



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 24, 2020
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, August 10, 2020, at 7:00 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the City Council meeting here <https://us02web.zoom.us/j/82350567650>.
The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1 312 626 6799/// Webinar ID: 823 5056 7650
3. **Email** — Public comment may also be emailed to the city clerk no later than 5:00 p.m. on the day of the meeting. Submit public comments to Deborah Ryan, City Clerk, at dryan@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the City Council meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)
https://docs.google.com/forms/d/e/1FAIpQLSf9GiT85sdWK9KDkuef8LGZkDPExDsgBJMu5lt4V04Q5jkZ1Q/viewform?usp=sf_link

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. **Records Destruction - Finance Department**



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Summary: These records have met the required retention per the Secretary of States Retention recommendations.

2. Records Destruction - Administration and HR

Summary: These records have met the required retention per the Secretary of States Retention recommendations.

3. Approval of August 10, 2020 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from August 6, 2020 through August 19, 2020 in the amount of \$606,582.53.

UNFINISHED BUSINESS

4. Bill No. 5838 - an Ordinance Authorizing a New Conditional Use Permit for a Solar Panel Contractor, EFS Energy, at 1283 Research Boulevard in the LI-Light Industrial District. Final Reading and Passage

Summary: Paul McKnight, of EFS Energy Inc., has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The Planning and Zoning Commission recommended approval at its meeting on August 3rd, 2020.

NEW BUSINESS

5. Bill No. 5839 - an Ordinance Amending Ordinance 5573 and Approving an Amended Site Concept Plan for Mercy Hospital Campus and Approving the Site Development Plans for a New Outpatient Services Building, Mercy Ballas, at 12120 and 12130 Conway Road & 3011 Ballas Road. First Reading

Summary: George Stock of Stock and Associates, on behalf of Mercy, has submitted an application to amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces to be located south of Conway Road. In February 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient



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center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The Planning and Zoning Commission recommended approval at its meeting on August 17, 2020.

6. Bill No. 5840 - an Ordinance Amending Table A: Permitted and Conditional Uses and Provisions in Section 405.470 Conditional Uses, of Article Vi Standards for Permitted, Accessory and Conditional Uses, of the Zoning Code of the City of Creve Coeur, Missouri to Allow for Drive-Through and Drive-In Sales of Goods or Services in the Ph-Planned Hospital Districts. First Reading

Summary: George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards. Currently, Drive-In and Drive Through Services (NAICS CC442100) are not permitted in the PH District. Allowable uses in the PH Zoning District are listed in Table A of Chapter 405, Zoning Code, with Conditional Use standards regulated in Section 405.470. The Planning and Zoning Commission recommended approval at its meeting on August 17, 2020.

7. Bill No. 5841 - an Ordinance Amending Certain Traffic Regulations in the City Code of Ordinances. First Reading

Summary: Missouri House Bill 1963 was passed in the most recent legislative session, prohibiting local ordinances regarding motorcycle helmets and also amending certain traffic definitions.

8. Bill No. 5842 - an Ordinance Amending the Adopted 2020 City Employees Retirement Fund, Police Building Fund and Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing an Additional Appropriation for Each of These Funds. First Reading

Summary: Amending the Adopted 2020 City Employees Retirement Fund, the Police Building Fund and the Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations for each Fund for the following reasons: \$340,885 for the Employees Retirement Fund for the Buyout Option; \$500,000 for the Police Building Fund; and \$28,000 for Public Safety Sales Tax due to Insurance and Cleaning Services.



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9. Bill No. 5843 - an Ordinance Amending the Adopted 2021 Capital Improvement Fund Budget by Authorizing an Additional Appropriation. First Reading

Summary: An ordinance amending the Adopted 2021 Capital Improvement Fund Budget of the City of Creve Coeur by Authorizing An Additional Appropriation of \$25,000 for a Stormwater Project. Funds are included in the Capital Improvement Program for FY 2022 for Stormwater Projects, but it is requested that a portion of these funds be moved forward for recent storm damage and other costs which may arise associated with the Middlebrook drainage project.

APPOINTMENTS

10. Annual Appointments and Reappointments

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

12. 2Nd Council Meeting in September

Summary: Due to Yom Kippur following on the regular Council meeting day of Monday, September 28, staff recommends re-scheduling the meeting to Tuesday, September 29.

13. Government Center Electrical Panel Replacement Project

Summary: Staff is requesting direction from City Council on whether to proceed with bidding this project.

14. FY 2020 Fourth Quarter Financial Report

Summary: FY 2020 4th Quarter Financial Report Ending June 30, 2020, including investment report.

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 08/20/2020
Deborah Ryan, MPCC
City Clerk



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

Meeting: 08/24/20 07:00 PM
Department: Legislative /City Clerk
Category: Report
Prepared By: Debbie Ryan
Department Head: Debbie Ryan

SCHEDULED

STAFF REPORT

Records Destruction - Finance Department

These records have met the required retention per the Secretary of States Retention recommendations.



**LOCAL RECORDS PROGRAM
DISPOSITION LIST
CITY OF CREVE COEUR
FINANCE AUG 2020**

The following records have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

BOX #	RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
F-106	Time Summaries, ACH Direct Deposit, Child Support	Year 2016	GS068
F-139	Payroll Reports, ACH Direct Deposit, Time Summaries	11/16/2017-12/31/2017	GS068
F-140	Payroll Reports, ACH Direct Deposit, Time Summaries	8/01/2017-11/15/2017	GS068
F-141	Payroll Reports, ACH Direct Deposit, Time Summaries	5/01/2017-7/31/2017	GS068
F-142	Payroll Reports, ACH Direct Deposit, Time Summaries	1/15/2017-4/30/2017	GS068



City Council
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Creve Coeur, MO 63141

Meeting: 08/24/20 07:00 PM
Department: Legislative /City Clerk
Category: Report
Prepared By: Debbie Ryan
Department Head: Debbie Ryan

SCHEDULED

STAFF REPORT

Records Destruction - Administration and HR

These records have met the required retention per the Secretary of States Retention recommendations.



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2020

The following Administration Department has met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Applications for Employment	1/2016-6/2019	GS062
Job Postings	1/2015-6/2017	GS062
Time Sheets	1/2013-12/2015	GS028

DISPOSITION LIST

Admin Files for

The following Permit Survey have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

Packet Pg. 9



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CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, August 10, 2020 at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Council Member, Ward 2 Ellen Lawrence
Council Member, Ward 3 Robert Hoffman
Council Member, Ward 3 Charlotte D'Alfonso
Council Member, Ward 4 Scott Saunders
Council Member Ward 4 Dan Tierney
Council Member, Ward 1 Alexis Travers
Council Member, Ward 1 Heather Silverman
Council Member Ward 2 Nicole Greer

COMMENTS FROM THE GENERAL PUBLIC

Linda Rezny resident of Graeser Road stated there is light pollution on Dautel from the Walgreens site and on Oak there are light pollution issues, safety concerns, traffic issues from the newly constructed Mobil on the Run. Requested the city review those areas.

ACCEPTANCE OF THE AGENDA

To accept the agenda as presented.

The vote on the motion being 8 ayes and 0 nays, motion carried.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

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

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Robert Hoffman, Council Member, Ward 3
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

1. Approval of July 27, 2020 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 23, 2020 through August 5, 2020 in the amount of \$574,107.14.

UNFINISHED BUSINESS

2. Bill No. 5831 - an Ordinance Authorizing a New Conditional Use Permit with Boundary Adjustment and Site Development Plan Approval for a Quiktrip Gas Station with Convenience Store at 11004, 11026, and 11032 Olive Boulevard and 825 and 827 Graeser Road, and the Redevelopment of the Adjacent Retail Center at 11032 and 11056 Olive Boulevard. Final Reading and Passage

City Clerk read Bill No. 5831 for the final time.



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Council Member Silverman recused herself from the discussion.

Brett Berger resident of 10 Winfield Point Lane spoke in opposition to Bill No. 5831 citing this proposal goes against the Comp Plan. Suggested reduced curb cuts, restrictive deliveries, traffic calming, sound barrier fencing, more landscaping and constructed bus stop for school children.

Jun Yang resident of 8 Winfield spoke in opposition of Bill No. 5831 and cited property value decline and safety concerns.

Gina Shanfeld resident spoke in opposition of Bill No. 5831 and cited high volume establishment and safety concerns.

Casey Alderson spoke in opposition of Bill No. 5831.

Tracy Hurwitz spoke in opposition of Bill No. 5831 citing lack of support, will not encourage a walkable city, abuts residential and safety concerns.

Doron Berger spoke in opposition of Bill No. 5831 citing how it will adversely effect the surrounding community with light and noise pollution.

James Cornelison spoke in opposition of Bill No. 5831 stating there is not a need for this type of development in this area, wrong location and safety concerns.

Fess Crockett resident of 11010 Martin Grove spoke in opposition of Bill No. 5831 citing not safe for pedestrians and light pollution.

Mary Crockett resident of 11010 Martin Grove spoke in opposition of Bill No. 5831 residents will be able to hear the ADA crosswalk and this development will adversely effect the surrounding residents with noise and light pollution.

Ross Silverman resident of 11007 Martin Grove Lane spoke in opposition of Bill No. 5831 stating this development will adversely effect the surrounding residents.

Barbara Berger spoke in opposition of Bill No. 5831 citing this is the wrong development for the area.

Linda Rezny spoke in opposition of Bill No. 5831 citing air, light and noise pollution.

Gwen King representative for QuikTrip stated the city hired a traffic consultant to review the report that the traffic firm QuikTrip hired to complete. Both traffic consultants agreed that this development will not create additional traffic to the area. There will not be any QuikTrip vehicles near the already located school bus stop. The new development is designed to calm traffic by reducing the curb cuts on Olive from four to two. QuikTrip has agreed to



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twenty-four concessions to comply with the Comprehensive Plan. The new development will not decrease property values. QuikTrip will comply with the city's standards regarding light and noise standards.

Jason Jaggi made a presentation regarding this application.

Carl Lumley stated the Bill in the packet is presented with amendments and redlined. These were three items that the applicant, volunteered at the last meeting in their presentation and they indicated that they have seen them and approve. So the Council is actually considering the full measures, presented by the applicant, the changes are: condition 8 regarding landscaping, condition 16, not having any QuikTrip fuel or delivery truck utilizing Graeser and condition 17, a minimum of two employees on site at all times. Carl stated it would be appropriate first, to have a motion to approve the amendments, allowing Council to consider the amendments.

Council Member Lawrence stated there were some emails regarding using a masonry wall in lieu of the proposed wood fencing, that would be #10 in the conditions and wanted to ask if the recommendation would provide more protection.

Jason Jaggi stated he believes it would provide some additional sound protection between the properties. Staff has recommended that in previous commercial developments that abut residential areas. Mobil across the street was approved that way as well, but the reasoning was associated with the car wash. Planning and Zoning discussed as well and Council could decide to make that change.

Council Member Lawrence stated she would like for that condition to be added as well.

Jason Jaggi stated the fencing would go all the way around the strip center as well.

Mayor Glantz stated before we continue with the discussion, we need to vote on that particular amendment and discuss the conditional use permit standards. We can always add conditions when we are ready to vote. There are six items that Council needs to review and see if the applicant has met, and they are:

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.
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.



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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.

Council Member Hoffman stated he is concerned with the safety of the children of the area and concern of density of traffic and home values.

Council Member Lawrence stated she feels that the applicant is in compliance with items 1 and 5 of the items listed but the other items have not been met.

Council Member Tierney stated he agrees with Council Member Lawrence as they have not met most of the conditions for the conditional use permit and agrees with Council Member Hoffman regarding the light pollution with a 24/7 operation next to residents. It will affect the values of the homes.

Council Member Hoffman asked the effectiveness of the sound walls and if they even help.

Matt Wohlberg stated the sound walls do some good, but difficulty in saying to what degree.

Council Member D'Alfonso stated having a 24/7 establishment would increase traffic and vastly change the feel of the residential area.

Council Member Saunders stated he shares similar concerns as the other Council Members. This is meant to attract drivers and not meant for pedestrians. The intensity of that corner will deter business that would fit in the adjoining shopping center.

Mayor Glantz this proposal would drastically change the feel of Graeser Road.

The vote on the motion being 0 ayes and 7 nays, motion failed. Bill No. 5831 does not pass.

RESULT:	DISAPPROVED [2 TO 5]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Hoffman, Saunders
NAYS:	Lawrence, D'Alfonso, Tierney, Travers, Greer
RECUSED:	Silverman

To amend Bill No. 5831 but changing Condition 10 allowing for masonry wall instead of wood fencing.

The vote on the motion being 5 ayes and 2 nays, motion carried.



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RESULT:	APPROVED [5 TO 2]
MOVER:	Ellen Lawrence, Council Member, Ward 2
SECONDER:	Charlotte D'Alfonso, Council Member, Ward 3
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Greer
NAYS:	Tierney, Travers
RECUSED:	Silverman

To accept the amended Bill No. 5831 as presented in the packet.

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

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Greer
RECUSED:	Silverman

To add the three amendments as outlined

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

RESULT:	APPROVED [7 TO 0]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Greer
RECUSED:	Silverman

3. Bill No. 5834 - an Ordinance Amending Table A: Permitted and Conditional Uses and Provisions in Section 405.470 Conditional Uses, of Article VI Standards for Permitted, Accessory and Conditional Uses, of the Zoning Code of the City of Creve Coeur, Missouri to Allow for Drug and Druggists' Sundries Merchant Wholesalers (Naics 424210) as a Conditional Use in the Gc-General Commercial District. Final Reading and Passage

City Clerk read Bill No. 5834 for the final time.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5834 becomes Ordinance No. 5708



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RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

4. Bill No. 5835 - an Ordinance Repealing Ordinance 2159 and Issuing a New Conditional Use Permit for a 919 Square-Foot Eating and Drinking Establishment, for Vitality Bowls, Located at 741 N. New Ballas Road, Within the Plaza Shops Shopping Center. Final Reading and Passage

City Clerk read Bill No. 5835 for the final time.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5835 becomes Ordinance No. 5709.

RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

5. Bill No. 5836 - an Ordinance Authorizing a New Conditional Use Permit for Application for an 88-Bed, 25,017 Square Foot Medical Drug Testing and Research Facility for BioPharma at 10330 Old Olive Street Road, Zoned GC-General Commercial. Final Reading and Passage

City Clerk read Bill No. 5836 for the final time.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5836 becomes Ordinance No. 5710.

RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Charlotte D'Alfonso, Council Member, Ward 3
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

6. Bill No. 5837 - an Ordinance Amending Deer Hunting Regulations, Section 205.305, by Adding a New Subsection 4.F Authorizing Hunting in Certain City Parks on a Limited Basis. Final Reading and Passage

City Clerk read Bill No. 5837 for the final time.

Council Member Hoffman stated he has some concerns with safety.

Chief Eidman stated he plans to have the event well advertised and posted.



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The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5837 becomes Ordinance No. 5711.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

NEW BUSINESS

7. Bill No. 5838 - an Ordinance Authorizing a New Conditional Use Permit for a Solar Panel Contractor, EFS Energy, at 1283 Research Boulevard in the LI-Light Industrial District. Final Reading and Passage

City Clerk read Bill No. 5838 for the first time.

Jason Jaggi made a presentation regarding this application.

RESULT:	FIRST READING	Next: 8/24/2020 7:00 PM
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8. Resolution No. 1499 - a Resolution Approving a Site Development Plan for a 15,000 Square Foot, 36 Space Parking Lot Addition at 633 Emerson Road

City Clerk read Resolution No. 1499.

Jason Jaggi made a presentation regarding this application.

Yosef Howley, representative for Atlas Properties stated this addition is needed to maintain parking for the tenants and clients.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

9. Resolution No. 1500 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and Later for Executing an Agreement with the Missouri Highway and Transportation Commission for a Grant-In-Aid through the Federal Transportation Alternatives Program (Tap) Grant for the North New Ballas Phase 3 Sidewalk Project.



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City Clerk read Resolution No. 1500.

Matt Wohlberg introduced a resolution in support of an application for a federal Transportation Alternatives Program grant. Staff recommended a project to add a sidewalk along New Ballas Road between the post office and Rocky Drive. The cost of the project is estimated to be about \$255,000, and the City's share would be about \$87,000, or 34% of the total project cost.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

10. Resolution No. 1501 - 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 to Later Execute an Agreement for a Grant-In-Aid from the Municipal Park Grant Commission.

City Clerk read Resolution No. 1501.

Matt Wohlberg presented a recommendation to pursue a Municipal Park Grant for trail improvements at Conway Park and at Malcolm Terrace Park. At Conway Park, the existing path would be recycled into a new base for a new and wider path. At Malcolm Terrace Park, the existing path would be replaced with one of similar width. Trailhead signs and new benches would be included at both parks. The total cost of the project is estimated to be \$476,000, of which the City would contribute \$30,000, or approximately 6%.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Nicole Greer, Council Member Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

11. Resolution No. 1502 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Approving the Use of a Contract Established by the County of Greene, Missouri, as a Cooperative Purchasing Agreement for the Procurement of Microsurfacing Services for the 2020 Construction Season.

City Clerk read Resolution No. 1502.



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Matt Wohlberg presented a cooperative agreement through which the City would hire Donelson Construction for the FY2021 microsurfacing project. Mr. Wohlberg stated that Donelson has provided high-quality work in all recent contracts and that the price of the work had not changed since last year. The scope of work was similar to what was discussed at the City Council work session on May 11, 2020, except that a portion of Fairways had been added to the project (due to pavement deterioration) and Ladue Meadows Lane had been removed from the project (due to home construction there).

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Nicole Greer, Council Member Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

12. Resolution No. 1503 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with Spencer Contracting Company for Asphalt Pavement Repairs as Part of the 2021 Fiscal Year Pavement Maintenance Program for the Not-To-Exceed Contract Sum of \$43,942.90.

City Clerk read Resolution No. 1503.

