	07/11/13	City Comments
2	07/31/13	Revised Water

landscape
TECHNOLOGIES

(636) 428-1250
(636) 428-4563
61 Jacobs Creek Drive
St. Charles, Missouri 63304
No Landscape Architectural Corporation #2008000762

LANDSCAPE GUIDELINE SPECS:

GENERAL:

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

INSURANCE:

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

MULCH:

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

TOPSOIL:

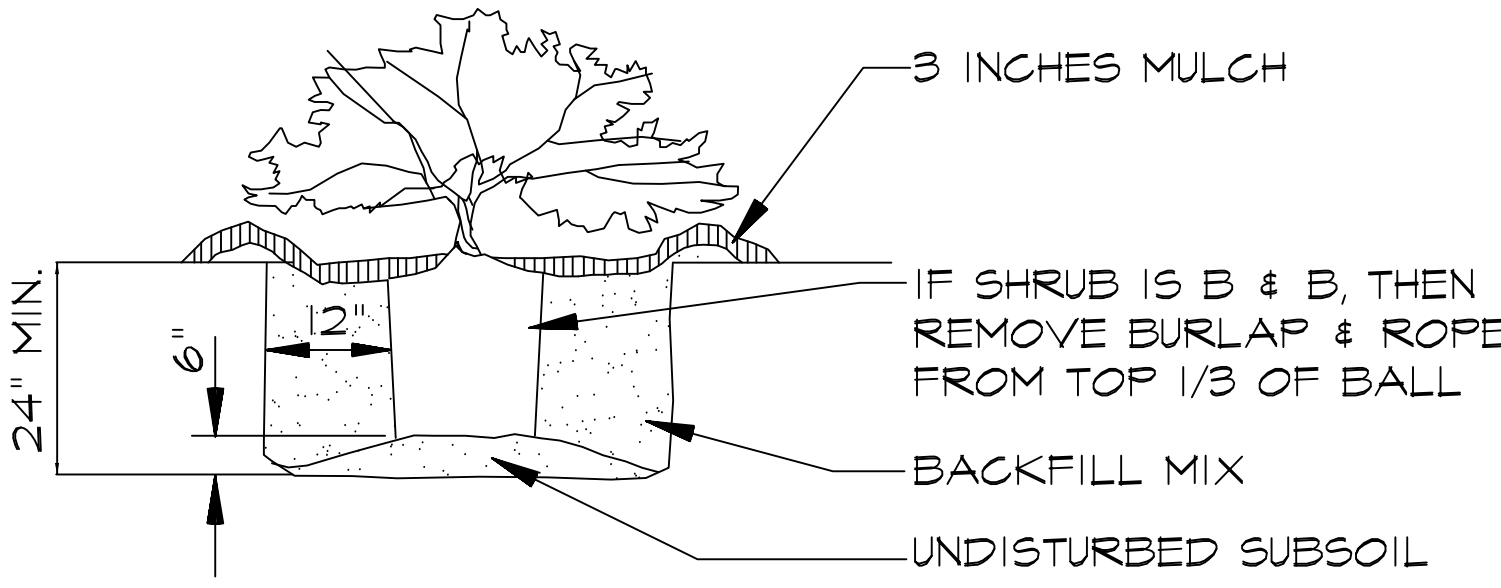
- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made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

TURF:

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

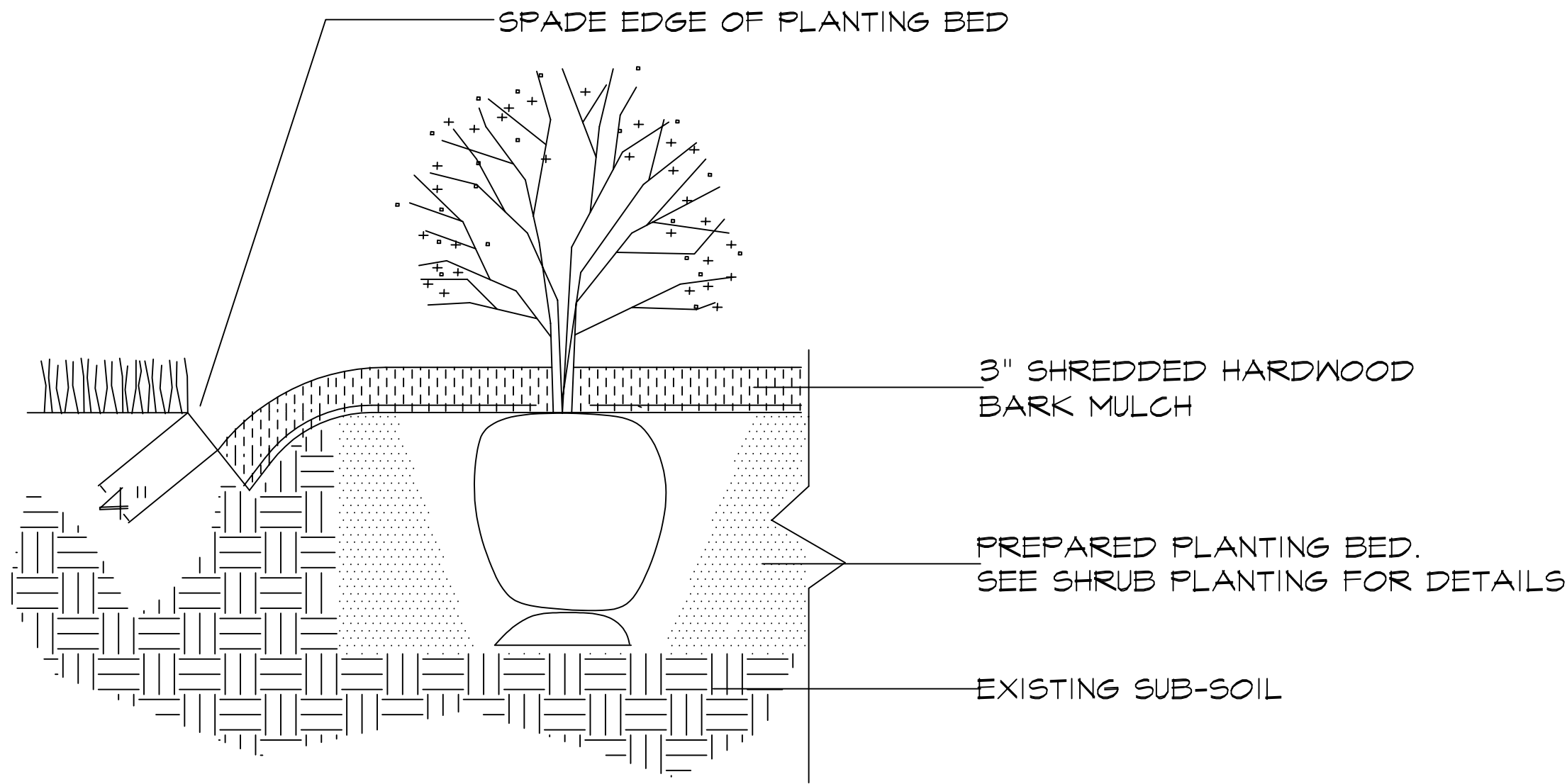
WARRANTY:

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



PRUNE ANY BROKEN BRANCHES AFTER PLANTING, SEE WRITTEN SPECS FOR ADDITIONAL INFORMATION.

SHRUB PLANTING
N.T.S.

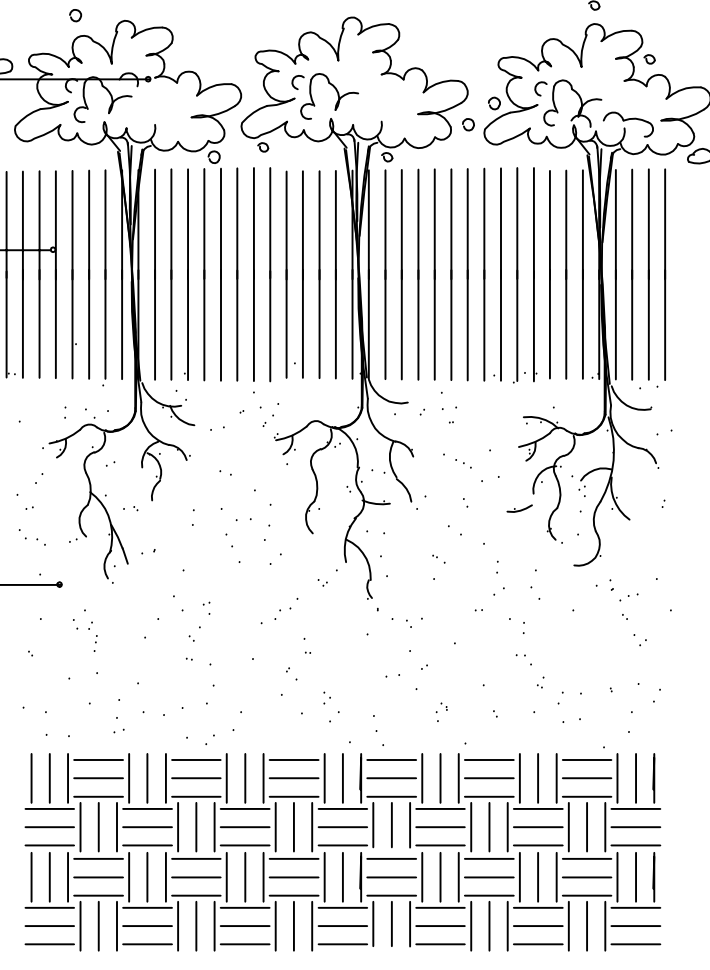


SPADE-CUT EDGE DETAIL
N.T.S.

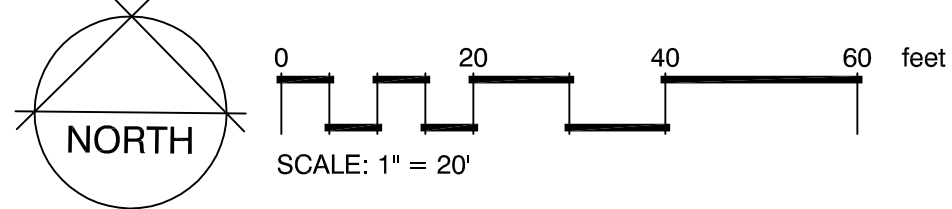
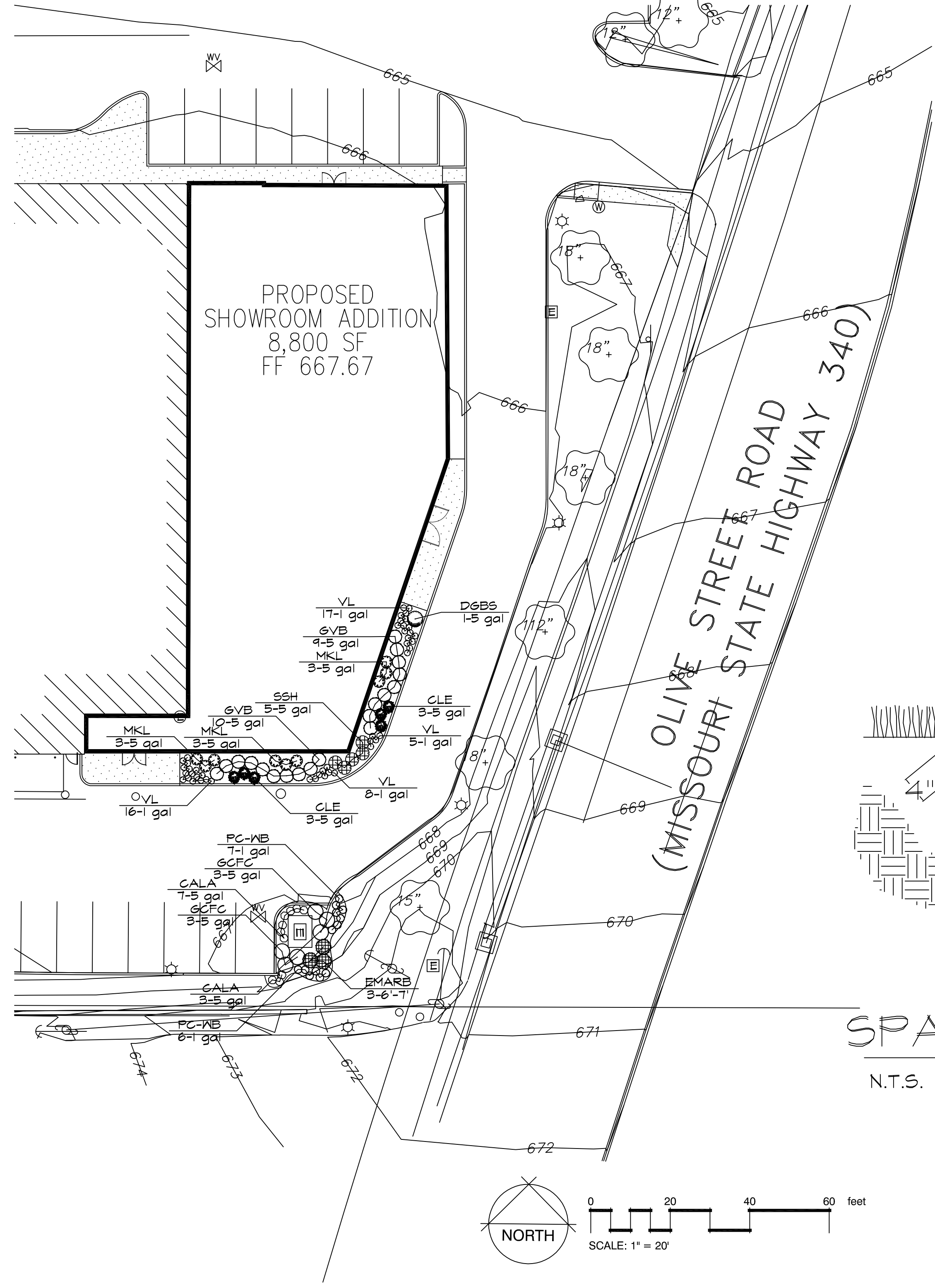
PLANT SPACING AS PER PLAN

2" MULCH INSTALLED BEFORE PLANTING

PREPARE BED AS PER GENERAL NOTES



PERENNIAL PLANTING
N.T.S.



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EMARB	3	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DGBS	1	Dwarf Globe Blue Spruce / Picea pungens 'Globosa'	5 gal
GCFC	6	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal
GVB	19	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
MKL	9	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal
SSH	5	Strawberry Sundae Hydrangea / Hydrangea paniculata 'Strawberry Sundae'	5 gal
CLE	6	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PC-WB	13	PowWow Wild Berry Purple Coneflower / Echinacea purpurea 'After Midnight'	1 gal
VL	46	Variegated Liriope / Liriope muscari 'Variegata'	1 gal
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CALA	10	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: BRAIN DEPOULI
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

LOC. NO. 170612359
ZIP CODE 63141

Client:
Asbury Automotive Group
200 SW 1st Avenue
Suite 1400
FL Lauderdale, FL 333301