Matt Wohlberg presented a contract with Spencer Contracting Company for the FY2021 asphalt pavement resurfacing project. Spencer Contracting provided the lowest responsible bid and has provided good paving services for the City in past paving contracts. Mr. Wohlberg stated that the scope of work was the same as what was presented to the City Council at the May 11, 2020, work session, with the exception of a thin overlay for a portion of Emerson Road.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Nicole Greer, Council Member Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

13. Resolution No. 1504 - a Resolution Approving the Final Change Order and Close Out and Settlement Agreement Regarding the Construction of the New Police Facility Between United Construction Ent. Co. of St. Louis, Inc., and the City.

City Clerk read Resolution No. 1504.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 10, 2020
7:00 PM**

Mark Perkins stated the agreement will adequately protect the city.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

14. Resolution No. 1505 - a Resolution Authorizing the City Administrator to Enter into Agreements with Azavar Audit Solutions, Inc. (D.B.A. Azavar Government Solutions) and Cozen O'Connor for Professional Computer, Data Audit, Compliance Management and Management Consulting Services and Related Collection of Past Due Obligations

City Clerk read Resolution No. 1505.

Lori Obermoeller stated this is a service to complete a utility audit for residential and commercial properties in the city limits. The company will receive a percentage of any future savings or additional revenues in addition to their set fees.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer

BUSINESS FROM MAYOR AND CITY COUNCIL

15. Council Liaison Reports

Council Member Silverman stated the PHP Committee met and discussed the education effort for the Prop C coming to residents at the November election and asked Council for their support for the measure.

Council Member Lawrence stated most of the Pension interviews are completed and down to the last three. Hopefully a recommendation for a consultant choice will be forthcoming soon.

16. Juneteenth as a Potential City Holiday

Council Member D'Alfonso stated she believes this is a good time to discuss adding a holiday or recognition of Juneteenth after our recent addition of Venable Park.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 10, 2020
7:00 PM**

Council Member Silverman stated this is a noble suggestion but want to make sure that this will not just be a day off for employees.

Mark Perkins stated having this discussion for review.

Council Member D'Alfonso requested staff send a list to Council indicating holidays of other municipalities and what the cost would be to the city by adding an additional holiday.

Council Member Hoffman stated cost would be different for the police on any holiday.

Mark Perkins stated staff will put together information and forward to Council for review.

RESULT: ITEM DISCUSSED
--

BUSINESS FROM CITY ADMINISTRATOR

17. Communications Plan - Parks and Stormwater Sales Tax

Mark Perkins stated Melissa Orscheln has developed an excellent plan for informing the public about Prop C and this is a public information effort and not to be persuasive. The information will be distributed through the newsletter, website, social media and other means. Staff is interested in any comments or recommendations the City Council has regarding the plan. The Storm Water Committee is meeting this week and they will be discussing as well. Staff is planning to meet regularly with the PHP Committee to discuss what staff is doing and to get their input along the way as well, as citizens play a vital role in this whole effort. Also included for Council review is a budget for this informational campaign and largely driven by mailing postcards which will be similar to what was accomplished with Prop P.

Council Member Hoffman stated for clarification, individually as citizens the Council Members may advocate for this ballot measure.

Carl Lumley stated correct.

Council Member Lawrence asked if Council has a personal email list and could send out information to their constituents with a link to information.

Carl Lumley stated yes.

Mark Perkins stated there will be a FAQ page on the city's website.

Mark Perkins stated our Public Works Director, Jim Heines is a recipient of the Vincent Talla service award from APWA for thirty years of service to the same organization. Staff would like to recognize Jim for this award and thank him for his decades of service to the city.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 10, 2020
7:00 PM**

RESULT: **ITEM DISCUSSED**

18. ADJOURN

To adjourn at 9:40 pm

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer



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

Meeting: 08/24/20 07:00 PM
Department: City Council
Category: Report
Prepared By: Anne Cronin
Initiator: Anne Cronin
Sponsors:
DOC ID: 3840

SCHEDULED

INVOICES PAID LISTING (ID # 3840)

Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from August 6, 2020 through August 19, 2020 in the amount of \$606,582.53.



MEMORANDUM

DATE: August 6, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from August 6, 2020 through August 19, 2020 in the amount of \$606,582.53.



Creve Coeur, MO

Council Report of Invoices Paid

By Fund

Payment Dates 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
REPUBLIC SERVICES		0346-021662085	08/06/2020	YARD WASTE BAGS AND STICKERS	01-1655	60495	6,425.40
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0820	07/20/2020	GROUP HEALTH AUG 20	01-2211	60498	103,592.71
UNUM LIFE INSURANCE COMPANY OF AMERICA		E0132308 AUG 20	08/12/2020	WHOLE LIFE AUG 20	01-2220	60501	90.52
WASHINGTON NATIONAL INS CO		P2039865	08/01/2020	CANCER/INTENSIVE CARE AUG 20	01-2215	60503	690.45
AMERICAN UNITED LIFE INSURANCE COMPANY		619325 AUG 20	08/13/2020	VOL AD&D AUG 20	01-2216	60511	110.20
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	VOL LIFE AUG 20	01-2216	60506	992.65
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	VOL AD & D AUG 20	01-2216	60506	31.60
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	SHORT TERM DIS AUG 20	01-2222	60506	377.93
CATHOLIC CHARITIES FOUNDATION		69542	08/18/2020	LANGUAGE INTERPRETER	01-2410	60520	75.00
MISSOURI DEPARTMENT OF REVENUE		CVC JUL 20	08/18/2020	CRIME VICTIMS COMPENSATION FUND FEES	01-2413	60543	360.00
MISSOURI DEPARTMENT OF REVENUE		CVC JUL 20	08/18/2020	MISC POLICE FUND REVENUE JUL 20	01-4604	60543	-17.76
MISSOURI DEPARTMENT OF REVENUE		POST JUL 20	08/18/2020	POST COMMISSION FUND JUL 20	01-2412	60544	49.00
							112,777.70
							112,777.70
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
MUNICIPAL LEAGUE OF METRO ST. LOUIS		INV0000494	07/17/2020	MUNICIPAL LEAGUE FEES 7/1/20-6/30/21	01-11-12-6262	60488	4,820.00
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-11-12-5234	60506	37.80
Division 12 - MAYOR AND CITY COUNCIL Total:							4,857.80
Division: 13 - CITY CLERK							
GRANICUS LLC		126964	06/01/2020	CIVIC STREAMING AND AGENDA JUN 20	01-11-13-6213	60470	945.70
AMERICAN DOCUMENT DESTRUCTION		24923	07/29/2020	PAPER SHREDDING	01-11-13-6202	60446	124.00

Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
GENERAL CODE	PO00369	PG000022664	07/31/2020	General Code - Code Book supplements	01-11-13-6203	60468	4,449.41
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-11-13-5234	60506	22.70
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-11-13-5235	60506	2.43
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-11-13-5236	60506	18.92
VERIZON WIRELESS SERVICES LLC		9860111818	08/04/2020	TABLETS AND AIRCARDS LEGISLATIVE 8/5-9/4/20	01-11-13-6253	60556	40.01

Division 13 - CITY CLERK Total: 5,603.17

Department 11 - LEGISLATIVE SERVICES Total: 10,460.97

Department: 12 - ADMINISTRATION

Division: 11 - ADMINISTRATIVE

ASI		A0001786070783Q	07/31/2020	HSA AND FSA ADMIN FEES	01-12-11-6203	60454	469.50
MERCY HOSPITAL ST LOUIS		HRA21004098479	06/30/2020	POST ACCIDENT DOT DRUG TEST W KELLEY 21004098479	01-12-11-6271	60482	127.00
MERCY HOSPITAL ST LOUIS		INV0000496	06/30/2020	POST ACCIDENT DOT DRUG TEST W KELLY 21004098479	01-12-11-6271	60483	421.50
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-12-11-5234	60506	90.49
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-12-11-5235	60506	9.69
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-12-11-5236	60506	74.25
MERCY CORPORATE HEALTH		570273	08/03/2020	RANDOM DOT DRUG/ALCOHOL TEST	01-12-11-6271	60538	57.00
MERCY CORPORATE HEALTH		570275	08/03/2020	RANDOM DOT DRUG/ALCOHOL TEST	01-12-11-6271	60538	57.00
MERCY CORPORATE HEALTH		570291	08/03/2020	RANDOM DOT DRUG/ALCOHOL TEST	01-12-11-6271	60538	92.00
MERCY CORPORATE HEALTH		572634	08/03/2020	PRE EMPLOYMENT SCREENINGS	01-12-11-6271	60538	60.00
MERCY CORPORATE HEALTH		572658	08/03/2020	PRE EMPLOYMENT SCREENING	01-12-11-6271	60538	60.00
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE ADMIN 8/2-9/1/20	01-12-11-6253	60555	97.76

Division 11 - ADMINISTRATIVE Total: 1,616.19

Division: 14 - MUNICIPAL COURT

REJIS COMMISSION		442343	07/20/2020	COURT ACCESS TO REJIS JUL 20	01-12-14-6202	60494	369.82
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-12-14-5234	60506	37.35
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-12-14-5235	60506	4.00

Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-12-14-5236	60506	31.13
Division 14 - MUNICIPAL COURT Total:							442.30
Department 12 - ADMINISTRATION Total:							2,058.49
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-13-11-5234	60506	80.39
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-13-11-5235	60506	8.62
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-13-11-5235	60506	8.79
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-13-11-5236	60506	40.56
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE FINANCE 8/2-9/1/20	01-13-11-6253	60555	48.88
Division 11 - ADMINISTRATIVE Total:							187.24
Division: 15 - INTERDEPARTMENTAL							
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0820	07/20/2020	GROUP HEALTH AUG 20	01-13-15-5230	60498	12,825.98
AT&T		314A7307146638 AUG 20	07/25/2020	ANALOG LINES 7/25-8/24/20	01-13-15-6253	60455	353.96
OFFICE DEPOT		INV0000497	07/15/2020	#107155316001	01-13-15-7312	60491	639.27
OFFICE DEPOT		INV0000497	07/15/2020	#107258729001	01-13-15-7312	60491	211.98
OFFICE DEPOT		INV0000497	07/15/2020	#107258730001	01-13-15-7312	60491	62.89
OFFICE DEPOT		INV0000497	07/15/2020	#107258720001	01-13-15-7312	60491	22.14
CHARTER COMMUNICATIONS		0353198080120	08/01/2020	350 N NEW BALLAS 8/1-8/31/20	01-13-15-6253	60522	480.15
THE DANIEL & HENRY CO.		601122806 JUL 20	08/12/2020	BOND CANCELLATION #601122806 6/30-7/23/20	01-13-15-6222	60554	100.00
Division 15 - INTERDEPARTMENTAL Total:							14,696.37
Division: 51 - MIS OPERATIONS							
DELL MARKETING LP		CT080320	08/05/2020	LAPTOP ADAPTER AND BATTERY	01-13-51-6213	60461	163.58
CDW LLC		ZPC5775	07/29/2020	HP M507X PRINTER AND 2 PAPER TRAYS	01-13-51-7331	60458	354.24
CDW LLC		ZPC5775	07/29/2020	HP M507X PRINTER AND 2 PAPER TRAYS	01-13-51-7331	60458	648.93
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-13-51-5234	60506	20.45
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-13-51-5235	60506	2.19
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-13-51-5236	60506	17.04

Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
REJIS COMMISSION		444012	07/31/2020	PD ACCESS WORK ON ASA5506 FIREWALL	01-13-51-6213	60549	73.75
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE MIS 8/2-9/1/20	01-13-51-6253	60555	63.91
CDW LLC		ZPD1047	07/30/2020	HP PRINTER CABINET NEW WORKHORSE FIN	01-13-51-7331	60521	319.33
Division 51 - MIS OPERATIONS Total:							1,663.42
Department 13 - FINANCE Total:							16,547.03

Department: 14 - COMMUNITY SERVICES

Division: 11 - ADMINISTRATIVE

NICHOLAS ROBERT STERGOS		121046	08/10/2020	WEEKLY FARMERS MARKET MUSIC 7/11/20	01-14-11-6230	60490	50.00
NICHOLAS ROBERT STERGOS		121047	08/10/2020	WEEKLY FARMERS MARKET MUSIC 7/25/20	01-14-11-6230	60490	50.00
NICHOLAS ROBERT STERGOS		121048	08/10/2020	WEEKLY FARMERS MARKET MUSIC 8/8/20	01-14-11-6230	60490	50.00
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-14-11-5234	60506	10.79
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-14-11-5235	60506	1.16
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-14-11-5236	60506	8.99
Division 11 - ADMINISTRATIVE Total:							170.94
Department 14 - COMMUNITY SERVICES Total:							170.94

Department: 16 - MUNICIPAL FACILITIES MAINTENANCE

Division: 11 - ADMINISTRATIVE

ARAMARK UNIFORM SERVICES		316540230	08/04/2020	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	60452	9.46
AMERENUE		55031-62002 8/3/20	08/13/2020	300 N NEW BALLAS ELECTRIC SERIVCE 6/25-7/27/20	01-16-11-6250	DFT0001887	7,846.99
WALTER KNOLL FLORIST		55048	08/03/2020	CITY HALL PLANT MAINT- SEP 2020	01-16-11-6212	60502	80.00
WIEGMANN ASSOCIATES		65495	07/30/2020	A/C MAINTENANCE- CITY HALL	01-16-11-6211	60505	639.99
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-16-11-5234	60506	33.87
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-16-11-5235	60506	3.64
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-16-11-5236	60506	28.24
ARAMARK UNIFORM SERVICES		316566269	08/11/2020	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	60516	9.46
TERMINIX INTERNATIONAL COMPANY LP		398923670	07/28/2020	CITY HALL- PEST CONTROL	01-16-11-6212	60553	97.00

Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
SAM'S CLUB		9527-JULY20	08/08/2020	LOUNGE SUPPLIES FOR CITY HALL	01-16-11-7304	60552	47.44
SAM'S CLUB		9527-JULY20	08/08/2020	LOUNGE SUPPLIES FOR CITY HALL	01-16-11-7304	60552	29.70
SAM'S CLUB		9527-JULY20	08/08/2020	LOUNGE SUPPLIES FOR CITY HALL	01-16-11-7304	60552	29.80
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE BLDG MAINT 8/2-9/1/20	01-16-11-6253	60555	67.52
HOME DEPOT CREDIT SERVICES		INV0000519	06/30/2020	# 6012282 MISC BLDG SUPPLIES	01-16-11-6212	60531	25.46

Division 11 - ADMINISTRATIVE Total: 8,948.57

Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: 8,948.57

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

AMERICAN UNITED LIFE INSURANCE COMPANY	AUG 20	08/01/2020	LIFE AUG 20	01-21-11-5234	60506	156.07
AMERICAN UNITED LIFE INSURANCE COMPANY	AUG 20	08/01/2020	AD & D AUG 20	01-21-11-5235	60506	16.74
AMERICAN UNITED LIFE INSURANCE COMPANY	AUG 20	08/01/2020	LTD AUG 20	01-21-11-5236	60506	128.88
REJIS COMMISSION	444127	08/13/2020	FIRST RESPONDER ID BADGE FOR OFFICERS	01-21-11-6213	60549	21.00
VERIZON WIRELESS SERVICES LLC	9859827512	08/01/2020	PHONE PD ADMIN 8/2-9/1/20	01-21-11-6253	60555	151.67
VERIZON WIRELESS SERVICES LLC	9860111818	08/04/2020	TABLETS AND AIRCARDS PD ADMIN 8/5-9/4/20	01-21-11-6253	60556	438.86

Division 11 - ADMINISTRATIVE Total: 913.22

Division: 21 - INVESTIGATION

LEXISNEXIS	1432814-20200731	07/31/2020	JULY 2020 1 USER FEE	01-21-21-6202	60479	104.55
HANDY AUTOMOTIVE	6219-483597	07/31/2020	BRAKES FOR CAR 2412	01-21-21-6210	60472	172.78
AMERICAN UNITED LIFE INSURANCE COMPANY	AUG 20	08/01/2020	LIFE AUG 20	01-21-21-5234	60506	148.58
AMERICAN UNITED LIFE INSURANCE COMPANY	AUG 20	08/01/2020	AD & D AUG 20	01-21-21-5235	60506	15.94
AMERICAN UNITED LIFE INSURANCE COMPANY	AUG 20	08/01/2020	LTD AUG 20	01-21-21-5236	60506	123.81
SAM'S CLUB	9527-JULY20	08/08/2020	REFRESHMENTS FOR MAJOR CASE SQUAD	01-21-21-6203	60552	172.28
MARCO HOLDINGS LLC	INV7830792	08/04/2020	QTRLY MAINT FEES FOR COPIER	01-21-21-6213	60537	167.47

Division 21 - INVESTIGATION Total: 905.41

Division: 22 - PATROL

DOBBS TIRE & AUTO CENTERS	04-317767	08/05/2020	ALIGNMENT FOR CAR 2417	01-21-22-6210	60462	159.90
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Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
LAW ENFORCEMENT TARGETS, INC.		0469037-IN	08/03/2020	TARGETS FOR RANGE	01-21-22-7313	60477	184.84
MCLARTY CMFO, LLC	PO00255	319340-319343	08/13/2020	3 2020 Ford PIU	01-21-22-9502	60443	108,279.00
MCLARTY CMFO, LLC	PO00255	319340-319343	08/13/2020	1 2020 Ford PIU Hybrid	01-21-22-9502	60443	39,353.00
LEON UNIFORM COMPANY		504815	07/31/2020	UNIFORM ALLOWANCE PURCHASE FOR J COURSON	01-21-22-7308	60478	125.00
LEON UNIFORM COMPANY		505036-01	07/31/2020	UNIFORM ALLOWANCE PURCHASE FOR C ALTMAN	01-21-22-7308	60478	134.24
LEON UNIFORM COMPANY		505227	07/31/2020	UNIFORM ALLOWANCE PURCHASE FOR P MCKEON	01-21-22-7308	60478	125.00
LEON UNIFORM COMPANY		505335-01	07/31/2020	UNIFORM ALLOWANCE PURCHASE FOR D SZYDLOWSKI	01-21-22-7308	60478	354.95
LEON UNIFORM COMPANY		505466	07/29/2020	UNIFORM ALLOWANCE PURCHASE FOR D CHARBONNEAU	01-21-22-7308	60478	30.00
LEON UNIFORM COMPANY		505467	07/29/2020	UNIFORM ALLOWANCE PURCHASE FOR M BREITENSTEIN	01-21-22-7308	60478	60.00
LEON UNIFORM COMPANY		505468	07/29/2020	UNIFORM ALLOWANCE PURCHASE FOR D TAPELLA	01-21-22-7308	60478	30.00
LEON UNIFORM COMPANY		505534	07/31/2020	UNIFORM ALLOWANCE PURCHASE FOR N MARTIN	01-21-22-7308	60478	362.00
LEON UNIFORM COMPANY		505762	07/31/2020	UNIFORM ALLOWANCE PURCHASE FOR B MCKEEN	01-21-22-7308	60478	117.00
LEON UNIFORM COMPANY		505904	08/06/2020	UNIFORM ALLOWANCE PURCHASE FOR B COATS	01-21-22-7308	60478	250.00
LEON UNIFORM COMPANY		506145	08/10/2020	UNIFORM ALLOWANCE PURCHASE FOR J MCINTOSH	01-21-22-7308	60478	37.99
HANDY AUTOMOTIVE		6219-482848	07/27/2020	RELAY SWITCH FOR CAR 2404	01-21-22-6210	60472	19.37
HANDY AUTOMOTIVE		6219-483798	08/03/2020	5 OIL FILTERS	01-21-22-6210	60472	16.10
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-21-22-5234	60506	730.22
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-21-22-5235	60506	78.22
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-21-22-5236	60506	551.24
DOBBS TIRE & AUTO CENTERS		04-317972	08/13/2020	TPMS SENSOR FOR CAR 2416	01-21-22-6210	60525	89.95
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE PD PTRL 8/2-9/1/20	01-21-22-6253	60555	557.24
						Division 22 - PATROL Total:	151,645.26
						Department 21 - POLICE Total:	153,463.89
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-31-11-5234	60506	82.02

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-31-11-5236	60506	67.17
MISSOURI ONE CALL SYSTEM INC		0070148	07/31/2020	UTILITY LOCATES- JULY	01-31-11-6211	60545	10.00
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE PW ADMIN 8/2-9/1/20	01-31-11-6253	60555	275.53
ROTELITE OF ST. LOUIS, INC.		INV0272148	08/11/2020	PLOTTER PAPER	01-31-11-7304	60551	79.90
						Division 11 - ADMINISTRATIVE Total:	514.62
Division: 41 - STREET MAINTENANCE							
GATEWAY INDUSTRIAL POWER INC		001-102603R	07/25/2020	GENERATOR MAINTENANCE - SHOP	01-31-41-6212	60467	800.00
GATEWAY INDUSTRIAL POWER INC		001-102604R	07/25/2020	GENERATOR ANNUAL SERVICE	01-31-41-6212	60467	625.00
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	599 S NEW BALLAS RD IRRIG	01-31-41-6254	60487	18.00
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	631 S NEW BALLAS RD IRRIG	01-31-41-6254	60487	18.00
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	333 S NEW BALLAS RD IRRIG	01-31-41-6254	60487	13.32
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	298 N NEW BALLAS RD IRRIG	01-31-41-6254	60487	18.00
FRED WEBER, INC.		12378703	07/28/2020	ASPHALT MOSLEY ACRES	01-31-41-7305	60464	202.50
ABSTENENCIA GENTRY		1261-2500005708	08/03/2020	EXCEL- PW TEMP EMPLOYEE W/E 8/2/20	01-31-41-6207	60444	588.00
BEYERS LUMBER CO		2007-038662	07/31/2020	PLYWOOD	01-31-41-6212	60456	117.65
ARAMARK UNIFORM SERVICES		316540229	08/04/2020	UNIFORM SERVICE- PW SHOP	01-31-41-7308	60452	64.90
AMERENUE		55031-62002 8/3/20	08/13/2020	300 N NEW BALLAS ELECTRIC SERIVCE 6/25-7/27/20	01-31-41-6250	DFT0001887	1,182.03
AMERENUE		55031-62002 8/3/20	08/13/2020	300 N NEW BALLAS ELECTRIC SERIVCE 6/25-7/27/20	01-31-41-6251	DFT0001887	9,642.97
SAFETY-KLEEN SYSTEMS, INC.		83844282	07/24/2020	OIL	01-31-41-6210	60496	305.66
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-31-41-5234	60506	127.23
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-31-41-5235	60506	13.61
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-31-41-5236	60506	96.87
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		008035	08/10/2020	SAFETY SUPPLIES FOR LEAF SEASON	01-31-41-7308	60541	317.79
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		008035	08/10/2020	SAFETY SUPPLIES FOR LEAF SEASON	01-31-41-7308	60541	103.00
JOHNNY ON THE SPOT #347		0347-000234981	07/31/2020	PORTA JOHNS 7/1/20-7/31/20	01-31-41-6266	60534	150.00
BRANNEKY & SONS MERCANTILE CO. INC.		1052705	08/10/2020	METAL FOR LEAF RACK HOLDER	01-31-41-6211	60518	57.09

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BRANNEY & SONS MERCANTILE CO. INC.		1052741	08/13/2020	AIR GUN	01-31-41-7302	60518	27.48
DEKA/ELECTRO BATTERY MFG.		119277	08/10/2020	206 BATTERY	01-31-41-6210	60524	71.72
FRED WEBER, INC.		12381983	08/07/2020	MICRO PREP TEMPLAR	01-31-41-7305	60528	269.33
ABSTENENCIA GENTRY		1261-2500005719	08/10/2020	EXCEL- PW TEMP EMPLOYEE W/E 8/9/20	01-31-41-6207	60512	588.00
ARAMARK UNIFORM SERVICES		316566268	08/11/2020	UNIFORM SERVICE	01-31-41-7308	60516	64.90
HANDY AUTOMOTIVE		6219-484574	08/07/2020	206 PARTS	01-31-41-6210	60529	63.17
HANDY AUTOMOTIVE		6219-485398	08/13/2020	OIL AND COOLANT	01-31-41-6210	60529	220.44
NB WEST CONTRACTING CO.		7631	08/04/2020	COLD PATCH	01-31-41-7305	60546	258.50
MILBRADT LAWN EQUIPMENT CO.		967187	08/11/2020	MAINTENANCE FOR CHAINSAWS	01-31-41-6211	60542	524.20
MILBRADT LAWN EQUIPMENT CO.		967312	08/13/2020	CHAINSAW PARTS	01-31-41-6211	60542	139.08
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE STREETS 8/2-9/1/20	01-31-41-6253	60555	183.92
HOME DEPOT CREDIT SERVICES		INV0000519	06/30/2020	# 5874505 MAIL BOX POST ON LADUE MEADOW	01-31-41-6212	60531	61.90
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	#9030102 SIDE BOARDS NEW TRUCKS	01-31-41-6210	60531	51.83
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	# 2303097 POWER WASHER PARTS	01-31-41-6211	60531	89.96
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	# 303139 SHELVES FOR STORAGE	01-31-41-6212	60531	420.60
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	# 1303105 AIR COMPRESSOR PARTS	01-31-41-6212	60531	10.98
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	# 6511481 SPRAYER	01-31-41-7302	60531	29.97
Division 41 - STREET MAINTENANCE Total:							17,537.60
Division: 42 - HEALTH/WELFARE							
REPUBLIC SERVICES	PO00198	0346-021662085	08/06/2020	TRASH & RECYCLING 7/1/20- 6/30/21	01-31-42-6214	60495	62,702.54
ANIMAL CARE SERVICE INC		JUL2020	07/31/2020	REMOVAL OF DECEASED DEER	01-31-42-6214	60515	250.00
Division 42 - HEALTH/WELFARE Total:							62,952.54
Division: 43 - PARKS MAINTENANCE							
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	203 TOWNSEND ST	01-31-43-6254	60487	9.81
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	10620 COUNTRY VIEW DR	01-31-43-6254	60487	29.66
MISSOURI AMERICAN WATER CO.		1017-210041240477	7/28/2020 08/05/2020	11370 ST PAUL ST PARK	01-31-43-6254	60487	71.31
ABSTENENCIA GENTRY		1261-2500005708	08/03/2020	EXCEL- PW TEMP EMPLOYEE W/E 8/2/20	01-31-43-6207	60444	196.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARAMARK UNIFORM SERVICES		316540229	08/04/2020	UNIFORM SERVICE- PW SHOP	01-31-43-7308	60452	21.64
AMERENUE		55031-62002 8/3/20	08/13/2020	300 N NEW BALLAS ELECTRIC SERIVCE 6/25-7/27/20	01-31-43-6250	DFT0001887	1,083.02
SAFETY-KLEEN SYSTEMS, INC.		83844282	07/24/2020	OIL	01-31-43-6210	60496	101.89
WHOLESALE PLUMBING SUPPLY CO INC		52994511.001	07/27/2020	TOILET VALVE PARTS	01-31-43-6212	60504	148.44
FROST ELECTRIC		54192114.001	07/30/2020	MILLENIUUM BATHROOM LIGHTS	01-31-43-6212	60465	211.58
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-31-43-5234	60506	35.02
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-31-43-5235	60506	3.76
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-31-43-5236	60506	29.19
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		008035	08/10/2020	SAFETY SUPPLIES FOR LEAF SEASON	01-31-43-7308	60541	140.26
JOHNNY ON THE SPOT #347		0347-000234981	07/31/2020	PORTA JOHNS 7/1/20-7/31/20	01-31-43-6266	60534	150.00
BRANNEKY & SONS MERCANTILE CO. INC.		1052705	08/10/2020	METAL FOR LEAF RACK HOLDER	01-31-43-6211	60518	19.03
DEKA/ELECTRO BATTERY MFG.		119277	08/10/2020	206 BATTERY	01-31-43-6210	60524	23.91
ABSTENENCIA GENTRY		1261-2500005719	08/10/2020	EXCEL- PW TEMP EMPLOYEE W/E 8/9/20	01-31-43-6207	60512	196.00
REINHOLD ELECTRIC, INC		213094	08/03/2020	LAVERNE COLLINS PARK- LIGHTS REPLACED WITH LEDS	01-31-43-6212	60548	1,136.38
AT&T		31457904127391 8/1/20	08/01/2020	SECURITY LINES TAPMEYER AUG 20	01-31-43-6224	60517	184.47
ARAMARK UNIFORM SERVICES		316566268	08/11/2020	UNIFORM SERVICE	01-31-43-7308	60516	21.64
HANDY AUTOMOTIVE		6219-484574	08/07/2020	206 PARTS	01-31-43-6210	60529	21.06
HANDY AUTOMOTIVE		6219-485398	08/13/2020	OIL AND COOLANT	01-31-43-6210	60529	73.48
MILBRADT LAWN EQUIPMENT CO.		967187	08/11/2020	MAINTENANCE FOR CHAINSAWS	01-31-43-6211	60542	174.74
MILBRADT LAWN EQUIPMENT CO.		967312	08/13/2020	CHAINSAW PARTS	01-31-43-6211	60542	46.36
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE PARKS 8/2-9/1/20	01-31-43-6253	60555	33.76
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	#9030102 SIDE BOARDS NEW TRUCKS	01-31-43-6210	60531	17.27
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	# 2303097 POWER WASHER PARTS	01-31-43-6211	60531	29.98
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	#5303361 PLANT MIX AND SOIL	01-31-43-6212	60531	29.42

Division 43 - PARKS MAINTENANCE Total: 4,239.08

Department 31 - PUBLIC WORKS Total: 85,243.84

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
MCLAUGHLIN COURT REPORTING SERVICES, INC.		080520-1	08/05/2020	20-020 CUPS 1283 RESEARCH BLVD EFS ENERGY	01-32-11-6202	60481	101.50
HORNER & SHIFRIN INC	PO00336	60866	08/06/2020	GIS MAPPING	01-32-11-6203	60473	5,000.00
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-32-11-5234	60506	72.21
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-32-11-5235	60506	7.73
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-32-11-5236	60506	60.17
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE PLANNING 8/2-9/1/20	01-32-11-6253	60555	53.91
Division 11 - ADMINISTRATIVE Total:							5,295.52
Division: 61 - BUILDING DEPARTMENT							
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	01-32-61-5234	60506	159.77
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	01-32-61-5235	60506	17.10
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	01-32-61-5236	60506	143.61
MARBECK PRINTING LLC		211100	08/12/2020	INSPECTION REQUEST SHEETS	01-32-61-7304	60536	499.88
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE BUILDING 8/2-9/1/20	01-32-61-6253	60555	270.08
VERIZON WIRELESS SERVICES LLC		9860111818	08/04/2020	TABLETS AND AIRCARDS BLDG 8/5-9/4/20	01-32-61-6253	60556	360.09
Division 61 - BUILDING DEPARTMENT Total:							1,450.53
Department 32 - COMMUNIITY DEVELOPMENT Total:							6,746.05
Fund 01 - GENERAL FUND Total:							396,417.48
Fund: 02 - CAPITAL IMPROVEMENT FUND							
EAST WEST GATEWAY COUNCIL OF GOVERNMENT		INV0000521	08/18/2020	APP FEE FEDERAL TAP GRANT N 02-1666 NEW BALLAS SIDEWALK		60526	850.00
							850.00
							850.00
Department: 61 - CIP							
Division: 71 - CIP							
FRY & ASSOCIATES	PO00350	31873	07/29/2020	Millennium Park Safety Surface Improvements	02-61-71-9506	60466	31,987.80
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	02-61-71-5234	60506	19.17
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	02-61-71-5235	60506	2.05

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	02-61-71-5236	60506	15.97
Division 71 - CIP Total:							32,024.99
Department 61 - CIP Total:							32,024.99
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							32,874.99
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
ROGER CLEVELAND GOLF COMPANY INC		6041824 SO	07/29/2020	GOLF BALLS RESALE AND SHIPPING	06-1625	60550	384.00
ROGER CLEVELAND GOLF COMPANY INC		6041824 SO	07/29/2020	GOLF BALLS RESALE AND SHIPPING	06-1625	60550	497.60
CALLAWAY GOLF		931830937	08/07/2020	GOLF BALLS RESALE AND SHIPPING	06-1625	60519	232.80
							1,114.40
							1,114.40
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
CHARTER COMMUNICATIONS		0136635080120	08/01/2020	11400 OLDE CABIN 8/1-8/31/20	06-14-31-6255	60459	141.47
MISSOURI AMERICAN WATER CO.		1017-210013831861 8/4/20	08/04/2020	11400 OLDE CABIN FIRE 8/4- 9/1/20	06-14-31-6254	60486	58.09
J.J. KOKESH & SON, INC.		13097	07/30/2020	REPLACE CRACKED WALL UNIT URINAL GOLF LOCKER ROOM	06-14-31-6212	60474	630.00
JEREMIAH BURPO		1537	08/10/2020	TOILET REPAIR ICE ARENA RESTROOM	06-14-31-6212	60476	180.00
BOB MARQUART MASONRY LISA R MARQUART	PO00332	2789	06/30/2020	Brick wall repair	06-14-31-9501	60457	1,920.00
ARAMARK UNIFORM SERVICES		316540231	08/04/2020	TOWELS AND MOPS	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316358292 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316308075 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000314383714 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316333138 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316209417 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316283329 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316233999 TOWELS AND MOPS DRC	06-14-31-7301	60452	9.93
GRAINGER		9601323588	07/27/2020	PLUMBING SUPPLIES DRC	06-14-31-6212	60469	5.63

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
PROFESSIONAL INSTALLERS INC		PI-10214	08/13/2020	SHADES FOR DRC OFFICES WINDOWS	06-14-31-9501	60493	1,178.00
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	06-14-31-5234	60506	39.23
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	06-14-31-5235	60506	4.21
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	06-14-31-5236	60506	32.69
HUMAN RESOURCE STAFFING		1001060714	08/12/2020	PT STAFF DRC W/E 8/9/20	06-14-31-6203	60532	214.50
ALARM 24 INC		29081	08/15/2020	ALARM MONITORING 91/-11/30/20	06-14-31-6202	60513	63.00
AMERIGAS PROPANE		3110201595	08/08/2020	OLY PROPANE	06-14-31-7307	60514	458.90
ARAMARK UNIFORM SERVICES		316566270	08/11/2020	TOWELS AND MOPS	06-14-31-7301	60516	8.43
TERMINIX INTERNATIONAL COMPANY LP		399034762	07/13/2020	PEST CONTROL DRC	06-14-31-6212	60553	78.00
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE ICE RINK 8/2-9/1/20	06-14-31-6253	60555	48.88
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	#9610359 BLACKTOP PAT FOR PARKING LOT	06-14-31-6212	60531	34.95
						Division 31 - ICE ARENA Total:	5,175.42
Division: 32 - GOLF MAINTENANCE							
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		102117572-001	08/03/2020	IRRIGATIONS PARTS 7 TEE	06-14-32-6212	60497	82.85
O'REILLY AUTO PARTS		1388-353609	06/30/2020	HYDRO AND MOTOR OIL	06-14-32-6211	60492	209.94
M&M GOLF CARS LLC		241256A-IN	06/30/2020	ROOF AND WINDSHIELD GOLF CARTS	06-14-32-6210	60480	553.00
ENERGY PETROLEUM CO		6305695	08/05/2020	UNLEADED GAS	06-14-32-7307	60463	367.20
ENERGY PETROLEUM CO		6305697	08/05/2020	DIESEL FUEL	06-14-32-7307	60463	388.79
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	06-14-32-5234	60506	37.58
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	06-14-32-5235	60506	4.02
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	06-14-32-5236	60506	31.31
HELENA CHEMICAL CO.		235272629	08/06/2020	REVOLVER QUEST QUINCLORAC	06-14-32-7303	60530	545.20
VERIZON WIRELESS SERVICES LLC		9859827512	08/01/2020	PHONE GOLF MAINT 8/2-9/1/20	06-14-32-6253	60555	48.88
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	# 5090061 BATHROOM SUPPLIES	06-14-32-6212	60531	67.85
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	#9011763 MISC BLDG SUPPLIES	06-14-32-6212	60531	108.19
						Division 32 - GOLF MAINTENANCE Total:	2,444.81