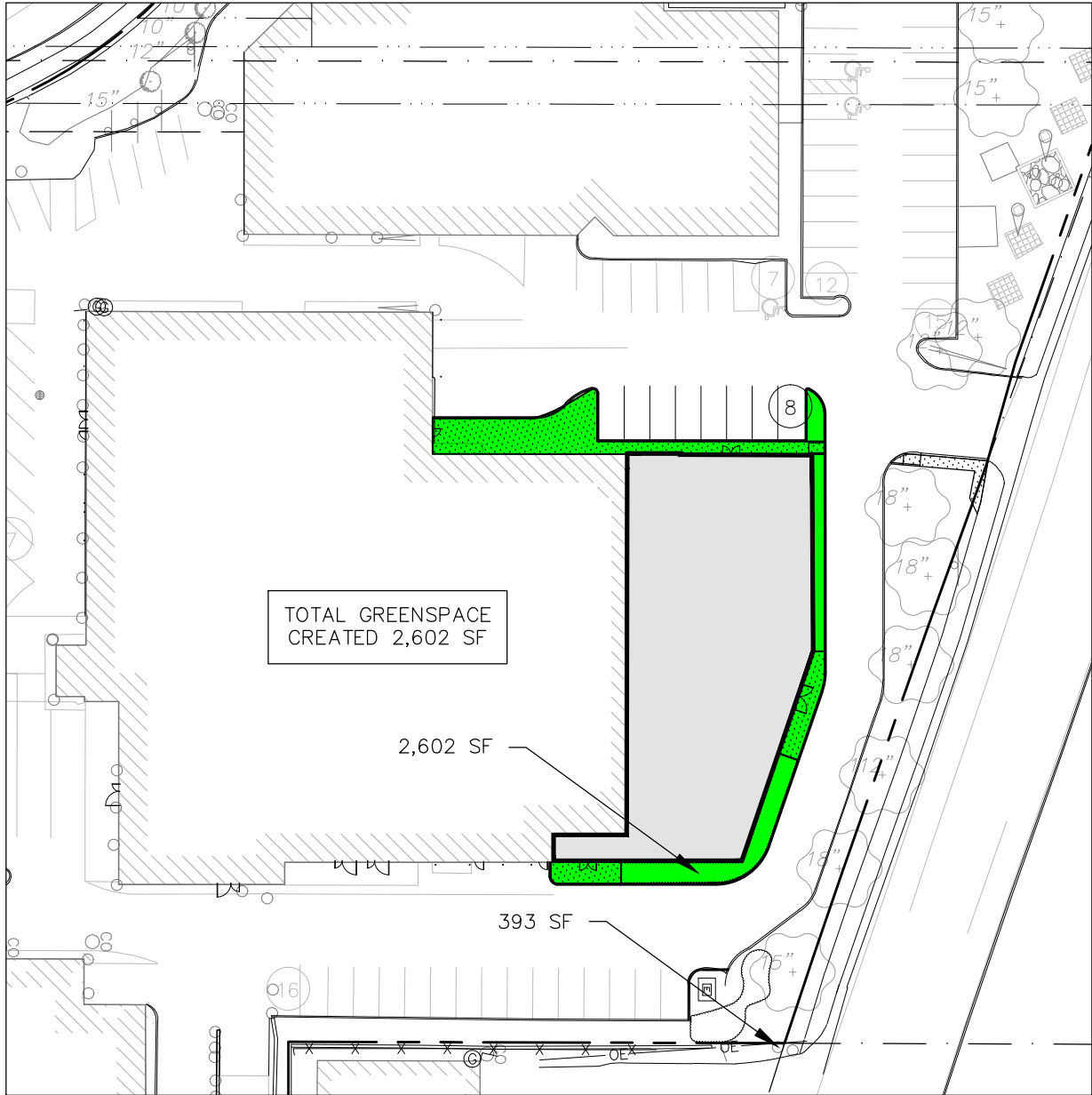
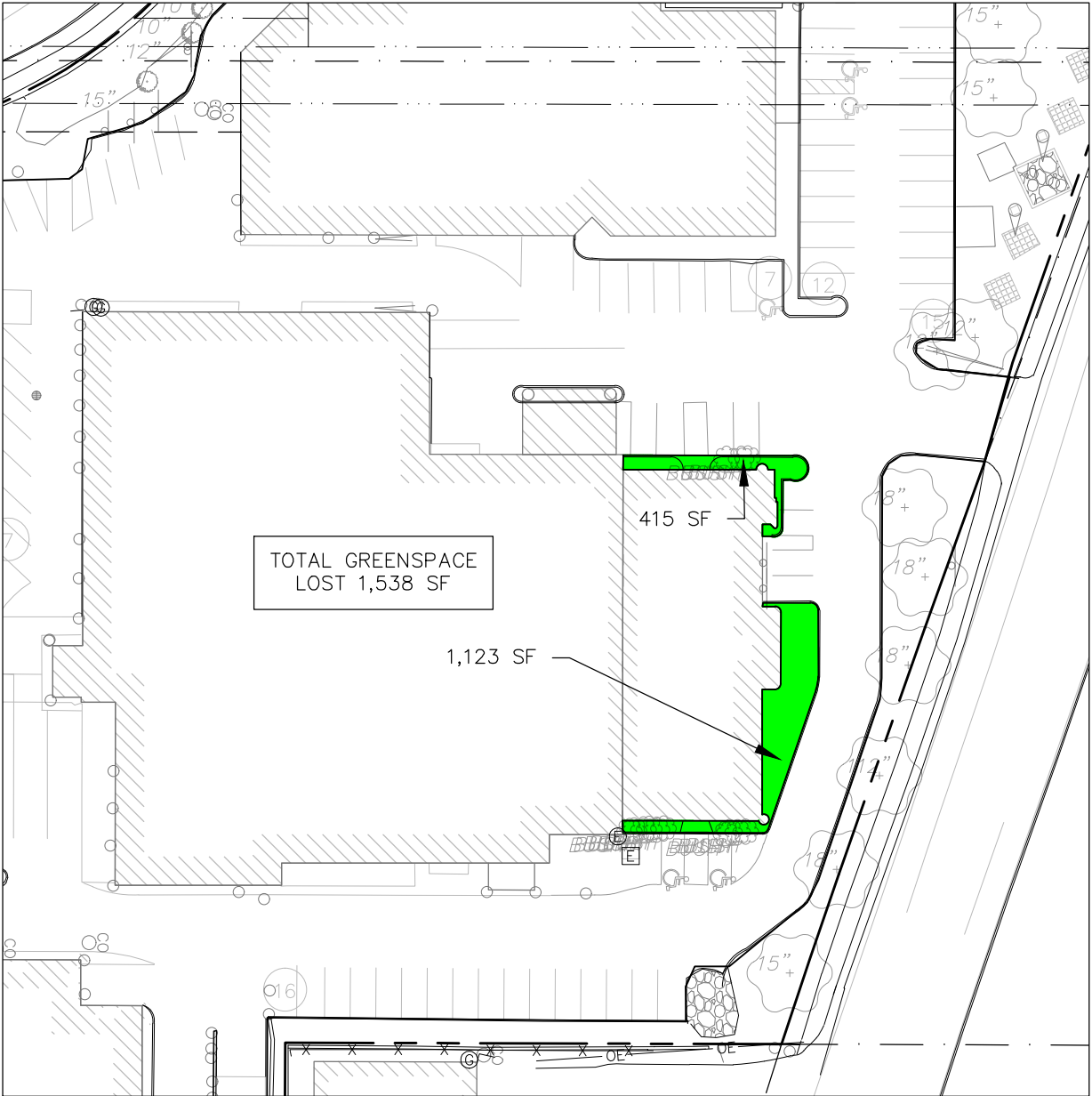
Project:
Plaza Audi Creve Coeur
11830 Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757

Site Key Plan:

Sheet Title:
Master Planting Plan, Plant
Schedule, Notes and Planting
Details

Sheet Number:
L-1 of 1



1

EXISTING GREENSPACE

SCALE 1"=60'

2

PROPOSED GREENSPACE

SCALE 1"=60'

12/22/14 REVISED GREENSPACE CALC

GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services

12300 OLD TESSON ROAD, SUITE 300D
ST. LOUIS, MO. 63128
PH. (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com

DRAWN BY: JLW	DATE: 12/18/14	CHECKED BY: LJM	DATE: 12/18/14	JOB NUMBER: 2757	SHEET: 1 of 1
------------------	-------------------	--------------------	-------------------	---------------------	------------------

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CONDITIONAL USE PERMIT APPROVED BY
ORDINANCE NUMBER 2240 TO AUTHORIZE RENOVATIONS TO THE BUILDING
LOCATED AT 11830 OLIVE BOULEVARD WITHIN THE PLAZA MOTORS CAMPUS
FOR THE PLAZA AUDI DEALERSHIP**

WHEREAS, under Section 405.370(C), new and used automotive dealers in the “CB”, Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the renovation of the building at 11830 Olive Boulevard for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure 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 or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, January 5, 2015, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the amendment to the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on January 5, 2015; 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 other applicable provisions of this Chapter including 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 community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

BILL NO. _____

ORDINANCE NO. _____

4. 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 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 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: Ordinances Number 2240 is hereby amended as follows and all other conditions shall remain the same:

1. Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11830 Olive Boulevard for the Plaza Audi Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies, respectively, submitted on December 8, 2014 except as modified below.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies submitted December 8, 2014 as bound together and submitted in conjunction with Application #14-042 by Plaza Motor Company.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received December 8, 2014 as bound together and submitted in conjunction with Application #14-041, except that the CTMS panels on the Audi showroom shall end at the nearest inside corner of the building adjacent to the service entry, the MCM panels shall be removed or limited to show the existing brick on the north elevation, and the existing aluminum coping on the parapet wall shall be enlarged to match the existing horizontal MCM band.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance as well as previously imposed conditions. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

BILL NO. _____

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2015.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NUMBER 3220**ORDINANCE NUMBER 2240**

**AN ORDINANCE TO REPEAL ORDINANCES 1862, 1777, 1376, 1368
AND 1321 AND TO AUTHORIZE A NEW ORDINANCE FOR THE
ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION
OF AN AUTOMOBILE SALES AND SERVICE FACILITIES AND ALSO
TO AUTHORIZE AUTOMOBILE LEASING FACILITIES BY THE
PLAZA MOTORS COMPANY AT 11830 OLIVE BOULEVARD, IN THE
'CB' CORE BUSINESS DISTRICT, SUBJECT TO THE CONDITIONS
HEREIN SETFORTH**

WHEREAS, application was made by Mr. Dan Tate, on behalf of the Plaza Motors Company, for a Conditional Use Permit and Site Development Plan for a proposed Lexus Dealership on the properties comprising five (5) acres between Emerson Road and Decker Lane, zoned CB, Core Business District, and

WHEREAS, Community Development staff recommended the repeal of all prior ordinances for Plaza Motors Company and the passage of a single ordinance for the entire Plaza Motors campus including the proposed Lexus Dealership, and

WHEREAS, under Section 26-43.3(f), automotive dealerships and 26-43.3(i) auto rental and leasing require the issuance of a Conditional Use Permit as defined under Section 26-114, and

WHEREAS, on October 7, 2003, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application as per Section 26-114.4(b), and

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on October 27, 2003 beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, 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 on October 10, 2003 and in the West County Journal on October 12, 2003 newspapers of general circulation in the City of Creve Coeur, and

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

WHEREAS, the City Council being fully informed finds that the granting of the application 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 and in conformance with good zoning practice.

Now, therefore, be it Ordained by the City Council of the City of Creve Coeur as follows:

Attachment: ORDINANCE 2240 (1192 : Bill No. 5533 - Plaza Motors-Audi)

Section 1: The Conditional Use Permit authorized shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and is issued pursuant to Section 3 hereof for the inclusion of the property commonly known as the Plaza Motors campus, zoned CB, Core Business District, subject to the hereinafter stated conditions, for the campus with boundaries established by the amended Site Concept prepared by TRI Architekts, Inc. and received by the Department of Community Development on September 25, 2003.