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 33 - PRO-SHOP							
AMERENUE		9601003815	7/17/20	08/07/2020	11400 OLDE CABIN GOLF SHOP 06-14-33-6250 6/11-7/13/20	DFT0001882	2,199.11
CHARTER COMMUNICATIONS		0136635080120	08/01/2020	11400 OLDE CABIN 8/1-8/31/20	06-14-33-6255	60459	60.63
METROPOLITAN AMATEUR GOLF ASSOCIATION		23620 REGULAR	08/03/2020	MAGA REGULAR HANDICAP MEMBERSHIP GOLF FEES	06-14-33-6202	60484	154.00
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	06-14-33-5234	60506	18.13
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	06-14-33-5235	60506	1.94
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	06-14-33-5236	60506	15.11
ALARM 24 INC		29081	08/15/2020	ALARM MONITORING 91/- 11/30/20	06-14-33-6202	60513	63.00
ROGER CLEVELAND GOLF COMPANY INC		6041824 SO	07/29/2020	GOLF BALLS RESALE AND SHIPPING	06-14-33-8324	60550	0.40
ROGER CLEVELAND GOLF COMPANY INC		6048226 SO	08/03/2020	LOGO BALLS AND SERVICE ITEM	06-14-33-8324	60550	392.40
PNC EQUIPMENT FINANCE	PO00300	890383	08/03/2020	Golf Cart Lease	06-14-33-9503	60547	5,024.00
CALLAWAY GOLF		931830937	08/07/2020	GOLF BALLS RESALE AND SHIPPING	06-14-33-8326	60519	0.18
ERIC SAXTON		INVOICE 2	08/14/2020	GOLF CAMP #2 INSTRUCTION	06-14-33-6202	60527	600.00
Division 33 - PRO-SHOP Total:							8,528.90
Division: 34 - FOOD SERVICES							
ARAMARK UNIFORM SERVICES		316540231	08/04/2020	TOWELS AND MOPS	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316308075 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316283329 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316233999 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000314383714 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316209417 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316333138 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		376315000 ICE MULTIPLE	06/30/2020	#000316358292 TOWELS AND MOPS DRC	06-14-34-7301	60452	2.75
ARAMARK UNIFORM SERVICES		316566270	08/11/2020	TOWELS AND MOPS	06-14-34-7301	60516	4.25

Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
D & D DISTRIBUTORS LLP		379305	08/13/2020	BEER RESALE	06-14-34-8316	60523	579.08
Division 34 - FOOD SERVICES Total:							605.33
Department 14 - COMMUNITY SERVICES Total:							16,754.46
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							17,868.86
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
JEFF FULLMER		SLR 7/20/20	07/20/2020	SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	60475	950.00
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LIFE AUG 20	11-61-93-5234	60506	3.13
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	AD & D AUG 20	11-61-93-5235	60506	0.34
AMERICAN UNITED LIFE INSURANCE COMPANY		AUG 20	08/01/2020	LTD AUG 20	11-61-93-5236	60506	2.61
MICHAEL HILZ		SLR 5/19/20	06/30/2020	SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	60540	2,181.00
Division 93 - SEWER LATERAL Total:							3,137.08
Department 61 - CIP Total:							3,137.08
Fund 11 - SEWER LATERAL FUND Total:							3,137.08
Fund: 15 - POLICE BUILDING FUND							
Department: 61 - CIP							
Division: 71 - CIP							
PARIC CORPORATION	PO00024	APP NO 34	08/19/2020	Owner's Representative Contract	15-61-71-6203	1146	4,856.20
BRADFORD SYSTEMS CORP.	PO00373	INV0000517	08/14/2020	SPACESAVER RAPTORRAC SHELVING SYSTEM	15-61-71-6203	1145	3,696.01
Division 71 - CIP Total:							8,552.21
Department 61 - CIP Total:							8,552.21
Fund 15 - POLICE BUILDING FUND Total:							8,552.21
Fund: 16 - DEBT SERVICE-POLICE BLDG.							
Department: 61 - CIP							
Division: 71 - CIP							
UMB BANK, N.A.	PO00371	CCE7 7/3/20	07/03/2020	Principal and Interest on GO Bond Service 2017	16-61-71-8410	60500	135,053.13
Division 71 - CIP Total:							135,053.13
Department 61 - CIP Total:							135,053.13
Fund 16 - DEBT SERVICE-POLICE BLDG. Total:							135,053.13

Council Report of Invoices Paid

Payment Dates: 8/6/2020 - 8/19/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
GATEWAY INDUSTRIAL POWER INC		001-102601R	07/25/2020	SEMI ANNUAL W/2-HR LOAD BANK DUE ON GENERATOR	19-21-23-7307	60467	850.00
CHARTER COMMUNICATIONS		0371802072520	07/25/2020	SPECTRUM BUSINESS VOICE	19-21-23-6253	60460	239.94
CHARTER COMMUNICATIONS		0371802072520	07/25/2020	SPECTRUM BUSINESS TV AND INTERNET	19-21-23-6255	60460	195.06
AMERENUE		06/28-07/28	07/30/2020	ELECTRIC USAGE 6/28-7/28/2020	19-21-23-6250	60445	5,787.48
NEW SYSTEM CARPET & BUILDING CARE LTD.		085980	08/06/2020	PD BUILDING SUPPLIES	19-21-23-6212	60489	303.32
MISSOURI AMERICAN WATER CO.		220023905773-08	08/04/2020	WATER SERVICE 8/4 - 9/1/2020 FOR PD	19-21-23-6254	60485	107.32
TERMINIX INTERNATIONAL COMPANY LP		398553638	07/15/2020	PEST CONTROL	19-21-23-6212	60499	150.00
HACKETT SECURITY, INC.		70521940	08/01/2020	ALARM MONITORING SERVICE 9/1/20-2/28/2021	19-21-23-6211	60471	150.00
CDW LLC		ZMW7454	07/24/2020	(5) BACK-UPS FOR PD COMPUTERS	19-21-23-7331	60458	236.90
METROPOLITAN ST. LOUIS SEWER DISTRICT		1225607-9-07	07/31/2020	WASTERWATER USER CHARES 6/30/20-7/31/20	19-21-23-6254	60539	75.05
INDUSTRIAL SOAP CO.		1303985	08/03/2020	PD BUILDING SUPPLIES	19-21-23-6212	60533	98.99
SAM'S CLUB		9527-JULY20	08/08/2020	LOUNGE SUPPLIES FOR PD	19-21-23-7304	60552	8.94
SAM'S CLUB		9527-JULY20	08/08/2020	LOUNGE SUPPLIES FOR PD	19-21-23-7304	60552	64.40
SAM'S CLUB		9527-JULY20	08/08/2020	LOUNGE SUPPLIES FOR PD	19-21-23-7304	60552	236.50
LIFE COUNSELING CENTERS	PO00372	INV0000518	07/16/2020	FIRST RESPONDER COMPREHENSIVE SERVICES (EAP)	19-21-23-6203	60535	4,116.00
HOME DEPOT CREDIT SERVICES		INV0000520	07/28/2020	#3013787 SUPPLIES FOR PD	19-21-23-6212	60531	58.88

Division 23 - COUNTY PUBLIC SAFETY-PROP P Total: 12,678.78

Department 21 - POLICE Total: 12,678.78

Fund 19 - PUBLIC SAFETY FUND Total: 12,678.78

Grand Total: 606,582.53

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	396,417.48
02 - CAPITAL IMPROVEMENT FUND	32,874.99
06 - MUNICIPAL ENTERPRISE FUND	17,868.86
11 - SEWER LATERAL FUND	3,137.08
15 - POLICE BUILDING FUND	8,552.21
16 - DEBT SERVICE-POLICE BLDG.	135,053.13
19 - PUBLIC SAFETY FUND	12,678.78
Grand Total:	606,582.53

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	37.80
01-11-12-6262	DUES MEMBERSHIPS & S...	4,820.00
01-11-13-5234	GROUP LIFE INSURANCE	22.70
01-11-13-5235	ACCIDENTAL DEATH INS	2.43
01-11-13-5236	DISABILITY INSURANCE	18.92
01-11-13-6202	TECHNICAL AND PERSON...	124.00
01-11-13-6203	PROFESSIONAL SERVICES	4,449.41
01-11-13-6213	OFFICE EQUIPMENT MAI...	945.70
01-11-13-6253	TELEPHONE	40.01
01-12-11-5234	GROUP LIFE INSURANCE	90.49
01-12-11-5235	ACCIDENTAL DEATH INS	9.69
01-12-11-5236	DISABILITY INSURANCE	74.25
01-12-11-6203	PROFESSIONAL SERVICES	469.50
01-12-11-6253	TELEPHONE	97.76
01-12-11-6271	MEDICAL SUPPLIES	874.50
01-12-14-5234	GROUP LIFE INSURANCE	37.35
01-12-14-5235	ACCIDENTAL DEATH INS	4.00
01-12-14-5236	DISABILITY INSURANCE	31.13
01-12-14-6202	TECHNICAL AND PERSON...	369.82
01-13-11-5234	GROUP LIFE INSURANCE	80.39
01-13-11-5235	ACCIDENTAL DEATH INS	17.41
01-13-11-5236	DISABILITY INSURANCE	40.56
01-13-11-6253	TELEPHONE	48.88
01-13-15-5230	HOSPITAL AND MEDICAL ...	12,825.98
01-13-15-6222	PUBLIC OFFICIALS LIABILI...	100.00
01-13-15-6253	TELEPHONE	834.11
01-13-15-7312	OFFICE SUPPLIES	936.28
01-13-51-5234	GROUP LIFE INSURANCE	20.45
01-13-51-5235	ACCIDENTAL DEATH INS	2.19

Account Summary

Account Number	Account Name	Payment Amount
01-13-51-5236	DISABILITY INSURANCE	17.04
01-13-51-6213	OFFICE EQUIPMENT MAI...	237.33
01-13-51-6253	TELEPHONE	63.91
01-13-51-7331	COMPUTER HARDWARE	1,322.50
01-14-11-5234	GROUP LIFE INSURANCE	10.79
01-14-11-5235	ACCIDENTAL DEATH INS	1.16
01-14-11-5236	DISABILITY INSURANCE	8.99
01-14-11-6230	FARMER'S MARKET	150.00
01-16-11-5234	GROUP LIFE INSURANCE	33.87
01-16-11-5235	ACCIDENTAL DEATH INS	3.64
01-16-11-5236	DISABILITY INSURANCE	28.24
01-16-11-6211	EQUIPMENT MAINTENAN...	639.99
01-16-11-6212	BUILDING AND GROUNDS...	202.46
01-16-11-6250	ELECTRICITY	7,846.99
01-16-11-6253	TELEPHONE	67.52
01-16-11-7304	GENERAL SUPPLIES	106.94
01-16-11-7308	WEARING APPAREL AND L...	18.92
01-1655	PREPAID YW BAGS/TAGS	6,425.40
01-21-11-5234	GROUP LIFE INSURANCE	156.07
01-21-11-5235	ACCIDENTAL DEATH INS	16.74
01-21-11-5236	DISABILITY INSURANCE	128.88
01-21-11-6213	OFFICE EQUIPMENT MAI...	21.00
01-21-11-6253	TELEPHONE	590.53
01-21-21-5234	GROUP LIFE INSURANCE	148.58
01-21-21-5235	ACCIDENTAL DEATH INS	15.94
01-21-21-5236	DISABILITY INSURANCE	123.81
01-21-21-6202	TECHNICAL AND PERSON...	104.55
01-21-21-6203	PROFESSIONAL SERVICES	172.28
01-21-21-6210	VEHICLE MAINTENANCE	172.78
01-21-21-6213	OFFICE EQUIPMENT MAI...	167.47
01-21-22-5234	GROUP LIFE INSURANCE	730.22
01-21-22-5235	ACCIDENTAL DEATH INS	78.22
01-21-22-5236	DISABILITY INSURANCE	551.24
01-21-22-6210	VEHICLE MAINTENANCE	285.32
01-21-22-6253	TELEPHONE	557.24
01-21-22-7308	WEARING APPAREL AND L...	1,626.18
01-21-22-7313	RANGE SUPPLIES	184.84
01-21-22-9502	VEHICLES	147,632.00
01-2211	HEALTH INSURANCE	103,592.71
01-2215	INTENSIVE CARE/CANCER	690.45
01-2216	SUPPLEMENTAL LIFE	1,134.45
01-2220	VOL WHOLE LIFE INSURA...	90.52

Account Summary

Account Number	Account Name	Payment Amount
01-2222	SHORT TERM DISABILITY I...	377.93
01-2410	INMATE SECURITY ACCO...	75.00
01-2412	PEACE OFFICER AND STA...	49.00
01-2413	CVC - CRIME VICTIMS CO...	360.00
01-31-11-5234	GROUP LIFE INSURANCE	82.02
01-31-11-5236	DISABILITY INSURANCE	67.17
01-31-11-6211	EQUIPMENT MAINTENAN...	10.00
01-31-11-6253	TELEPHONE	275.53
01-31-11-7304	GENERAL SUPPLIES	79.90
01-31-41-5234	GROUP LIFE INSURANCE	127.23
01-31-41-5235	ACCIDENTAL DEATH INS	13.61
01-31-41-5236	DISABILITY INSURANCE	96.87
01-31-41-6207	TEMP PROFESSIONAL SER...	1,176.00
01-31-41-6210	VEHICLE MAINTENANCE	712.82
01-31-41-6211	EQUIPMENT MAINTENAN...	810.33
01-31-41-6212	BUILDING AND GROUNDS...	2,036.13
01-31-41-6250	ELECTRICITY	1,182.03
01-31-41-6251	STREET LIGHTING	9,642.97
01-31-41-6253	TELEPHONE	183.92
01-31-41-6254	WATER AND SEWER	67.32
01-31-41-6266	EQUIPMENT RENTAL	150.00
01-31-41-7302	SMALL TOOLS	57.45
01-31-41-7305	STREET & SIDEWALK MAI...	730.33
01-31-41-7308	WEARING APPAREL AND L...	550.59
01-31-42-6214	REFUSE COLLECTIONS	62,952.54
01-31-43-5234	GROUP LIFE INSURANCE	35.02
01-31-43-5235	ACCIDENTAL DEATH INS	3.76
01-31-43-5236	DISABILITY INSURANCE	29.19
01-31-43-6207	TEMP PROFESSIONAL SER...	392.00
01-31-43-6210	VEHICLE MAINTENANCE	237.61
01-31-43-6211	EQUIPMENT MAINTENAN...	270.11
01-31-43-6212	BUILDING AND GROUNDS...	1,525.82
01-31-43-6224	TAPPMAYER HOUSE MAI...	184.47
01-31-43-6250	ELECTRICITY	1,083.02
01-31-43-6253	TELEPHONE	33.76
01-31-43-6254	WATER AND SEWER	110.78
01-31-43-6266	EQUIPMENT RENTAL	150.00
01-31-43-7308	WEARING APPAREL AND L...	183.54
01-32-11-5234	GROUP LIFE INSURANCE	72.21
01-32-11-5235	ACCIDENTAL DEATH INS	7.73
01-32-11-5236	DISABILITY INSURANCE	60.17
01-32-11-6202	TECHNICAL AND PERSON...	101.50

Account Summary

Account Number	Account Name	Payment Amount
01-32-11-6203	PROFESSIONAL SERVICES	5,000.00
01-32-11-6253	TELEPHONE	53.91
01-32-61-5234	GROUP LIFE INSURANCE	159.77
01-32-61-5235	ACCIDENTAL DEATH INS	17.10
01-32-61-5236	DISABILITY INSURANCE	143.61
01-32-61-6253	TELEPHONE	630.17
01-32-61-7304	GENERAL SUPPLIES	499.88
01-4604	POLICE MISC REVENUE	-17.76
02-1666	STP/TAP GRANT APPL. FE...	850.00
02-61-71-5234	GROUP LIFE INSURANCE	19.17
02-61-71-5235	ACCIDENTAL DEATH INS	2.05
02-61-71-5236	DISABILITY INSURANCE	15.97
02-61-71-9506	PARK AND RECREATION	31,987.80
06-14-31-5234	GROUP LIFE INSURANCE	39.23
06-14-31-5235	ACCIDENTAL DEATH INS	4.21
06-14-31-5236	DISABILITY INSURANCE	32.69
06-14-31-6202	TECHNICAL AND PERSON...	63.00
06-14-31-6203	PROFESSIONAL SERVICES	214.50
06-14-31-6212	BUILDING AND GROUNDS...	928.58
06-14-31-6253	TELEPHONE	48.88
06-14-31-6254	WATER AND SEWER	58.09
06-14-31-6255	CABLE TV AND INTERNET	141.47
06-14-31-7301	CHEMICALS & CLEANING	87.87
06-14-31-7307	GASOLINE, PROPANE & M...	458.90
06-14-31-9501	BUILDINGS AND IMPROV...	3,098.00
06-14-32-5234	GROUP LIFE INSURANCE	37.58
06-14-32-5235	ACCIDENTAL DEATH INS	4.02
06-14-32-5236	DISABILITY INSURANCE	31.31
06-14-32-6210	VEHICLE MAINTENANCE	553.00
06-14-32-6211	EQUIPMENT MAINTENAN...	209.94
06-14-32-6212	BUILDING AND GROUNDS...	258.89
06-14-32-6253	TELEPHONE	48.88
06-14-32-7303	HORTICULTURAL SUPPLIES	545.20
06-14-32-7307	GASOLINE, PROPANE & M...	755.99
06-14-33-5234	GROUP LIFE INSURANCE	18.13
06-14-33-5235	ACCIDENTAL DEATH INS	1.94
06-14-33-5236	DISABILITY INSURANCE	15.11
06-14-33-6202	TECHNICAL AND PERSON...	817.00
06-14-33-6250	ELECTRICITY	2,199.11
06-14-33-6255	CABLE TV AND INTERNET	60.63
06-14-33-8324	MERCHANDISE-GOLF BAL...	392.80
06-14-33-8326	MERCHANDISE-GOLF BAGS	0.18

Account Summary

Account Number	Account Name	Payment Amount
06-14-33-9503	EQUIPMENT	5,024.00
06-14-34-7301	CHEMICALS & CLEANING	26.25
06-14-34-8316	BEER	579.08
06-1625	GOLF BALLS	1,114.40
11-61-93-5234	GROUP LIFE INSURANCE	3.13
11-61-93-5235	ACCIDENTAL DEATH INS	0.34
11-61-93-5236	DISABILITY INSURANCE	2.61
11-61-93-9315	SEWER LATERAL REIMBU...	3,131.00
15-61-71-6203	PROFESSIONAL SERVICES	8,552.21
16-61-71-8410	DEBT INTEREST PAYMENT	135,053.13
19-21-23-6203	PROFESSIONAL SERVICES	4,116.00
19-21-23-6211	EQUIPMENT MAINTENAN...	150.00
19-21-23-6212	BUILDING AND GROUNDS...	611.19
19-21-23-6250	ELECTRICITY	5,787.48
19-21-23-6253	TELEPHONE	239.94
19-21-23-6254	WATER AND SEWER	182.37
19-21-23-6255	CABLE TV AND INTERNET	195.06
19-21-23-7304	GENERAL SUPPLIES	309.84
19-21-23-7307	GASOLINE, PROPANE & M...	850.00
19-21-23-7331	COMPUTER HARDWARE	236.90
Grand Total:		606,582.53

Project Account Summary

Project Account Key	Payment Amount
None	574,416.73
21001E	31,987.80
COVID19E	103.00
ISFE	75.00
Grand Total:	606,582.53



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

Meeting: 08/24/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5838 - an Ordinance Authorizing a New Conditional Use Permit for a Solar Panel Contractor, EFS Energy, at 1283 Research Boulevard in the LI-Light Industrial District. Final Reading and Passage

Paul McKnight, of EFS Energy Inc., has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The Planning and Zoning Commission recommended approval at its meeting on August 3rd, 2020.