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

1. This conditional use permit is for the operation of automobile sales and service facilities, SIC Code 5511, and automobile leasing facilities, SIC 7515.
2. The campus shall be developed in accordance with the approved Site Concept Plan prepared by TRI Architekts, Inc. and received by the Department of Community Development on October 16, 2003. Any future enlargement, extension, expansion or alteration in the use of the structures or campus, above and beyond the approved Site Concept Plan shall require approval by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued. Planned site development as shown on the approved Site Concept Plan shall be reviewed by City Council upon receipt of a recommendation by the Planning and Zoning Commission as required by Section 26-43.7(a) of the Zoning Ordinance.
3. The hours of operation shall not exceed 6:00 A.M. to 10:00 P.M.
4. All trash collection or dumpsters shall be properly screened from view as approved by the City of Creve Coeur.
5. Parking on the Plaza Motors Campus shall be restricted to the following:
 - a) Parking shall be prohibited within 35 feet of the right-of-way along Center Parkway. The short-term staging of demonstration vehicles shall be allowed, providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
 - b) Public parking shall be prohibited on internal driveways which are located between a line connecting the northeast corner of Building A (BMW/Cadillac showroom) and the northeast corner of Building B (Mercedes Benz showroom) and the Olive Boulevard right-of-way. The short-term staging of vehicles shall be allowed providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
 - c) Parking for the short-term staging of vehicles shall be permitted on the internal drive between the service garage and the rear parking lot for Building "A" providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
 - d) Low-level landscaping shall be installed in front of the customer parking area for Building "C" in order to screen parking spaces from Olive Boulevard.
 - e) The loading and unloading of vehicles shall be permitted within the center lane of Decker Lane, a public street, between Studt Avenue and the private drive adjacent to the northern extent of the service garage provided that precautions are taken including, but not limited to, the placement of temporary traffic control markers and pavement markings near the work area. The city reserves the right to revoke permission to use the street for loading

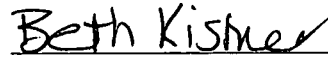
- purposes should an apparent and immediate threat to the general welfare and safety of the city's residents and visitors be determined. Revocation shall be directed by City Council upon the issuance of a temporary suspension order by the Creve Coeur Police Department. Should revocation occur, Plaza Motors shall be required to cease loading activity on Decker Lane immediately.
- f) Public parking shall be prohibited in the parking structure. Only the storage of inventory vehicles shall occur on the top level parking structure.
 - g) The storage of damaged or wrecked vehicles shall not occur in the parking lot located at the northeast corner of Decker Lane and Old Ballas Road.
 - h) The parking lot on the northeast corner of the intersection of Old Ballas Road and Decker Lane shall be developed and maintained in accordance with the Site Development Plan prepared by Clayton Engineering Co. with an issue date of January 7, 1997 and a latest revision date of May 21, 1997.
 - i) Off-site accessory parking allowing Plaza Motors to park vehicles at Creve Coeur Corporate Center is approved by the Planning and Zoning Commission per Section 26-91.5 of the Zoning Ordinance. A copy of the agreement shall be reviewed by the City Attorney and thereafter recorded with the St. Louis County Recorder of Deeds. The applicant shall submit two (2) recorded copies of the agreement with the Department of Community Development.
6. Discarded automobiles parts are to be kept entirely within an enclosed trash collection area or inside the buildings.
 7. No building is to be erected on the properties addressed 630-648 Decker Lane, which is currently a Plaza Motors parking area at the northeast corner of Decker Lane and Old Ballas Road, until the property addressed as 652 Decker Lane is added to the property assemblage.
 8. Plaza Motors shall participate in the cost of the traffic signalization of that portion of the N. New Ballas and Studt Avenue intersection outside the boundaries of the former T.I.F. district by contributing \$20,000.00.
 9. All signage shall conform to the Plaza Motors Master Signage Plan (current or future). No pennants, fringes, lights, pin wheels, or other similar devices for attracting attention may be displayed at any time in connection with the operation of the business.
 10. Parking lot lighting shall consist of full cut-off (73° cut-off angle), downcast fixtures with the illuminant source shielded from view, except architecturally significant lighting and lighting directed onto the building facades, as approved by the Planning and Zoning Commission.
 11. All landscaping shall meet the Landscaping Guidelines, Section 26-62 of the Zoning Ordinance.
 12. The use of existing outdoor speakers or a paging system shall be permitted. Outdoor speakers are not permitted on new facilities.
 13. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
 14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease.

15. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
16. 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.

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.

Section 4: This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted by City Council this 10th day of November, 2003.


BETH KISTNER
PRESIDENT OF CITY COUNCIL

Approved this 10th day of November, 2003.


HAROLD DIELMANN
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

Attachment: ORDINANCE 2240 (1192 : Bill No. 5533 - Plaza Motors-Audi)

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, JANUARY 5, 2015

7:00 P.M.

PUBLIC HEARING #14-041

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chairman
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Administrative Assistant
Ms. Deborah McLaughlin, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 487-2259

1 CHAIRMAN MADDEN: I'd like to call to order the
2 Planning Zoning Commission meeting for the City of Creve
3 Coeur, Missouri for Monday, January 5th, 2015.

4 We'll start with roll call.

5 Mr. Tim Carney?

6 MR. CARNEY: Present.

7 CHAIRMAN MADDEN: Mr. James Faron?

8 MR. FARON: Present.

9 CHAIRMAN MADDEN: Mr. Ken Howard?

10 MR. HOWARD: Present.

11 CHAIRMAN MADDEN: I don't see Ms. Kistner.

12 Charles Pullium?

13 MR. PULLIUM: Present.

14 CHAIRMAN MADDEN: Gene Rovak?

15 MR. ROVAK: Present.

16 CHAIRMAN MADDEN: Carl Lumley, our City
17 Attorney?

18 MR. LUMLEY: Present.

19 CHAIRMAN MADDEN: Paul Langdon, our Director of
20 Community Development?

21 MR. LANGDON: Present.

22 CHAIRMAN MADDEN: Whitney Kelly, our City
23 Planner?

24 MS. KELLY: Present.

25 CHAIRMAN MADDEN: Jessica Stutte, our

1 Administrative Assistant?

2 MS. STUTTE: Present.

3 CHAIRMAN MADDEN: Deborah McLaughlin, our
4 Recording Secretary?

5 MS. MCLAUGHLIN: Present.

6 CHAIRMAN MADDEN: And Ms. Kistner's here now.

7 MS. KISTNER: Present.

8 CHAIRMAN MADDEN: Okay. That'll move us to B,
9 14-041, for an amendment to the conditional use permit for
10 Plaza Motors and site development plan for the renovation
11 for the Plaza Audi Dealership at 11830 Olive Boulevard.

12 This is another public hearing, so if you're
13 going to be commenting or anything on this, you need to
14 come and be sworn in.

15 (The speakers were sworn in by the court
16 reporter.)

17 MR. PATTERSON: Jerry Patterson, and I run Plaza
18 Motors, 830 Olive Boulevard, I think is our address --
19 1830.

20 CHAIRMAN MADDEN: 11830.

21 MR. PATTERSON: 11830. Don't even know our
22 address.

23 So, first of all, I want to thank you guys. I
24 hope you've been to the new building down at the Jaguar
25 Rover store. Came out real nice.

1 But we're on to our next project. Audi wants us
2 to renovate the old, which was the Cadillac -- Cadillac
3 and Rover store, and do a renovation there, and it would
4 be a total -- front end would be totally renovated.

5 Can I go through pictures? You got them?
6 Anything? No.

7 MR. LANGDON: Just lay them on the projector.

8 MR. PATTERSON: Huh?

9 CHAIRMAN MADDEN: Just lay them on the projector
10 there, please.

11 MR. PATTERSON: Previous to -- this is the Volvo
12 right here. Let me get -- as you can see on this picture
13 right here, it's -- all the manufacturers are going to
14 this type of look. It's very similar to what the Rover
15 Jaguar was, but this would give you a little bit more of
16 an idea what we have right now.

17 But the whole front of building would come down
18 and it would be a total renovation is what it is.

19 And that's what it would look like right there.

20 CHAIRMAN MADDEN: Any questions?

21 Mr. Faron.

22 MR. FARON: I was looking at your architectural
23 drawings, and not that this is a big issue, I think the
24 section cut is going in the opposite direction, or on the
25 second BB section it seems to be looking south, but I

1 believe it needs to be looking north, just for your notes
2 and -- and set of documents in looking over that. I guess
3 you're in agreement with the change in facade there at the
4 corner back there and leaving that brick exposed to the
5 north and around the building, whatnot, as staff was
6 asking for?

7 MR. PATTERSON: Let me --

8 MR. FARON: I mean it doesn't show it there, but
9 I know it's in, you know, the agenda, and you probably --

10 MR. PATTERSON: The only thing I'm -- I'm going
11 to run into, we -- our first proposal, we're going to
12 leave the brick on the side. Right over here.

13 MR. FARON: Uh-huh.

14 MR. PATTERSON: With Audi's regulation, they
15 want the whole building to be wrapped in this facade.

16 And I -- I truly believe Audi will have a big
17 objection if I have brick right here.

18 Now, I've already told them I've got to have
19 brick on the back side and on that one side to kind of
20 flow into the other building.

21 MR. FARON: I mean you understand that there's
22 a -- kind of an issue that we have in terms of that
23 elevation, I guess, it's quite removed from the
24 streetscape, I guess, it's quite a ways back there. They
25 would still kind of stress to have that cladding around

1 the brick there for that short piece of building.