Ordinance

Meeting of August 24, 2020

BILL NO. 5838

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR A
SOLAR PANEL CONTRACTOR, EFS ENERGY, AT 1283 RESEARCH BOULEVARD
IN THE LI-LIGHT INDUSTRIAL DISTRICT**

WHEREAS, under Section 405.370(C), All Other Specialty Trade Contractors (NAICS 238990) in the "LI" Light Industrial District requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Paul McKnight, of EFS Energy, has submitted an application for a conditional use permit as a solar panel contractor, to utilize the building at 1283 Research Boulevard, Creve Coeur, MO 63141; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 3, 2020, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 3, 2020; and,

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for EFS Energy, a solar panel contractor, within the category of All Other Specialty Trade Contractors (NAICS 238990) within the LI-Lighting Industrial zoning district, whose legal description is as follows:

BILL NO. 5838

ORDINANCE NO. _____

The South 143 feet of Lot 21 of RESUBDIVISION OF SECTIONS 2,3, AND 4 OF LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1, according to the plat thereof recorded in plat Book 100 page 52 of the St. Louis County Recorder's Office.

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

1. The Conditional Use Permit shall be for a 13,134 square foot office and warehouse facility for EFS Energy, a solar panel contractor, under the category of All Other Specialty Trade Contractors (NAICS 238990), at 1283 Research Boulevard, Creve Coeur, MO 63141, as bound together and submitted in conjunction with Application #20-020 by Paul McKnight, except as modified below.
2. The Applicants shall submit for a building permit to properly screen the existing dumpster with a trash enclosure that is compatible with the architecture of the main buildings subject to the Zoning Administrator's approval.
3. All landscaping shall be maintained and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
4. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
5. 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.
6. 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.
7. 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.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

BILL NO. 5838

ORDINANCE NO. _____

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

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



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 #20-020: CONDITIONAL USE PERMIT FOR A SOLAR PANEL CONTRACTOR, EFS ENERGY INC., AT 1283 RESEARCH BOULEVARD IN THE LI-LIGHT INDUSTRIAL DISTRICT

FOR THE MEETING OF: Monday, August 3, 2020

LOCATION: 1283 Research Boulevard, Zoned LI-Light Industrial District.

REQUEST: Paul McKnight, of EFS Energy Inc., has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: The existing 13,134 square foot warehouse and office building was originally developed in 1963 under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI-Light Industrial District. The property has remained largely unchanged since that time, and has some pre-existing, non-conformities regarding site development. No changes to the exterior of the building or site are proposed. And there will be no outdoor storage of materials.

Key Issues:

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

Creve Coeur 2030 References

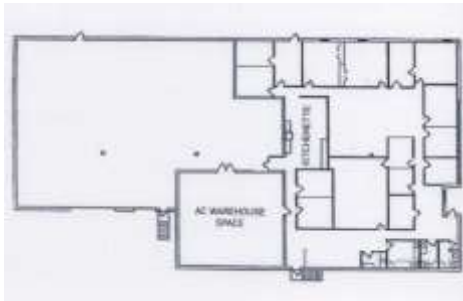
- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.380: LI-Light Industrial
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Paul McKnight
EFS Energy Inc.
9100 Midland Blvd.
St. Louis, MO 63114

PROPERTY OWNER: H. O. Watkins
HOW Realty, LLC
28152815 Stonington Place
St. Louis, MO 63131



Google Street View

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 7/24/2020
ATTACHMENTS: Applicant's Materials received June 30, 2020
Draft Ordinance

PROPOSAL SUMMARY

Paul McKnight, of EFS Energy Inc., is seeking approval to lease the building for the offices and warehousing of solar modules and related electrical equipment, as a solar panel contracting company. According to the Applicant, staff offices include sales, engineering, construction, and administration for 50% of the building space. The remaining warehouse facility will be used to store solar modules and related electrical equipment. The number of employees at the busiest shift are 15 people. There will be no outdoor storage of materials. The property was originally developed in 1963 under St. Louis County jurisdiction, and annexed into the City in 1990, and has some pre-existing, non-conformities. The property has remained largely the same since originally developed with mature landscaping on the site.

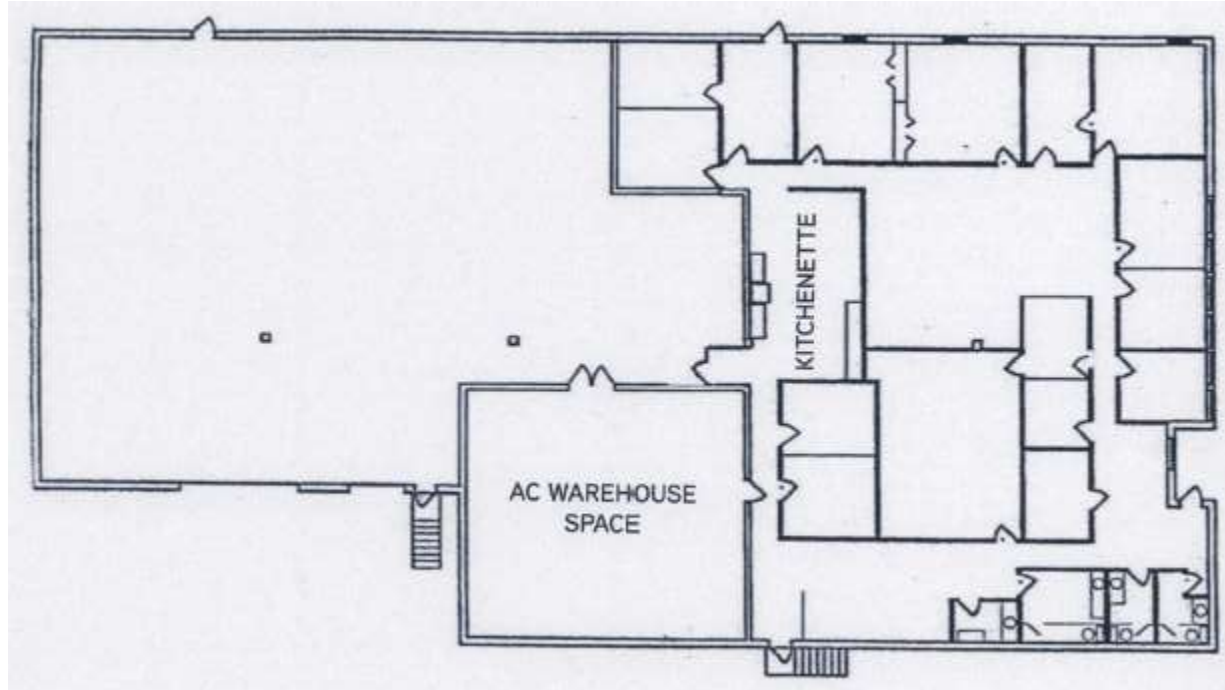


Figure 1: Close-up of the Applicant's Floor Plan



Figure 2: City's GIS Image of the Subject Property

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Warehouse	LI-Light Industrial	NA
South	Warehouse	LI-Light Industrial	NA
East	Warehouse	LI-Light Industrial	Research Blvd.
West	Warehouse	LI-Light Industrial	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District and within the Industrial Park area of the 39 N. Master Plan. The vision for the Mixed-Use Innovation Campus District (MUIC) is a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. As the proposal is utilizing a vacant warehouse space and building that is pre-existing non-conforming, the proposed use would satisfy the goals and objectives of the Comprehensive Plan in as much as this request can.

ZONING REVIEW

The stated purpose of the LI-District, under Section 405.380(A) is to encourage the development and redevelopment of areas of the City which are designated as industrial by one (1) of the City's land use plans. The "LI" District is further intended to ensure high quality future development through the use of site development plan approval procedures which provide for specific consideration of access, parking, drainage, landscaping, and design factors.

Section 405.380(G) of the LI-District Regulations states that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit (see Section 405.1070). Table A includes All Other Specialty Trade Contractors (NAICS 238990) as a Conditional Use in the LI District. All activity will occur inside the building, with no outdoor storage of materials on site.

Parking

Section 405.820(F)(6) Wholesale trade, warehousing, and storage (NAICS 42, 49) shall have their parking requirements based on the following:

Building Size	Parking Spaces
Less than 5,000 square feet	1 space per 1,000 square feet
5,000 to 15,000 square feet	1 space per 1,500 square feet
15,001 to 40,000 square feet	1 space per 2,000 square feet
Greater than 40,001 square feet	1 space per 2,500 square feet
or one (1) space per employee on the largest shift, whichever is greater.	

As discussed above the 13,134 square foot warehouse and office building was originally developed in 1963 under St. Louis County jurisdiction. There is no specific parking requirement for All Other Specialty Trade Contractors, outside of the warehouse facility above. The overall site plan shows spaces available for the entire building. At a parking requirement of 1 space per 1,500 square feet of floor area, is 9 spaces for warehousing, or 15 spaces per employee on the largest shift, are required. The aerial photo indicates plenty of parking available, with approximately 32 spaces available. Therefore, Staff does not anticipate a parking issue on this site.

Landscaping

The City's landscaping regulations requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. As the site is pre-existing, non-conforming with no known Landscape Plan on file, and the existing landscaping is mature and well maintained, Staff has not required a landscape plan at this time. However, Staff has included a condition that that all landscaping shall continue to be maintained and any dead or dying plants shall be replaced as needed, to comply with Section 405.540 Landscaping.

Trash Enclosure

The existing trash dumpster is not located within an enclosure. Therefore, Staff has included a condition of approval that the dumpster be properly screened within an enclosure with building materials that are consistent with the existing structure for the Zoning Administrator's approval.

CONCLUSION

The proposed conditional use appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. If the members of the Planning Commission are satisfied that the proposal meets goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, the Commission may recommend approval of the conditional use permit for an electrical contractor. Below are the recommended conditions of approval.

1. The Conditional Use Permit shall be for a 13,134 square foot office and warehouse facility for EFS Energy, a solar panel contractor, under the category of All Other Specialty Trade Contractors (NAICS 238990), at 1283 Research Boulevard, Creve Coeur, MO 63141, as bound together and submitted in conjunction with Application #20-020 by Paul McKnight, except as modified below.
2. The Applicants shall submit for a building permit to properly screen the existing dumpster with a trash enclosure that is compatible with the architecture of the main buildings subject to the Zoning Administrator's approval.
3. All landscaping shall be maintained and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
4. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
5. 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.
6. 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.
7. 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.
8. 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.

MOTION

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

“I move to recommend approval of the conditional use permit for EFS Energy at 1283 Research Boulevard, subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of August 3, 2020” (Conditions may be added, eliminated, altered, and modified by preceding motion).

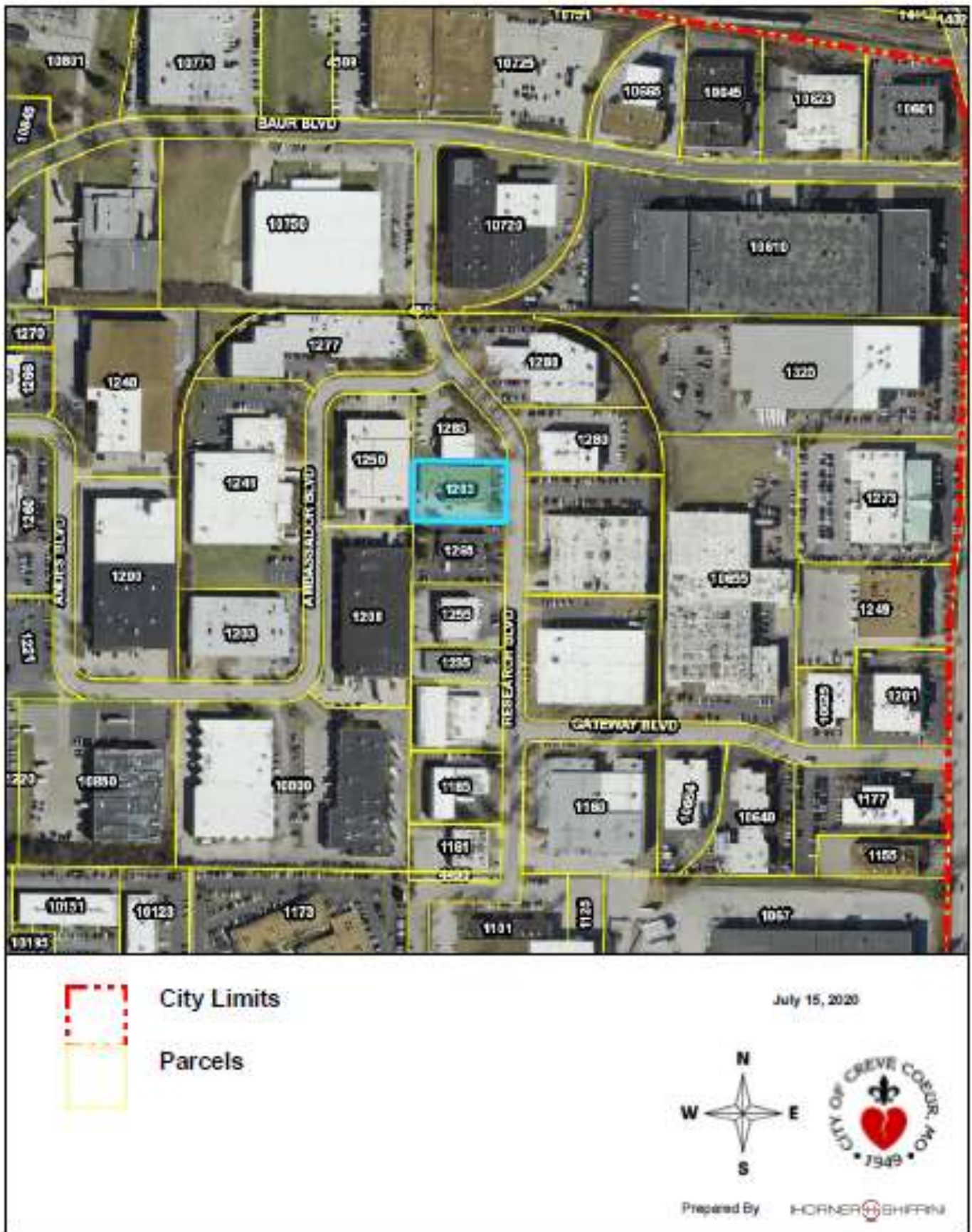
APPENDIX 1: COMPREHENSIVE PLAN

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



APPENDIX 4: SITE PHOTOGRAPHS

Date: 7/27/2020



Description: View looking southwest at the front of the subject property existing landscaping with mature trees.



Description: View looking northwest at the front of the subject property and along the side of the existing building.



Description: Google Street View Image 2019 showing the unenclosed dumpster in the background.

LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1

RESUBD. OF SECTIONS 2, 3 AND 4
PLAT BOOK 100 PAGE 52

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



N/F
DANIEL J. MULLEN ETAL
8085/1955

LOT 22

FOUND IRON PIPE

1.24' (REC.) 1.28' (ACT.)

FOUND CROSS
0.04' S.

S89°17'00"E

225.00'

FOUND IRON PIPE
(HELD)

20' UTILITY EASEMENT
P.B. 100 PG. 52

7.52'

10' EASEMENT
4200/214

LOT 21

32,175 sq.ft.
0.74 acres

40' BUILDING LINE

N/F
TCMK PROPERTIES LLC
11922/2044

N00°43'00"E

143.00'

FOUND IRON PIPE
0.12' S., 0.13' W.

N89°17'00"W

225.00'

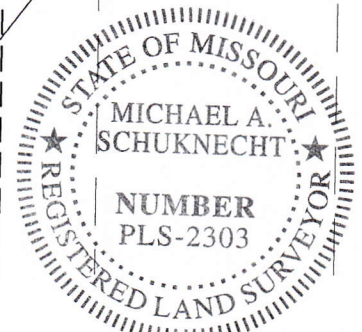
17.81'

FOUND IRON PIPE
0.11' E.

LOT 20

N/F
BC McDONALD & CO.
11612/1360

FOUND IRON PIPE
(HELD)



RESEARCH (50'W.) BLVD.

GENERAL NOTES:

SOURCE OF RECORD TITLE: LAND NOW OR FORMERLY OF CONSUMER CONTACT COMPANY BUILDING, LLC AS RECORDED IN DEED BOOK 17100 PAGE 1409, ST. LOUIS COUNTY RECORDS.

BASIS OF BEARINGS: THE WEST LINE OF RESEARCH BLVD. IN LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1 AS RECORDED IN PLAT BOOK 100 PAGE 52, ST. LOUIS COUNTY RECORDS AND BEING SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST.

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES THAT MAY APPLY. A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE IS RECOMMENDED. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYING SOLUTIONS, LLC.

AT THE REQUEST OF MR. HOWARD WATKINS, DURING THE MONTH OF JANUARY, 2017, SURVEYING SOLUTIONS, LLC HAS COMPLETED A BOUNDARY SURVEY ON PART OF LOT 21 OF LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION #1 AS RECORDED IN PLAT BOOK 100 PAGE 52, ST. LOUIS COUNTY RECORDS. THE RESULTS OF SAID BOUNDARY SURVEY ARE SHOWN HEREON; AND THAT THIS BOUNDARY SURVEY WAS COMPLETED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS FOR AN "URBAN" PROPERTY SURVEY.

MICHAEL A. SCHUKNECHT, P.L.S.
MISSOURI CERT. NO. L.S. 2303

SURVEYING SOLUTIONS, LLC

L-2008031329
1346 MONTEVALE COURT
FENTON, MISSOURI 63026
PHONE/FAX: 636-305-9607

Flex Space

SUBLEASE

1283 RESEARCH BLVD
CREVE COEUR, MO 63132

Colliers
INTERNATIONAL



13,134 SF Single Tenant Flex Building

- > Sublease through 10/31/2021
- > ±45% office finish
- > Air-conditioned work/staging area in warehouse
- > 14' clear ceiling height in warehouse
- > 2 dock high loading doors (one 16' wide, one 8' wide)
- > 32 car parking (2.5/1,000)
- > Easy access to I-270 and I-170 via Olive Boulevard and Page Avenue
- > Located in the 39 North Innovation District

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JUN 30 2020
BUILDING DEPT.

PRICING

\$4.75 PSF, NNN

CONTACT US

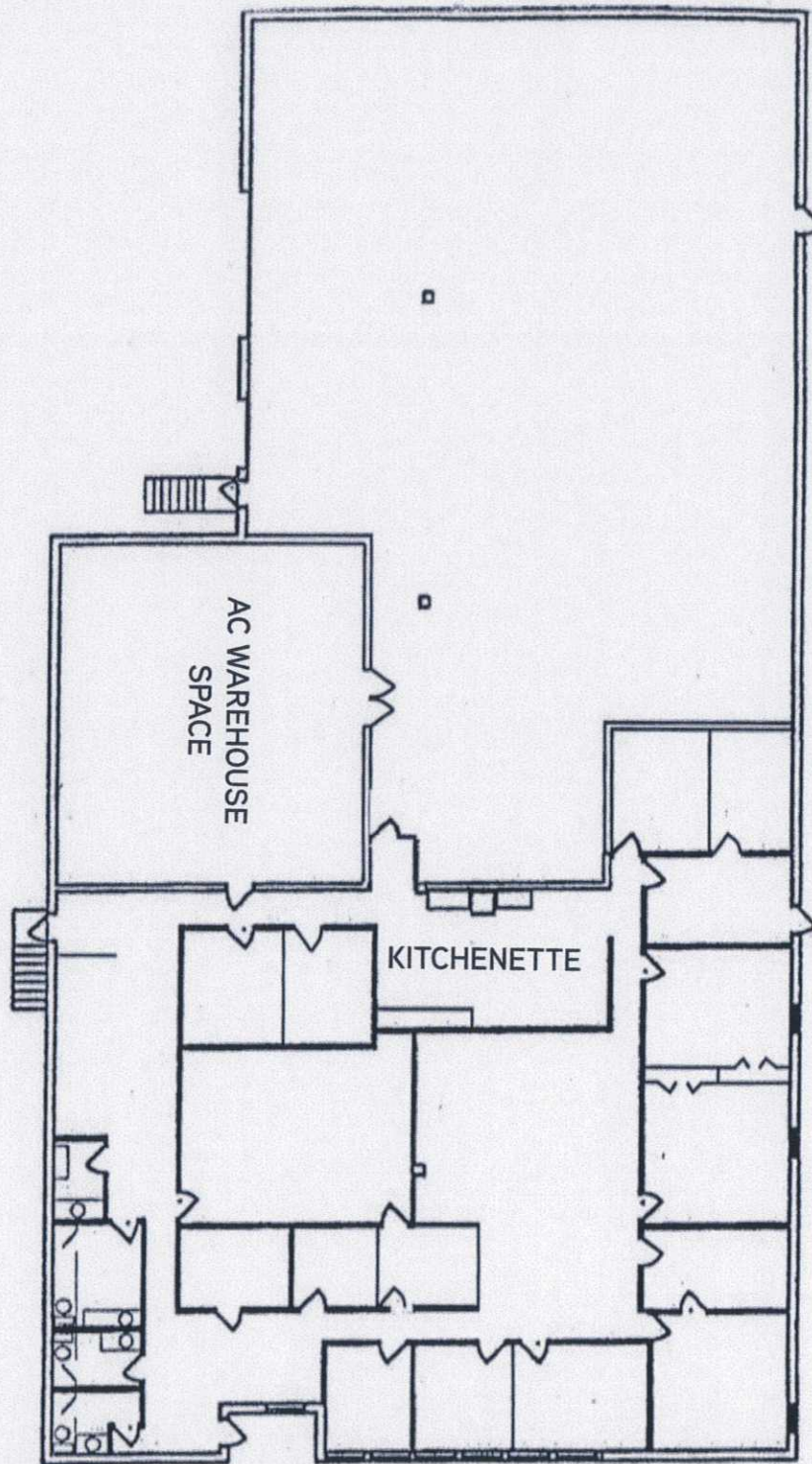
Tony Kennedy
Senior Vice President
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Mobile 314 630 4152
tony.kennedy@colliers.com

Dan Bamberger
Vice President
Direct 314 584 6226
Mobile 314 435 8549
dan.bamberger@colliers.com

Colliers International
101 South Hanley Road, Suite 1400
St. Louis, MO 63105
314 863 4447

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FLOOR PLAN

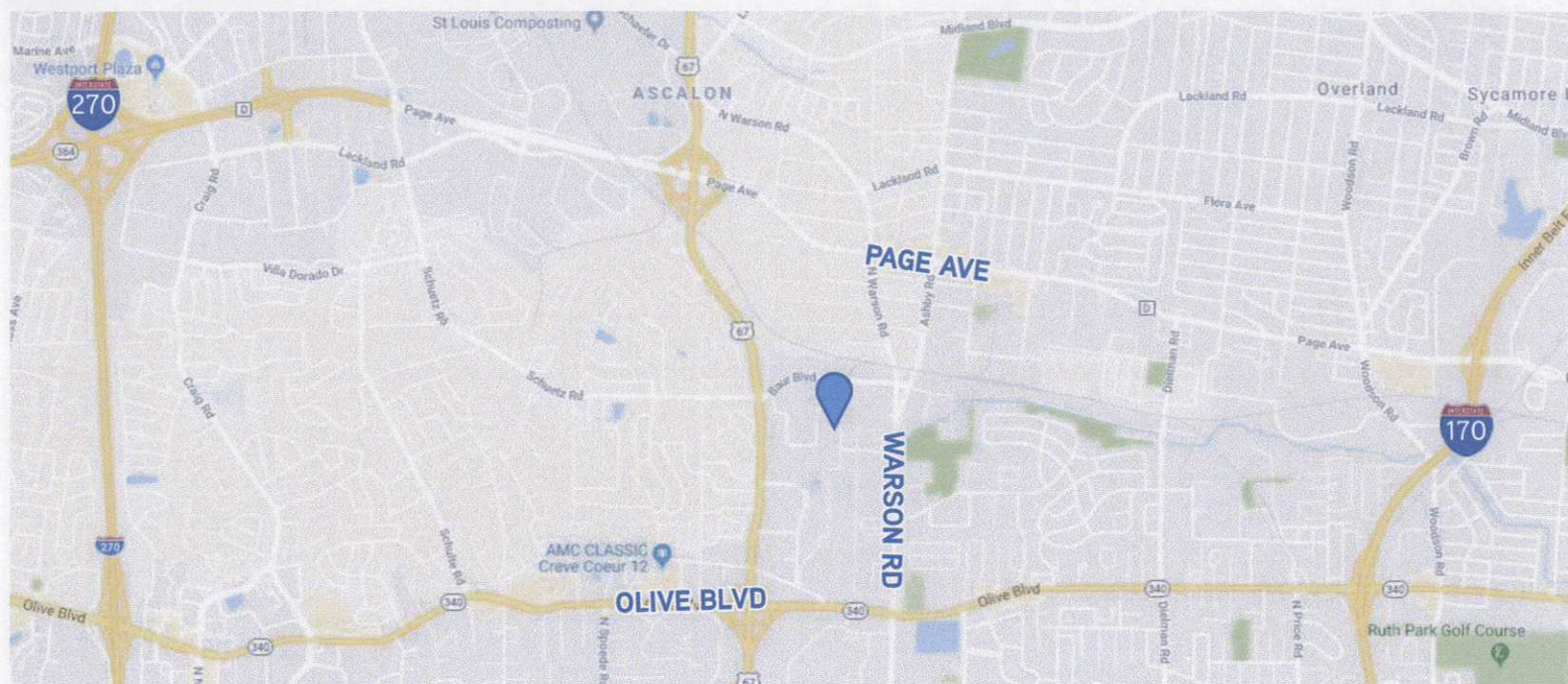


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GREAT LOCATION



MOVE-IN READY

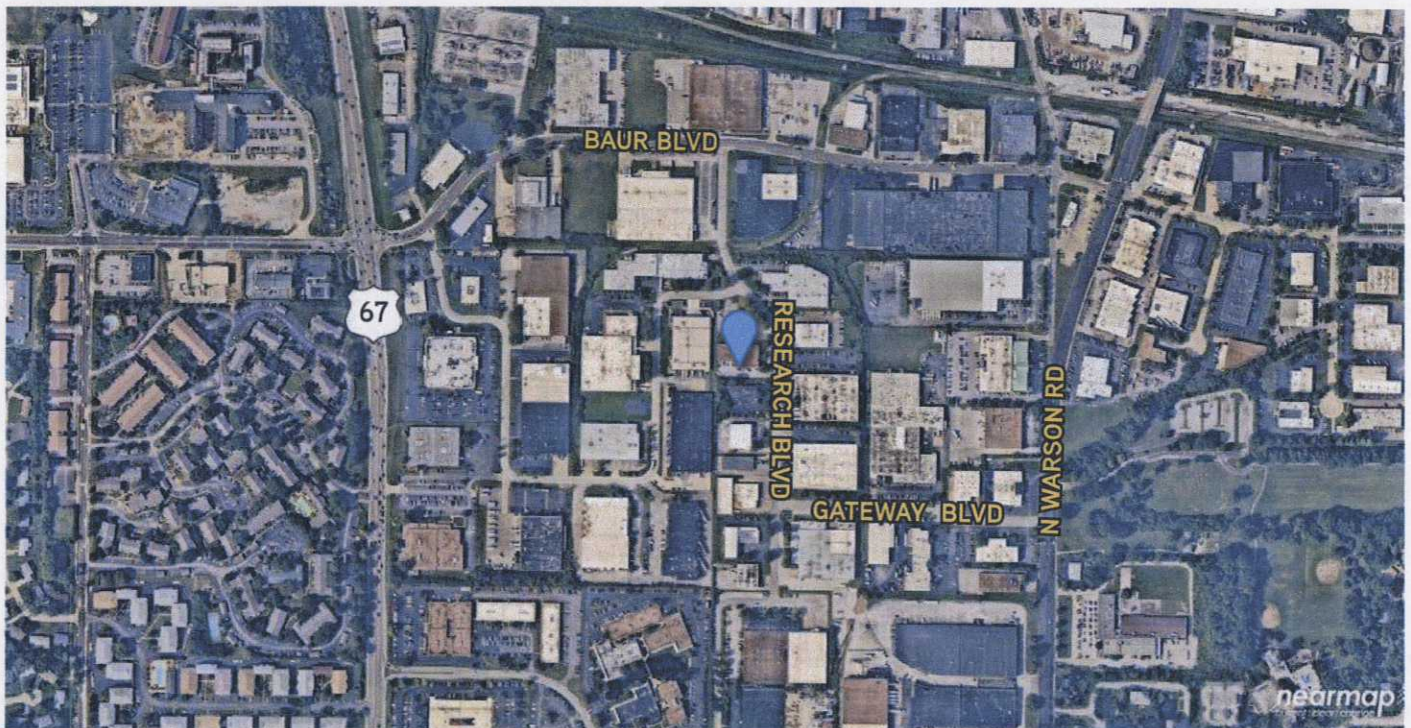
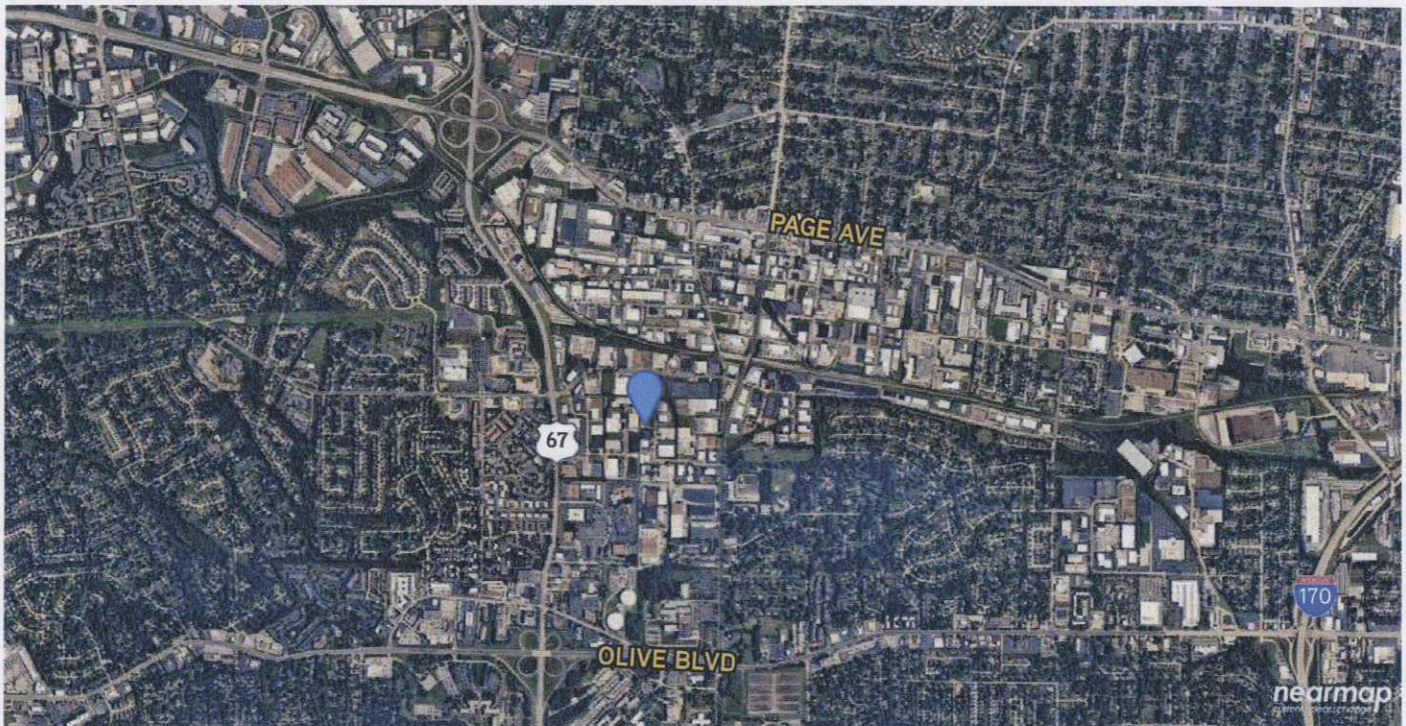