2 MR. PATTERSON: Right here?

3 MR. FARON: Yeah, I mean it's not up in the
4 front. I know it's quite a return back to the bay there.

5 MR. PATTERSON: Yeah, it's a long ways back
6 there.

7 MR. FARON: So, you know what I'm saying,
8 it's--

9 MR. PATTERSON: Yeah.

10 MR. FARON: -- since it's a long ways back
11 there, it's, you know, City-wise and Comp -- Comp
12 Plan-wise and our Design Guidelines try not to clad a
13 material that is existing, especially brick or masonry
14 like that, to kind of hide it and faux the finish.

15 I don't know if you spoke with staff about that
16 in regards to kind of guidelines in the City.

17 MR. PATTERSON: I was the one that was trying to
18 get away from the clad totally.

19 MR. FARON: Yeah.

20 MR. PATTERSON: And we kind of went that
21 direction to get to that brick off that front of there.

22 For me to get that through Audi, I'm -- I'm
23 going to have to push like heck just to have the -- on --
24 brick on the side and the back, because their whole design
25 is the building is a image look.

1 MR. FARON: I think we're offering the banding
2 on the top at the parapet height -- parapet height there
3 around the corner to tie that together, so you're not
4 going from one material to another radically. I mean
5 there is some kind of connection with the parapet top
6 there, and to match the panel size, I think, of the, what
7 is it the MDC or the material that, you know, is going to
8 confront that corner and the -- and the -- and the joint
9 there in the corner there.

10 MR. PATTERSON: The issue that's going to come
11 is the change of the color of the building.

12 When you get back to here, and you got that look
13 here and then go back to brick here, going to have -- it's
14 going to be an issue. I'm just telling you.

15 MR. FARON: Even at that distance, it's going to
16 be an issue?

17 MR. PATTERSON: Yeah, it's going to look totally
18 different.

19 I can get Audi -- I truly believe I can get Audi
20 to go along with the brick on the side and the brick in
21 the back and back towards Porsche building, but I -- their
22 image look is their image.

23 MR. FARON: I can see it off to the front of the
24 building, but in a bay in that area back there kind of
25 hidden from, somewhat, the streetscape and visual

1 perspective coming down Olive, I don't know specifically
2 how close the other dealership is next to it, which is, I
3 think, the BMW building, and then you have the Mercedes on
4 the corner.

5 I don't know if there's a gap there that would
6 hide that facade anyhow if you're on Olive driving
7 40 miles an hour. But I'm sure you've heard the concern
8 from staff, so I'll let anybody else -- I mean I just --

9 MR. PATTERSON: It's just going to be a tough
10 issue with Audi on their image. They already fought me
11 when I went to them and said, hey, we're not going to be
12 able to get rid of the brick on the side or the back.

13 CHAIRMAN MADDEN: Any more questions? Okay.

14 Paul.

15 MR. LANGDON: Good evening, Mr. Chairman,
16 Members of the Commission. Paul Langdon, Director of
17 Community Development for the City.

18 This is a sample of the facade material that we
19 asked them -- the applicant to provide so you all could
20 see it firsthand.

21 That's the material that would be in this main
22 showroom facade, so it would be all the way around, down
23 the cross front and down both sides of that showroom area.

24 This panel is more of the conventional smooth
25 silver that you see on Mercedes -- Mercedes dealer already

1 down the road.

2 Now, the question was asked about the position
3 relative to the others. Draw your attention to staff
4 report aerial.

5 MR. PATTERSON: Paul, I think you can see it in
6 this picture too.

7 MR. LANGDON: Yeah. Uh-huh. Yeah.

8 So what you can see is the -- from the aerial,
9 this is the wall that we're all talking about right back
10 here.

11 This is the front of the BMW dealership. You
12 have the landscape in front here and then you have the
13 Mercedes dealership.

14 Infiniti's over here and this is the Phillips 66
15 Station.

16 We also have, in the staff report, a street
17 level view. This is taken from up at Olive. That's the
18 corner of the BMW dealer right there, and then this is the
19 piece that we're looking at right here.

20 As proposed, it would end right at that -- just
21 wrapping around that corner. What's being discussed is
22 whether it should end at this corner. And that's the
23 existing -- that's the silver band, it's a similar
24 material and then the coping is up -- would be up here on
25 the parapet.

1 You know, I think the discussion of, first, how
2 visible is it. Not very.

3 You know, the sightline doesn't even come open
4 until you're about here, and at that point on Olive
5 Boulevard, you better be looking down here. It's really
6 not an area where you're taking the long view down the
7 side.

8 On the other hand, the Design Guidelines speak
9 to the use and/or preservation of natural material, brick
10 in particular, in the City whenever we can, and I think
11 that the majority of this campus is already brick.

12 The Infiniti dealer, through the renovation to
13 the front entrance by maintaining the brick, and, of
14 course, all these others, including Lexus, have a fair
15 amount of brick in the back.

16 But if you look to the other direction, this
17 is -- look the other direction, this is from the edge of
18 the Audi dealer looking down. That's BMW. It's silver,
19 and then what you can't see beyond is Mercedes, which is
20 also silver. So, you know, the silver facades are clearly
21 the dominant element up on Olive. And that's the existing
22 store.

23 This is the old Land Rover element, which is --
24 which would come off, and you'd have the whole new
25 showroom up here.

1 I think some significant things, it's bringing
2 the building forward, as been discussed. It will follow
3 the line of the street better than the current one does,
4 which would stand separate from the street.

5 It's much taller, so it has more of an urban
6 presence, a bolder storefront, a lot of glass, which is
7 good, I think, it provides more life to the street. A lot
8 of life on the sidewalk, which in that setting is a
9 positive. And it actually brings in a little bit more
10 green space than the site has today.

11 It is nonconforming, so it's way over the normal
12 site coverage, but with this project it actually comes --
13 takes at least one step back towards where we'd like it to
14 be.

15 Where we go with this one, this one wall, you
16 know, you can, as I say, you can argue it either way.
17 It's not particularly visible, so why would Audi care. On
18 the other hand, why would we care.

19 I don't know how we would word a condition where
20 it sort of became work it out later. I think, really, the
21 City needs to, you know, decide where it wants to go and
22 then work with the applicant after that in whatever
23 fashion you prefer.

24 But, personally, you know, I think that we were
25 relatively comfortable with the wall being the silver

1 panel, as long as the wrap at the corner were substantial.

2 As you know, we don't like to have anything
3 quite at the outside corner. And they were working on a
4 detail for that when we got looking at it and thought,
5 well, wouldn't it be even better if it ended at the inside
6 corner.

7 But in the end, I don't know that there's enough
8 to -- to really raise this as a -- as a major road block.
9 Pardon the pun.

10 Beyond that, I have no concerns. It's -- it's
11 an existing use. And, certainly, has become somewhat
12 synonomous with that part of Olive Boulevard, so if
13 there's any other questions, be happy to answer them.

14 MR. ROVAK: Well, this is, and maybe it's just
15 my ignorance, but this is an entirely new material
16 treatment. I haven't seen any like this.

17 MR. LANGDON: No.

18 MR. ROVAK: Has it been used in the Midwest very
19 much, and successfully? I guess, and pardon me for
20 bringing up something, maybe it is arcane, if this -- if
21 some of this is under eaves, I would imagine there's
22 propensity for birds' nests to find their way into this,
23 which would be more the applicant's problem than ours, but
24 given the amount of relief we're looking in there, that
25 looks to be like three and a half inches or so.

1 Yeah, so I don't know, like I say, I just
2 haven't seen a material like that used before, and whether
3 that's something, like I say, completely arcane, or if
4 it's -- if it's a worthwhile consideration, but maybe it's
5 more one for the applicant.

6 I'm just curious about that.

7 MR. PATTERSON: We just did build this
8 building --

9 CHAIRMAN MADDEN: We're taking all this, could
10 you come back up, please.

11 MR. PATTERSON: We just did this building in
12 Atlanta, Georgia.

13 MR. ROVAK: Uh-huh.

14 MR. PATTERSON: And I got to tell you, if you
15 saw the building, it's absolutely gorgeous.

16 MR. ROVAK: How long it's been up?

17 MR. PATTERSON: It's -- this one's been up,
18 what, six months?

19 VOICE: Probably.

20 MR. PATTERSON: About six months maybe.

21 And this is the -- all the Audi stores in the
22 United States will be this within the next two years.

23 MR. ROVAK: Okay.

24 MR. PATTERSON: And there's many, many of them
25 that are like that now, and I just wish they wouldn't go

1 -- it's very expensive.

2 MR. ROVAK: I would imagine so.

3 What's this called? Are you familiar?

4 MR. FARON: MCM, it's like --

5 MR. PATTERSON: It's -- it's -- if you saw the
6 store in Atlanta, you'd say wow.

7 MR. ROVAK: Where is it in Atlanta?

8 MR. PATTERSON: It's Alpharetta?

9 VOICE: I believe so.

10 MR. PATTERSON: Like Alpharetta. It's Nalley
11 Audi.

12 If you go online, you can look it up. But
13 it's -- I can tell you this, it's absolutely gorgeous.

14 MR. FARON: Is it like an Alucobond kind of
15 panel or something or -- or a metal -- that's fine.

16 CHAIRMAN MADDEN: Could you state your name and
17 address.

18 MR. LATHUM: Sure. I'm Kendrick Lathum with
19 Brinkmann. It's 16650 Chesterfield Grove Road,
20 Chesterfield, Missouri.

21 And this is a two-part system. The interior
22 style similar to Alucobond or a composite panel, and the
23 outside gets applied honeycomb, it's kind of the engineer
24 term that's --

25 MR. ROVAK: Yeah.

1 MR. LATHUM: -- that's used to described it.

2 MR. ROVAK: Is it anodized or is it -- I mean
3 what protects it longterm? You don't get any --

4 MR. LATHUM: I believe it is. I'm not real
5 familiar with the product. It will be the first time
6 we've installed it.

7 MR. ROVAK: Okay.

8 MR. LATHUM: But it's real similar to the
9 remainder of the silver panels on the other buildings.

10 CHAIRMAN MADDEN: Mr. Pullium, did you have a
11 question?

12 MR. PULLIUM: Well, I did because it seems that
13 the staff report is very complimentary of Mr. Patterson's
14 proposal, and that it meets the Comprehensive Plan, Design
15 Guidelines, and it does all of these things, and it goes
16 even beyond that. It creates more green space. It brings
17 the building forward. It's -- everything's very positive.
18 Frankly, we don't always see that on a -- on a project of
19 this size at all.

20 And so are we really -- our sticking point at
21 this point is that -- and I know exactly the wall we're
22 talking about.

23 MR. LANGDON: Uh-huh.

24 MR. PULLIUM: It's barely visible from the road.

25 And -- and I have no reason not to believe

1 Mr. Patterson's concern that Audi will stick on it, which
2 they will.

3 MR. LANGDON: Uh-huh.

4 MR. PULLIUM: And you've said reasonable people
5 can disagree, from the City's perspective, on whether it's
6 a condition that we should put in here.

7 MR. LANGDON: Uh-huh.

8 MR. PULLIUM: Is there a reason for putting it
9 in there, really, because overall we like to preserve,
10 what, the brick?

11 MR. LANGDON: Uh-huh, the existing natural.

12 MR. PULLIUM: Existing. And it seems in this
13 context maybe that -- maybe that is a concern that's a
14 little overblown in this context, at least it seems that
15 way to me.

16 MR. LANGDON: Well, I think as a matter of
17 design, it's better to change materials at an inside
18 corner. It gives you a clear definition between the two.
19 It doesn't convey the immediate sense of the material just
20 being stuck on, not cladded on, so that's why I would see
21 it, from a pure design perspective, as the better
22 alternative.

23 But, as you say, in the course of looking at
24 this project and what might or might not become a
25 insurmountable issue, I would say this is not the issue to

1 put into opposition.

2 If we could achieve it, that would be great. If
3 it's something that really is going to make a mountain out
4 of a molehill then, you know, as I said, we were all, in
5 our initial review of it, prepared to go with, well,
6 what's been proposed. But as we thought about it, you
7 know, that inside corner issue would be preferable. But,
8 no, if the Commission is comfortable with taking it to the
9 corner, I think that's fine.

10 MR. HOWARD: As the building is brought forward,
11 those sightlines will actually narrow --

12 MR. LANGDON: Yes.

13 MR. HOWARD: -- looking at that coming --

14 MR. LANGDON: Right.

15 MR. HOWARD: -- from the east, is that correct?

16 MR. LANGDON: Yes, if you're headed east, it's
17 already extremely difficult to see, because you're coming
18 from back here, again, the sightline doesn't even open up
19 until, it, basically, the side of the building, you're not
20 looking in that direction.

21 MR. HOWARD: Outer road, yeah.

22 CHAIRMAN MADDEN: Mr. Faron.

23 MR. FARON: So the return -- I'm sorry.

24 MS. KISTNER: That's fine.

25 MR. FARON: The return that you're talking,

1 that's a substantial return going down the west elevation.
2 You were pushing for that, if we were going to apply that,
3 you do want to have a bit of a return so it's a, you
4 know --

5 MR. LANGDON: Right.

6 MR. FARON: -- not like you just painted this
7 wash on and it's hanging on with some screws. It look
8 like a substantial panel or part of the building.

9 And I understand where you're coming from, Paul,
10 definitely, with my background, yeah, you want to separate
11 those -- those conditions so they look like two separate
12 buildings and not --

13 MR. LANGDON: Well, one thing I could point to
14 is this edge. You see that is sort of an ending. It's a
15 style that's already on the building. Perhaps something
16 like that could be achieved for that corner, and that it's
17 furthering from the imagery that it's providing some
18 continuity from one side to the other.

19 MR. FARON: Okay.

20 Sorry, Ms. Kistner.

21 CHAIRMAN MADDEN: Ms. Kistner.

22 MS. KISTNER: Would that sort of corrugated
23 looking -- I don't know what to call that particular --

24 MR. LANGDON: Honeycomb.

25 MS. KISTNER: Honeycomb. Does that continue all

1 the way, or does it go to a smooth silver potentially
2 along that back west facing wall?

3 MR. LANGDON: It ends at that -- that inside
4 corner.

5 MS. KISTNER: The honeycomb does?

6 MR. LANGDON: It does. And then this is more of
7 what you see on the -- like on the Mercedes dealer, that
8 smooth finish.

9 MR. CARNEY: And so you're proposing to wrap a
10 smooth finish around the corner like 6 feet or something
11 like that around the corner of that building just to be
12 able --

13 MR. LANGDON: At that corner it will just turn,
14 so you didn't have the edge of the silver and then the
15 edge of the brick. Layer that brick. You would turn it,
16 and then provide some proper end to it.

17 CHAIRMAN MADDEN: Okay.

18 Mr. Patterson.

19 MR. PATTERSON: And we worked with Whitney on --
20 on going around the corner and making design, which would
21 be acceptable to the City.

22 CHAIRMAN MADDEN: Okay. So we're okay on that?

23 Okay. I'm going to get my two cents, and always
24 tell you, it's a matter of taste, and if you ask my wife,
25 I have none.

1 But I prefer the way they have it, that it all
2 looks relatively the same. And I mean, as you say,
3 it's -- I mean this is one of our best corporate citizens
4 too, so sound like it doesn't make any difference to you
5 all. I mean prefer one, but go with the other, so that's
6 the way I'm leaning.

7 Okay. You want to enter exhibits.

8 MR. LUMLEY: Offer the following exhibits into
9 the record of this public hearing: The documentation in
10 possession of the City Clerk reflecting the public notice
11 provided; the staff's report; the City Code of Ordinances
12 and Charter; the City's Comprehensive Plan and public file
13 regarding the application.

14 CHAIRMAN MADDEN: Okay. That'll close our
15 public hearing.

16 (This ends the public hearing.)
17
18
19
20
21
22
23
24
25

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, 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.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: Finance Department
Category: Report
Prepared By: Tracy Brothers
Department Head: Dan Smith

SCHEDULED

ORDINANCE

Bill No. 5534 - an Ordinance Establishing an Audit Committee and Making Related Amendments to Chapter 125, Boards, Committees and Commissions. First Reading

This ordinance implements the finance committee's recommendation to establish an audit committee.

Ordinance

Meeting of January 12, 2015

BILL NO. 5534

ORD NO. _____

AN ORDINANCE ESTABLISHING AN AUDIT COMMITTEE AND MAKING RELATED AMENDMENTS TO CHAPTER 125, BOARDS, COMMISSIONS AND COMMITTEES.

WHEREAS, the Finance Committee has recommended the establishment of an Audit Committee to improve the City's annual audit procedures;

WHEREAS, the City Council has determined that it should follow that recommendation;

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

Section 1: To add Section 125.010(A)(13) to read as follows:

(A)(13) Audit Committee, five members. The Mayor shall select three City Council members to serve on the Audit Committee, subject to City Council approval. The Finance Committee shall select two of its members to serve on the Audit Committee.

Section 2: To amend Section 125.010(J) to read as follows:

(J) 1. The Finance Committee was established by the City Charter and its duties and responsibilities are outlined in Sections 9.5 and 9.6 of the Charter.

2. Additional duties include advising the City Council on other financial matters impacting the City as requested by the City Council or staff.

3. The Finance Committee shall select one of its members to serve on the City Employee Pension Board of Trustees.

4. The Finance Committee shall select two of its members to serve on the City Audit Committee.

Section 3: To amend Section 125.010 by adding subsection (L) to read as follows:

(L) The Audit Committee shall serve as an advisory body to the City Council on matters concerning the City's annual audit. The Audit Committee shall:

1. Coordinate the process of soliciting, selecting and hiring of the auditing firm, including presentation of recommended firm to City Council for approval.
2. Work cooperatively with the auditing firm during the audit.
3. Review and present recommendations on audit results to the City Council.
4. Otherwise work to improve the annual audit process.

BILL NO. 5534

ORD NO. _____

Section 4: Amend Section 125.020, Terms, to read as follows:

- A. Service by citizen members to the Board of Adjustment shall be limited to two (2) consecutive five (5) year terms.
- B. Service on the Audit Committee shall be for a term of one (1) year, with a limit of three (3) consecutive terms. The City Council reserves the right to waive this limit of tenure by a two-thirds (2/3) vote of the Council.
- C. The limit of tenure on all other committees, boards and commissions shall be three (3) consecutive three (3) year terms for a total of nine (9) years to a single committee, board or commission. The City Council reserves the right to waive this limit of tenure by a two-thirds (2/3) vote of the Council.
- D. Regardless of tenure, each commission, board or committee member shall serve until their successor is appointed.
- E. Tenure is retroactive to appointments made beginning in 1989.
- F. Terms of appointees to the Audit Committee shall expire on December 31 each year. Terms of all appointees to other boards, commissions or committees shall expire on June 30 of the applicable year.