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AERIAL PHOTOGRAPHS



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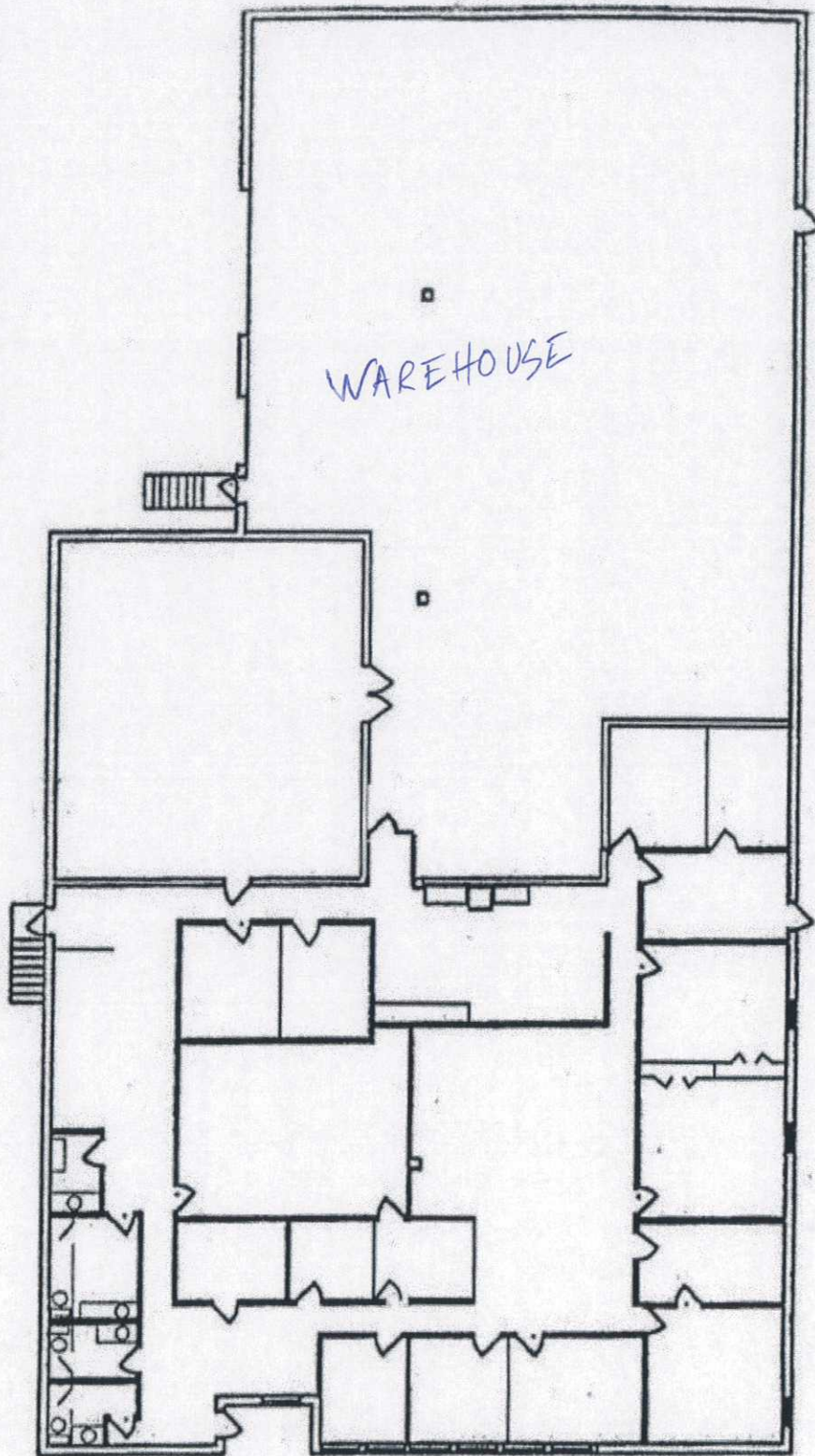
GREAT LOCATION GREAT VALUE



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APPLICATION #20-020:

**CONDITIONAL USE PERMIT FOR A SOLAR PANEL
CONTRACTOR, EFS ENERGY INC., AT 1283
RESEARCH BOULEVARD IN THE LI-LIGHT INDUSTRIAL
DISTRICT**

- All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.
- Proposed use will utilize the entire existing 13,134 square foot warehouse and office building
- Property was originally developed in 1963 under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI-Light Industrial District.
- There will be no outdoor storage of materials on the site.

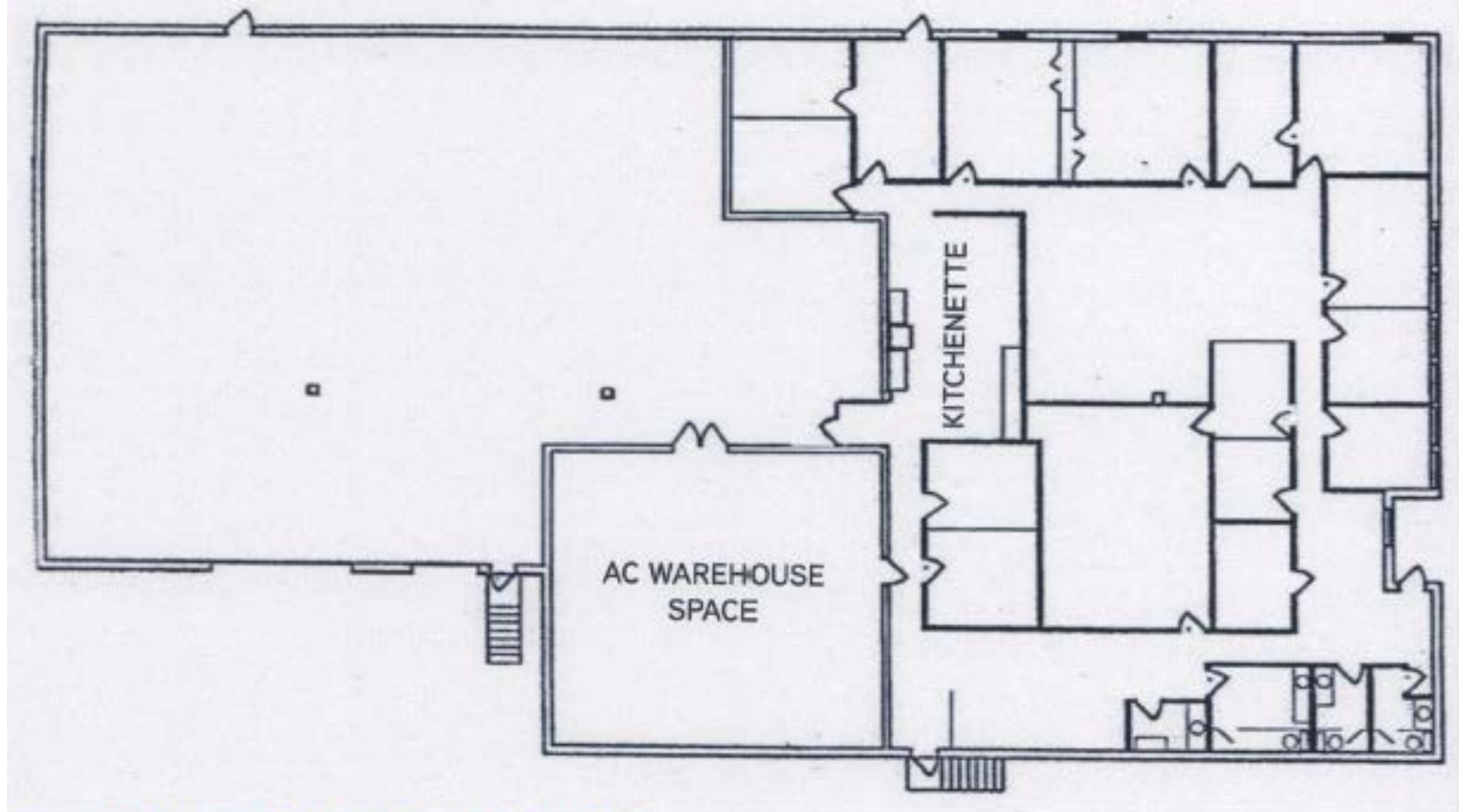


Figure 1: Close-up of the Applicant's Floor Plan



Recommended Conditions of Approval are:

- As there is no Landscape Plan on file and the existing landscaping includes mature trees and planting. Staff has not required a landscape plan at this time. However, a condition has been included that the landscaping shall be maintained and any dead and dying materials shall be replaced.**
- The existing unenclosed dumpster shall be enclosed and screened for the Zoning Administrator's approval.**
- Other required conditions are the standard conditions for conditional use permits.**



QUESTIONS?

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, AUGUST 3, 2020

5 6:30 P.M.

6
7 PUBLIC HEARING VIA ZOOM

8 APPLICATION NO. 20-020

9
10 THOSE IN ATTENDANCE:

11 Ms. Beth Kistner, Chairman

12 Mr. Tim Carney

13 Ms. Muriel Hall

14 Mr. James Myers

15 Mr. Gene Rovak

16 Mr. Larry Potashnick

17 Mr. Carl Lumley, City Attorney

18 Mr. Jason Jaggi, Director of Community Development

19 Ms. Whitney Kelly, City Planner

20 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

21 McLaughlin Court Reporting Services, Inc.

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

23 4772 Gatesbury Drive

24 St. Louis, MO 63128

25 (314) 974-1199

1 CHAIRMAN KISTNER: So we will call to order the
2 Planning and Zoning Commission meeting for the City of
3 Creve Coeur on Monday, August 3rd, 2020.

4 We will start with our call to order.

5 Mr. Carney?

6 MR. CARNEY: Present.

7 CHAIRMAN KISTNER: Ms. Hall?

8 MS. HALL: Present.

9 CHAIRMAN KISTNER: Mr. Myers?

10 MR. MYERS: Present.

11 CHAIRMAN KISTNER: Mr. Rovak?

12 MR. ROVAK: Present.

13 CHAIRMAN KISTNER: Mr. Potashnick?

14 MR. POTASHNICK: Present.

15 CHAIRMAN KISTNER: Mr. Streiler is absent.

16 We have City Attorney, Carl Lumley?

17 MR. LUMLEY: Present.

18 Can they hear me?

19 CHAIRMAN KISTNER: Okay. Now I hear you.

20 MR. LUMLEY: Okay.

21 CHAIRMAN KISTNER: So was that Carl? Is Carl
22 present?

23 MR. LUMLEY: Yes.

24 CHAIRMAN KISTNER: Okay.

25 Jason Jaggi, Director of Community Development?

1 MR. JAGGI: Present.

2 CHAIRMAN KISTNER: Whitney Kelly, City Planner?

3 MS. KELLY: Present.

4 CHAIRMAN KISTNER: And Jessica Stutte, Planning
5 Assistant/Recording Secretary, is she on tonight?

6 MS. STUTTE: Present.

7 CHAIRMAN KISTNER: Got it.

8 (The applicant was not available via Zoom when
9 the public hearing was called. The other hearings were
10 held.)

11 CHAIRMAN KISTNER: So we're going to move to our
12 Public Hearing, Application No. 20-020: Conditional Use
13 Permit for a Solar Panel Contractor, EFS Energy, at 1283
14 Research Boulevard in the Light -- LI, Light Industrial
15 District.

16 MR. LUMLEY: We're swearing in, right?

17 MR. JAGGI: And we need to swear in everybody
18 who wishes to speak.

19 MR. PAUL MCKNIGHT: Okay. Can you hear me?

20 MS. KELLY: Yes.

21 (The speakers were sworn by the court reporter.)

22 MR. PAUL MCKNIGHT: Oh, you need to see my
23 video, don't you?

24 MS. KELLY: Yeah.

25 MR. PAUL MCKNIGHT: There we go. Hello.

1 CHAIRMAN KISTNER: All right. Thank you.

2 So if you want to start off with your
3 application.

4 MR. PAUL MCKNIGHT: Yeah, I'm sorry, I'm a
5 little unprepared. I had my -- my kids kind of cause a
6 ruckus there at 6:30, and I had to -- had to attend to
7 that.

8 So, but my application is for a conditional use
9 permit, I believe -- I'm not exactly sure what the -- what
10 the conditions are.

11 One thing that was mentioned was we were asked
12 if we would have any outdoor storage, which we will not.
13 We have plenty of warehouse space.

14 Our -- our company is a solar panel contractor.
15 So we have a sales team. We have engineering. And we do
16 have a small install crew. But we do, also, a lot of
17 subcontracting as well.

18 So we have -- we have several vehicles. We
19 have -- we have currently three work vans and a box truck,
20 but we're using the facility as intended. We're not --
21 we're not doing anything outside of what that building was
22 intended for.

23 In fact, moving into that facility, the previous
24 tenants had left a lot of furniture and things of that
25 nature. We hardly did anything, even on the inside of it.

1 We, basically, moved in. We're using all the offices as
2 offices. We're using the warehouse as warehouse. And
3 sorting solar panels and -- and related equipment,
4 electrical equipment.

5 CHAIRMAN KISTNER: So, Mr. McKnight, before we
6 go to staff, I mean there are eight conditions, and it is
7 important for you to understand those and know whether or
8 not you agree with them.

9 MR. PAUL MCKNIGHT: Right. Okay.

10 MS. KELLY: I can present those, and then we can
11 ask the applicant if he's in agreement.

12 CHAIRMAN KISTNER: Okay.

13 MS. KELLY: Okay. As the applicant has
14 indicated, they are a Solar -- Solar Panel Contractor, EFS
15 Energy, at 1283 Research Boulevard in the Light Industrial
16 District.

17 I apologize. Whitney Kelly on behalf of the
18 City of Creve Coeur.

19 All other specialty trade contractors, as well
20 as electrical contractors, which were the only two
21 categories that we could fit this applicant in, are listed
22 as a conditional use in the LI District.

23 They will be using the entire building of 13,134
24 square feet of warehouse and office.

25 The property was originally developed in 1963

1 under St. Louis County jurisdiction, and then annexed into
2 the city in the '90s. Subsequently rezoned to the LI,
3 Light Industrial District.

4 Therefore, the property does have some
5 pre-existing nonconformities.

6 As the applicant has indicated, there's no
7 outdoor storage of materials on the site.

8 Here's the floor plan and existing -- this image
9 from the city's GIS of the building.

10 A condition of approval did include that the
11 current unenclosed dumpster on the site shall be properly
12 enclosed for -- and -- for a building permit, and that can
13 be at staff -- that is at staff approval.

14 The landscaping does seem to be well maintained
15 pretty much, and there's existing large trees, so we have
16 not asked for a landscape plan at this time.

17 However, we just wanted to make it a condition
18 of approval that all landscaping shall be maintained and
19 any dead and dying materials shall be replaced, just so
20 that they just, as we've seen before, that they just don't
21 clear the site without having any plans or proposal to
22 maintain the landscaping in the future.

23 The other requirements are pretty standard for
24 any conditional use permit, and those were the two key
25 components that were specific for this application.

1 Now, all lighting shall be -- shall be in
2 conformance with -- any new lighting shall be in
3 conformance with the City Code, and all signage shall be
4 in conformance with the City's sign regulations, those
5 kind of standard conditions.

6 So that was pretty much all I had.

7 If you have any questions.

8 MR. PAUL MCKNIGHT: So for the, you said
9 enclosure?

10 MR. LUMLEY: She's muted.

11 CHAIRMAN KISTNER: Whitney, you're on mute.

12 MR. PAUL MCKNIGHT: (Indiscernible.)

13 MS. KELLY: Yeah. Basically, we -- we just
14 generally ask that the dumpster be enclosed and then
15 screened, like a nice wood fence that would fully enclose
16 the dumpster.

17 MR. PAUL MCKNIGHT: Okay. So would I -- do I
18 need to submit an application? Like do we -- like if we
19 get a proposal for the fence, then does that need to be
20 approved prior to us installing it?

21 MS. KELLY: Yes. That would be under a building
22 code question.

23 MR. PAUL MCKNIGHT: Okay. Okay.

24 And then I assume that's the same with -- with
25 outdoor signage, which is not part of this -- this

1 particular conditional use permit, correct?

2 MS. KELLY: Correct.

3 MR. PAUL MCKNIGHT: Okay.

4 I think that's -- that's the only question I
5 really had, other than I know that there was a -- kind of
6 a expensive, I guess, fee for -- for -- for having this --
7 this hearing, as well as the review of our materials.

8 But we also did not have new construction or
9 anything of that nature. Knowing that there's no
10 engineering review, I guess I was just curious about the
11 (indiscernible).

12 MS. KELLY: You went out at the end.

13 But the escrow covers the cost of the public --
14 public recording and notification for the project.

15 MR. PAUL MCKNIGHT: That be as far as what
16 that's covering. And (indiscernible).

17 MS. KELLY: Okay. I'm sorry. You froze up, so
18 we didn't get all of that.

19 MR. PAUL MCKNIGHT: Okay. That's okay. I kind
20 of have a bad connection right here, apparently.

21 MS. KELLY: But, again, the -- the application
22 and the escrow for Planning and Zoning for any conditional
23 use permit is for the fee for the court reporter, for the
24 public hearing and any notification fees that were -- and
25 the mailing that was completed on the project. And those

1 are generally returned once final approval has been
2 granted by the City Council. Any unused portion of those
3 fees are returned.

4 CHAIRMAN KISTNER: Are there any questions by
5 Members of the Commission?

6 Are there any members of the public that would
7 like to speak at this public hearing?

8 If not, then the hearing is closed.

9 And now we can open it up to any discussion or
10 questions about the -- the proposal. And if not, a -- a
11 motion.

12 MR. LUMLEY: Beth, can I go ahead and offer the
13 exhibits?

14 MR. PAUL MCKNIGHT: Sorry. My connection just
15 went out again, so.

16 MR. LUMLEY: Can I offer the exhibits now?

17 CHAIRMAN KISTNER: Oh, I'm sorry, Carl.

18 MR. LUMLEY: That's okay.

19 CHAIRMAN KISTNER: So the hearing is not closed.

20 MR. LUMLEY: There we go.

21 Okay. I offer the following exhibits --

22 CHAIRMAN KISTNER: Yes.

23 MR. LUMLEY: -- into the record of this public
24 hearing: Documentation in possession of the City Clerk
25 reflecting the public notice that's been provided, the

1 staff's report on this matter, the City Code of Ordinances
2 and Charter, the City Comprehensive Plan and the public
3 file regarding this application.

4 CHAIRMAN KISTNER: Thank you.

5 And now the hearing is closed.

6 (The Public Hearing was concluded at 7:53 p.m.)

7
8 STATE OF MISSOURI)
9) SS
10 COUNTY OF ST. LOUIS)

11 I, Deborah K. McLaughlin, Registered
12 Professional Reporter, Missouri Certified Court Reporter,
13 Illinois Certified Shorthand Reporter and Kansas Certified
14 Court Reporter, do hereby certify that I reported the
15 Planning and Zoning public hearing stenographically and
16 later reduced to typewriting; and that this is a true and
17 accurate transcript of the public hearing.