Section 5: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2015.

 CHARLOTTE D'ALFONSO
 PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

 BARRY GLANTZ
 MAYOR

ATTEST:

 DEBORAH RYAN, MPCC
 CITY CLERK

Attachment: Bill No. 5534 (1194 : Bill No. 5534 - Establish Audit Committee Amend Chp 125)



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: Police Department
Category: Amendment
Prepared By: Pam Manning
Department Head: Glenn Eidman

SCHEDULED

ORDINANCE

**Bill No. 5535 - an Ordinance Amending Chapter 600 of the
Code of Ordinances of the City of Creve Coeur Regarding
Alcoholic Beverages. First Reading**

Changes in State law (2013 SB 121, 2014 SB 689, and HB 1304) will require revisions to the City's ordinance. The changes are reflective of defining Malt Liquor, the packaging of such and the sale of said liquor. These changes will bring our ordinance up to date.

Ordinance

Meeting of January 12, 2015

BILL NO. 5535

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 600 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR REGARDING ALCOHOLIC BEVERAGES.

WHEREAS, Chapter 600 of the City Code of Ordinances addresses alcoholic beverages; and

WHEREAS, changes in state law (2013 SB 121, 2014 SB 689, HB 1304) require parallel revisions to the City's ordinances;

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

Section 1. The definitions of "Malt Liquor" and "Original Package" in Section 600.020 of the City Code of Ordinances are hereby revised to read as follows:

"Malt Liquor or Beverage (Beer)"

Any intoxicating liquor beverage manufactured from pure hops or pure barley malt or wholesome grains or cereals and wholesome yeast and pure water. Beer shall be brewed from malt or a malt substitute, which only includes rice, grain of any kind, bean, glucose, sugar, and molasses. Honey, fruit, fruit juices, fruit concentrate, herbs, spices, and other food materials may be used as adjuncts in fermenting beer;

"Original Package"

Any package containing one (1)three (3) or more standard bottles, ~~or cans~~ or pouches of beer ~~of malt liquor or one (1) or more large bottle or can of malt liquor,~~ fifty (50) milliliters (1.7 ounces) or more of spirituous liquors or one hundred (100) milliliters (3.4 ounces) of vinous liquors in the manufacturer's original container. A standard bottle or can of beer ~~malt liquor~~ is any bottle or can containing twelve (12) ounces or less. ~~A large bottle or can of malt liquor is any bottle or can containing at least sixteen (16) ounces.~~

Section 2. Section 600.090 of the City Code of Ordinances is hereby revised by adding a subsection C, so as to read as follows:

A. It shall be unlawful for any person to manufacture, sell or expose for sale intoxicating liquor, as herein defined, in any quantity, either for consumption on the premises where sold or in the original package and not for consumption on the premises where sold, except as provided in this Chapter, nor until the license fees herein provided have been fully paid and a State liquor license and a City liquor license have been issued for the premises. A separate license shall be required for each place of business.

BILL NO. 5535

ORDINANCE NO. _____

B. Notwithstanding any other law to the contrary, any caterer who possesses a valid State and valid local liquor license from another City or County within the State need not obtain a separate liquor license from the City.

C.

1. Notwithstanding the provisions of subsection A, no person at least twenty-one years of age shall be required to obtain a license to manufacture intoxicating liquor for personal or family use. The aggregate amount of intoxicating liquor manufactured per household shall not exceed two hundred gallons per calendar year if there are two or more persons over the age of twenty-one years in such household, or one hundred gallons per calendar year if there is only one person over the age of twenty-one years in such household. Any intoxicating liquor manufactured under this section shall not be sold or offered for sale.

2. Beer brewed under this subsection may be removed from the premises where brewed for personal or family use, including use at organized events, exhibitions, or competitions, such as home brewer contests, tastings, or judging. The use may occur off licensed retail premises, on any premises under a temporary retail license, or on any tax exempt organization's licensed premises.

3. Any beer brewed under this subsection used at an organized event where an admission fee is paid for entry, at which the beer is available without a separate charge, shall not be deemed a sale of beer, provided that the person who brewed the beer receives none of the proceeds from the admission fee and all consumption is conducted off licensed retail premises, under the premises of a temporary retail license, or on any tax exempt organization's licensed premises.

Section 3. Section 600.070 of the City Code of Ordinances is hereby revised to read as follows:

SECTION 600.070: TIMES OF SALE RESTRICTED -- CLOSED PLACE

A. No person having a license under this Chapter nor any employee or agent of such person shall sell, give away or permit the consumption of any intoxicating liquor to be done upon or about the premises in any quantity except at the times set out in [Section 600.150](#).

B. When January first (1st), March seventeenth (17th), July fourth (4th) or December thirty-first (31st) falls on Sunday, and on the Sundays prior to Memorial Day and Labor Day and on the Sunday on which the national championship game of the National Football League is played, commonly known as "Super Bowl Sunday", any person having a license to sell

BILL NO. 5535

ORDINANCE NO. _____

intoxicating liquor by the drink may be open for business and sell intoxicating liquor by the drink under the provisions of his/her license on that day from the time and until the time which would be lawful on another day of the week, notwithstanding any provisions of this Chapter to the contrary.

C. Any places licensed to sell intoxicating liquor by the drink shall be a closed place as defined herein during times for which the sale of intoxicating liquor is restricted. Where such licenses authorizing the sale of intoxicating liquor by the drink are held by clubs, hotels, or bowling alleys, this section shall apply only to the room or rooms in which intoxicating liquor is dispensed; and where such licenses are held by restaurants or bowling alleys whose business is conducted in one room only, then the licensee shall keep securely locked during the hours and on the days specified in this section all refrigerators, cabinets, cases, boxes, and taps from which intoxicating liquor is dispensed.

Section 4. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter, except that the changes in Section 1 shall not take effect prior to January 1, 2015.

ADOPTED THIS ____ DAY OF _____, 2014.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

Attachment: Bill No. 5535 (1185 : Bill No. 5535 - Update Charter 600 Alcoholic Beverages)



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: January 2, 2015

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Revision of City Ordinance Section 300.010 and Chapter 600

The State law (2014 HB 1735 & 1618) recently changed the definitions of "All-Terrain Vehicle". The changes in state law require parallel revisions to the city Ordinances.

The new ordinance reflects the changes necessary to make the City Ordinance in compliance with the state statute.

Additionally, changes in State law (2013 SB 121, 2014 SB 689, and HB 1304) will require revisions to the City's ordinance. The changes are reflective of defining Malt Liquor, the packaging of such and the sale of said liquor.



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 01/12/15 07:00 PM
Department: Police Department
Category: Amendment
Prepared By: Pam Manning
Department Head: Glenn Eidman

SCHEDULED

ORDINANCE

**Bill No. 5536 - an Ordinance Amending Section 300.010 of the
Code of the Ordinance of the City of Creve Coeur Regarding
Traffic Regulations. First Reading**

State law (2014 HB 1735 & 1618) recently changed the definitions of "All-Terrain Vehicle", "Recreational Off-Highway Vehicle" and "Utility Vehicle". The changes in state law require parallel revisions to the city Ordinances. This change will bring our ordinance up to date.

Ordinance

Meeting of January 12, 2015

BILL NO. 5536

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 300.010 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR REGARDING TRAFFIC REGULATIONS.**WHEREAS**, Section 300.010 of the City Code of Ordinances addresses traffic matters; and**WHEREAS**, changes in state law (2014 HB 1735 & 1618) require parallel revisions to the City's ordinances;**NOW, THEREFORE**, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:**Section 1.** The definitions of "All-Terrain Vehicle", "Recreational Off-Highway Vehicle" and "Utility Vehicle" in Section 300.010 of the City Code of Ordinances are hereby revised to read as follows:**ALL-TERRAIN VEHICLE**

Any motorized vehicle manufactured and used exclusively for off-highway use which is fifty (50) inches or less in width, with an unladen dry weight of one thousand five hundred (1,500) pounds or less, traveling on three (3), four (4) or more non-highway tires, ~~with a seat designed to be straddled by the operator and handlebars for steering control.~~

RECREATIONAL OFF-HIGHWAY VEHICLE

Any motorized vehicle manufactured and used exclusively for off-highway use which is more than fiftysixty-four (64) inches ~~or less but no more than sixty-seven inches~~ in width, with an unladen dry weight of two thousand (2,000) pounds or less, traveling on four (4) or more non-highway tires and, ~~with a non-straddle seat and steering wheel~~, which may have access to ATV trails.

UTILITY VEHICLE

Any motorized vehicle manufactured and used exclusively for off-highway use which is more than fiftysixty-three (63) inches ~~but no more than sixty-seven inches or less~~ in width, with an unladen dry weight of twoone thousand ~~eight hundred fifty (1,850)~~ pounds or less, traveling on four (4) or six (6) wheels, to be used primarily for landscaping, lawn care or maintenance purposes.

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

ADOPTED THIS ____ DAY OF _____, 2014.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014

BARRY GLANTZ, MAYOR

ATTEST:

DEBORAH RYAN, CITY CLERK

Attachment: Bill No. 5536 (1186 : Bill No. 5536 - Update Section 300.010 Traffic Regulations)



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: January 2, 2015

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Revision of City Ordinance Section 300.010 and Chapter 600

The State law (2014 HB 1735 & 1618) recently changed the definitions of "All-Terrain Vehicle". The changes in state law require parallel revisions to the city Ordinances.

The new ordinance reflects the changes necessary to make the City Ordinance in compliance with the state statute.

Additionally, changes in State law (2013 SB 121, 2014 SB 689, and HB 1304) will require revisions to the City's ordinance. The changes are reflective of defining Malt Liquor, the packaging of such and the sale of said liquor.



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 01/12/15 07:00 PM
Department: Legislative /City Clerk
Category: Appointment
Prepared By: Debbie Ryan
Initiator: Debbie Ryan
Sponsors:

APPOINTMENT (ID # 1195)

DOC ID: 1195

Appointments to Energy & Environmental, Economic Development Committee, Personnel and Building Code Board of Appeals

Appointments to fill vacancies and place members for the new Energy and Environment Committee.



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, DECEMBER 29, 2014
4:30 P.M.**

A meeting of the Nominating Committee was held on Monday, December 29, 2014 starting at 4:30 p.m. at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141.

Mayor Glantz called the meeting to consider appointment and reappointments to the Personnel Appeals Committee, Economic Development Committee, Building Code Board of Appeals, and Energy and Environment Committee pursuant to the requirements of Section 4.4(i) of the Creve Coeur City Charter.

PERSONNEL APPEALS COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz
Council President Charlotte D'Alfonso
Lynn Berry, Chair of Personnel Appeals Committee

Others present: Councilmember Scott Saunders, Mark Perkins, City Administrator, and Andrea Muskopf, Human Resources Assistant.

Applications were received from:

Sheerie Green
Eric Sterman
Lisa Williams

Mayor Glantz stated that there are two vacancies including one full member and one alternate member.

Lynn Berry stated that three applications were received. Lynn said that Eric Sterman particularly had a lot of personnel and City experience as he currently works for the Assistant City Manager of Lake Saint Louis and previously worked as the Assistant City Manager of Ellisville.

Mark Perkins stated that he knows Eric Sterman through St. Louis Area City Management Association and that he is knowledgeable in local government.

Lynn also said that she felt Lisa Williams was very qualified as she served as the VP of Personnel for Coventry and Etna. Council President stated that she spoke with Lisa and Lisa indicated that she wanted to participate in an active committee. Council President suggested that if Lisa is appointed to the Personnel Appeals Committee she still be considered for a position on either HEB or the Parks and Historic Preservation Committee if a vacancy becomes available.

Mark Perkins stated that a note would be made to request Deborah Ryan, City Clerk, to reach out to Lisa Williams regarding her interest in being considered for either committee if vacancies become available.

Council President D'Alfonso moved, seconded by Chair Lynn Berry to appoint Eric Sterman to fill an unexpired term which expires June 30, 2015 and Lisa Williams as an alternate member, with the vote upon such motion being as follows, to-wit:



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, DECEMBER 29, 2014
4:30 P.M.**

Council President D'Alfonso – Aye
Chair Lynn Berry – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, the appointments were approved.

ECONOMIC DEVELOPMENT COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz
Council President Charlotte D'Alfonso

Others present: Councilmember Scott Saunders, Mark Perkins, City Administrator, and Andrea Muskopf, Human Resources Assistant.

Mayor Glantz stated there are 1 to 3 vacancies due to resignations.

Council President stated that three applications were received and each applicant indicated that preferred to be appointed to the Finance Committee. Mayor Glantz state that Vin Trahn and Robert Bockserman have been interviewed for positions on the Finance Committee; however, there were other candidates who had stronger backgrounds in finance.

Mark Perkins said Ronald Abeles expressed interest in becoming involved when they met. Additionally, he stated that Vin Trahn has been enthusiastic about becoming involved in the City. Mark stated that they were previous neighbors; however, they never met during that timeframe.

Mark added that that Chamber of Commerce will be filling the previous position of Barb Meyers but he has not received word on who will be replacing her.

Mayor Glantz stated that each candidate has good experience for the Economic Development Committee.

Council President moved, seconded by Mayor Glantz to appoint Ronald Abeles and Roberts Bockserman each to fill unexpired terms which will expire June 30, 2016 and Vihn Tran for a three year term which expires June 30, 2017, with the vote upon such motion being as follows, to-wit:

Council President D'Alfonso – Aye
Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, the appointments were approved.

BUILDING CODE BOARD OF APPEALS

The Nominating Committee consisted of:

Mayor Glantz
Council President Charlotte D'Alfonso



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, DECEMBER 29, 2014
4:30 P.M.**

Others present: Councilmember Scott Saunders, Mark Perkins, City Administrator, and Andrea Muskopf, Human Resources Assistant.

Mayor Glantz stated there is one vacancy due to a member terming out in June.

Mark Perkins stated that Keith Tayon has experience as an engineer and carpenter and that Steve Unser, Chief Building Official, shared Keith's information with the Building Code Board of Appeals. He added that Steve and Keith may have discussed his interest on the phone.

Mayor Glantz asked if there were any concerns that each member resided or represented Ward 2. Council President stated that she did not have any concerns and Mayor Glantz agreed.

Council President moved, seconded by Mayor Glantz to appoint Keith Tayon to a three year term which expires June 30, 2017, with the vote upon such motion being as follows, to-wit:

Council President D'Alfonso – Aye

Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, the appointments were approved.

ENERGY AND ENVIRONMENT COMMITTEE

The Nominating Committee consisted of:

Councilmember Scott Saunders

Council President Charlotte D'Alfonso

Mayor Glantz

Others present: Mark Perkins, City Administrator and Andrea Muskopf, Human Resources Assistant.

Mayor Glantz stated there are 7 to 9 openings on this new committee.

Council President expressed concerns regarding holding interviews to ensure that the Energy and Environment Committee gets off on the right foot. She said she would like to prevent three to four resignations from the start because of the failure to agree on meeting dates, a new staff liaison, and times as well as members not fully understanding the purpose of the committee and its role.

Mayor Glantz said that he would like to see the Energy and Environment Committee take its own direction and that staff would provide guidance. He said that it is difficult to arrange interviews, especially with the number of applicants. Councilmember Saunders agreed and added that he was not sure that interviews could help with these concerns.

Mayor Glantz stated that ten applications were received and a member of the Stormwater Committee also expressed interest. Council President stated that adding this member to the Energy and Environment Committee would cause the Stormwater Committee to be short a member and, possibly, unable to obtain a quorum.



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, DECEMBER 29, 2014
4:30 P.M.**

Council President moved, seconded by Council Member Saunders to appoint Sherrie Green, Alexis Travers and George Hall each to a three year term which will expire June 30, 2018; Judy Sherman, Hal Harris and Joseph Martinich each to a two year term which will expire June 30, 2017; Molly Hyland, Samuel Marquez and Ben Lefton each to a one year which will expire June 30, 2016, with the vote upon such motion being as follows, to-wit:

Councilmember Scott Saunders – Aye
Council President D'Alfonso – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, the appointments were approved.

The Nominating Committee meeting adjourned at 5:21 p.m.

Attest:

Andrea Muskopf
Human Resources Assistant

Barry Glantz
Mayor



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Debbie Ryan
City Clerk
(314) 872-2517
www.creve-coeur.org/

Meeting: 01/12/15 07:00 PM

DOC ID: 1196

DISCUSSION ITEM (ID # 1196)

Creve Coeur STEAM Event



Creve Coeur STEAM Public Event

Creve Coeur is fortunate to be a hub of Science, Technology, Engineering and Math (STEM), particularly with regard to Plant & Life Science. Additionally, we have a strong active Arts Commission (thus making it STEAM). On the national level, there is a solid link between the Arts and Sciences to foster and grow Innovation. We have that here! Often people are unaware or not connected to amazing assets in their own backyard. Suggest this might be a great time, as we welcome new businesses and residents to Creve Coeur, to celebrate our international standing and give people a chance to interact.

For Consideration:

Creve Coeur...Full STEAM Ahead

March 7, 2015

3:00– 5 PM

Creve Coeur Government Center

An afternoon showcasing interactive experiences from local Tech, Bio and Government, possibly including: Mobile Tech Units highlighting our DUI unit (#1 in MO), St. Louis Community College Bridge to Bio Program at BRDG Park, MySci Monsanto Van, Daugherty Micro Brew Evaluator and More!

SCOPE coordinated a similar event March 2011 with then State Representatives John Diehl and Jill Schupp. It was quite a success!

As CC Ward I Council Member and Executive Director of a 501c3 committed to public engagement in STEAM, I'm happy to volunteer my time to reach out to our partners, work at the pleasure of the City and Council and organize an event which will surely allow our citizens to enjoy an afternoon and learning more about the community we all love.

Respectfully Submitted,
Cynthia Kramer

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Board of Directors: Hon. Roseann Bentley u Karlos Bledsoe u Dr. Gary Clapp u Dr. Keith Gary u Dr. Jon Hagler
Dr. Rod Nunn u Dr. David Russell u Dr. Robert Stein u Patrick C .Woolley

Attachment: CC March 2015 Event (1196 : Creve Coeur STEAM Event)