18
19
20 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

21 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
22
23
24
25



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

Meeting: 08/24/20 07:00 PM
Department: Planning Division
Category: Report
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5839 - an Ordinance Amending Ordinance 5573 and Approving an Amended Site Concept Plan for Mercy Hospital Campus and Approving the Site Development Plans for a New Outpatient Services Building, Mercy Ballas, at 12120 and 12130 Conway Road & 3011 Ballas Road. First Reading

George Stock of Stock and Associates, on behalf of Mercy, has submitted an application to amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces to be located south of Conway Road. In February 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The Planning and Zoning Commission recommended approval at its meeting on August 17, 2020.

Ordinance

Meeting of August 24, 2020

BILL NO. 5839

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE 5573 AND APPROVING AN
AMENDED SITE CONCEPT PLAN FOR MERCY HOSPITAL CAMPUS AND
APPROVING THE SITE DEVELOPMENT PLANS FOR A NEW OUTPATIENT
SERVICES BUILDING, MERCY BALLAS, AT 12120 AND 12130 CONWAY
ROAD & 3011 BALLAS 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 George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of a new amended site concept plan for the Mercy Campus and site development plan for a new seven story, 272,117 sq. ft. (232,559 sq. ft. occupied), Mercy Ballas, outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road; and

WHEREAS, on February 26, 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location.

Whereas, the submitted application represents a significant change to the prior design and therefore requires a new review and approval for this project.

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the amended site concept plan and site development plan, subject to conditions, at its meeting on Monday, August 17, 2020; and; 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 site development 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.

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

Section 1: Ordinance 5573 is hereby amended to approve the amended Site Concept Plan for the entire Mercy Campus

Section 2: The Site Development Plan for the Mercy Ballas is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. 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 as received on August 11, 2020, as bound together and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required

BILL NO. 5839

ORDINANCE NO. _____

by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on August 11, 2020, as bound together and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.

3. The Applicants shall submit a line of sight cut-sheet demonstrating the screening of the vehicles on the upper deck of the garage for both the 4th and 5th floor options for Council review.
4. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The oxygen tank enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
5. Approval of the site development plans does not constitute approval of the drive-thru pharmacy kiosk, and stacking lane. Should the text amendment and future conditional use permit be denied, the area for the pharmacy kiosk/canopy structure and drive aisle will be restored to a landscaped area, with additional plantings that are consistent with the proposed landscape plans.
6. The use of Grasspave area shall be limited to emergency access only. Signage prohibiting parking in this area will be necessary and to ensure that it maintains the appearance of a green lawn to the extent possible subject to the requirements of the Creve Coeur Fire Protection District.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site as recommended by a certified arborist, and all new trees shall have a minimum of three (3) inch caliper and comply with Section 405.540 Landscaping of the Zoning Ordinance.
8. Shared gravel parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.
9. The maintenance and easement agreements for the landscaping and parking with the adjacent residentially zoned property shall be reviewed and approved by the City Attorney and recorded prior to the issuance of a building permit.
10. 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.
11. A comprehensive parking study for the Mercy hospital campus shall be submitted with any future requests for an amendment to the Site Concept Plan or Site Development Plans. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
12. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730.
13. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
14. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road, as shown in the Site Concept Plan and as discussed with Application #20-005 on the Pratt Cancer Center Addition, as well as add illuminated street name signs, and the illuminated hospital "H" sign with the modification of

BILL NO. 5839

ORDINANCE NO. _____

the traffic signal at the Conway/Entrance Drive under the direction of the Department of Public Works

15. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
16. The Applicant shall comply with MoDOT requirements for any improvements, as well as the requirements under the prior Application #20-005 for the Pratt Cancer Center Addition.
17. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
18. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
19. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
20. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



Mercy Hospital St. Louis
Outpatient Center

CANNONDESIGN

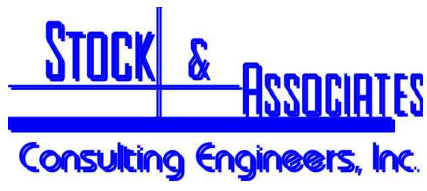
1100 Clark Ave
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www.cannondesign.com



Heideman Associates, Inc.
MEP Engineering
240 Larkin Williams Ind Ct.
Fenton, MO 63026
(636) 492-3200



KPFF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63131
(314) 835-0524



Stock and Associates Consulting Engineers, Inc.
Civil Engineering
257 Chesterfield Business Parkway
Chesterfield, MO 63005
(636) 530-9100



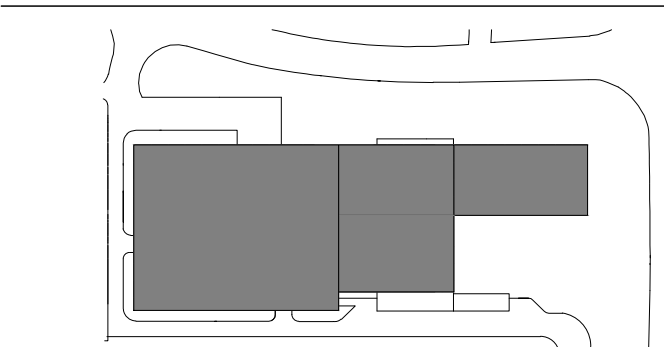
Loomis Associates
750 Spirit 40 Park Drive
Chesterfield, MO 63005
(636) 519-8668

2020-08-11

George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL 2020-08-18
CREVE COEUR SUBMITTAL 2020-08-11
CCFD SUBMITTAL 2020-07-08
CREVE COEUR SUBMITTAL 2020-07-02

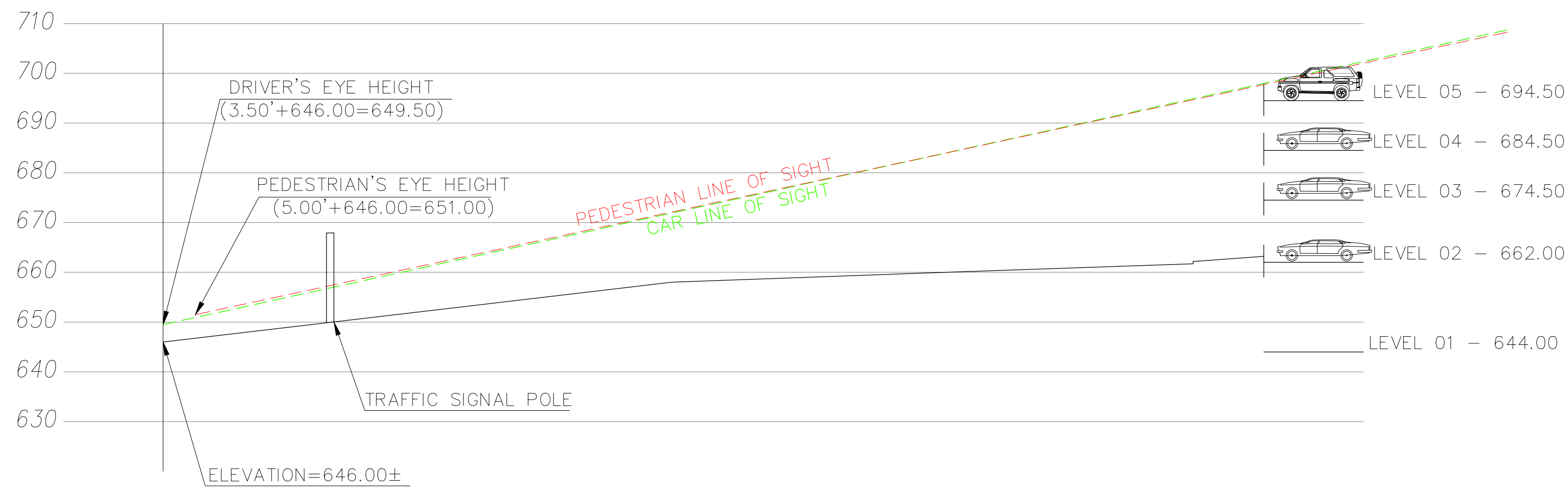
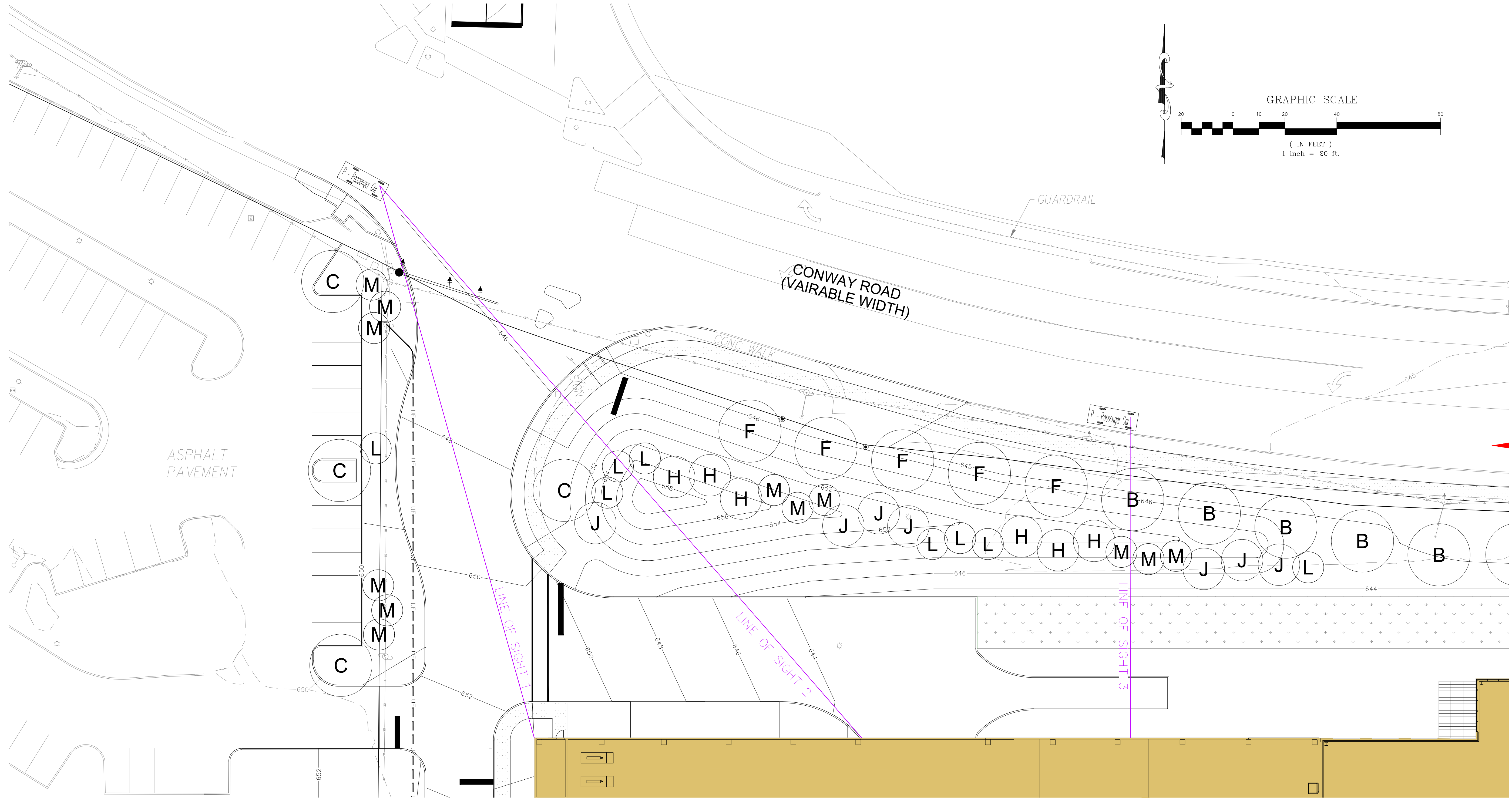
Rev. Description Date



Drawing Title:
**LINE OF SIGHT EXHIBIT
5-STORY GARAGE**

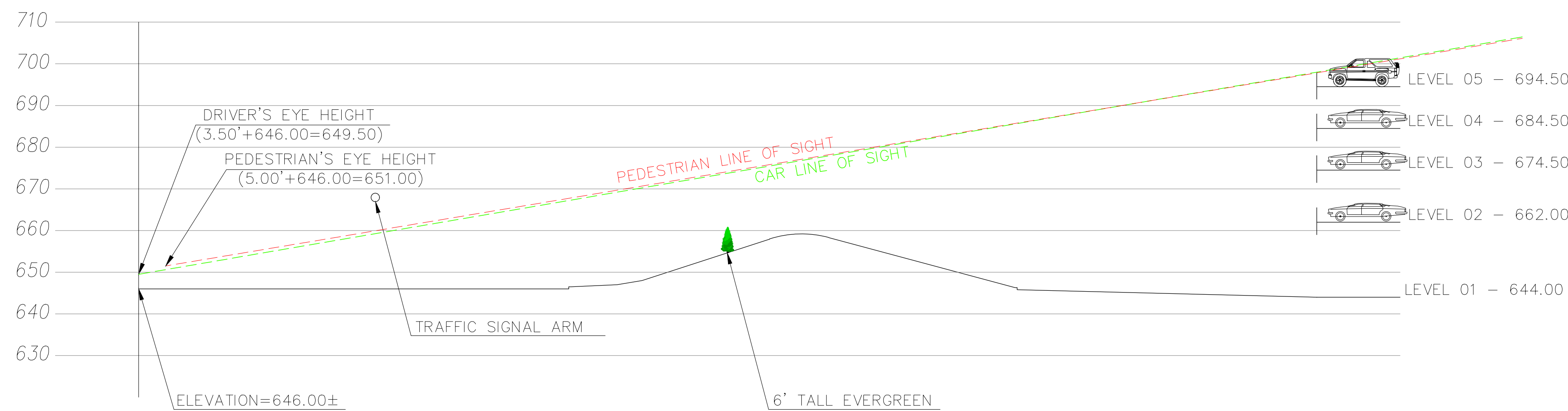
Project No.: 215-5653.10 Checked by:

EX-1



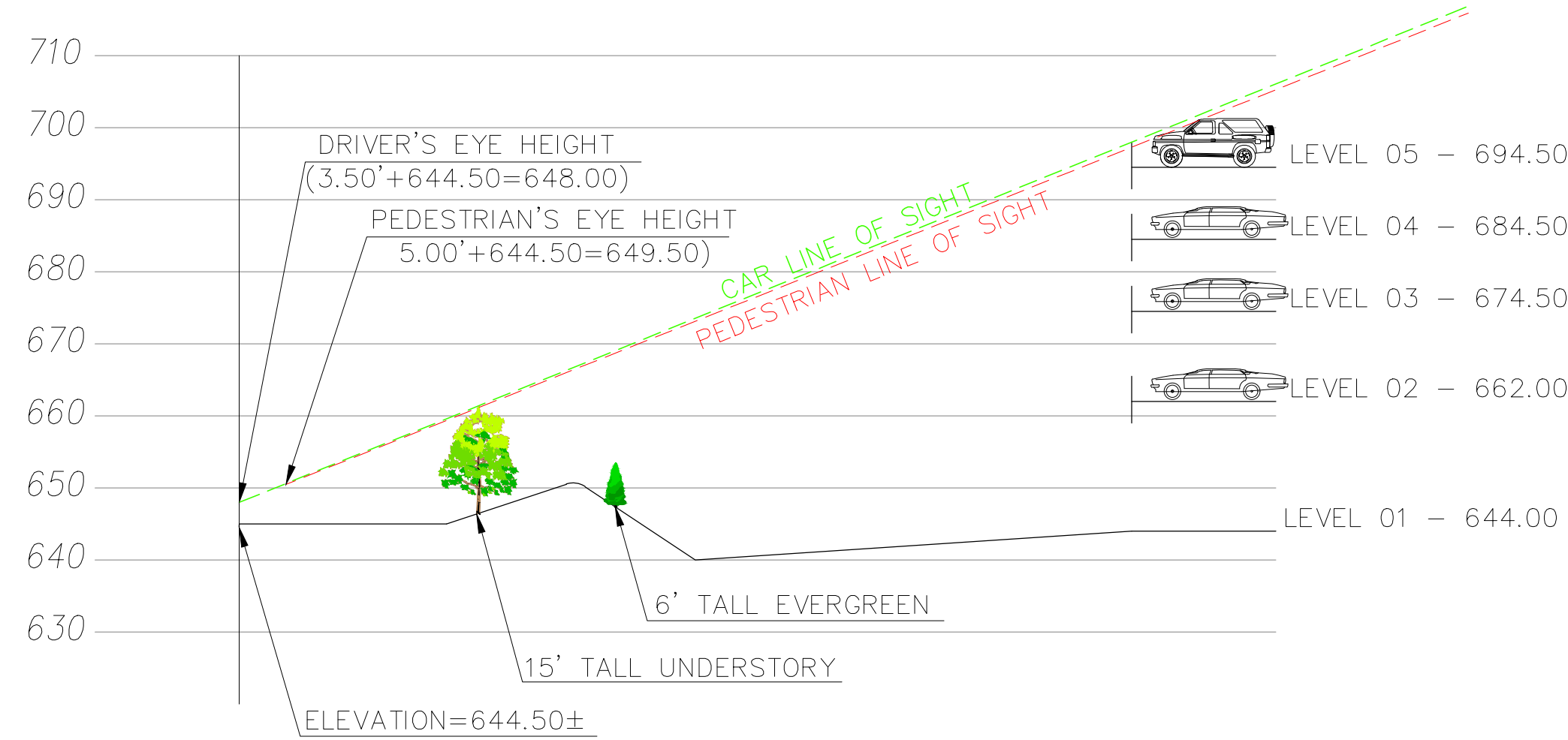
LINE OF SIGHT 1

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LINE OF SIGHT 2

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LINE OF SIGHT 3

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



Mercy Hospital St. Louis
Outpatient Center

CANNONDESIGN

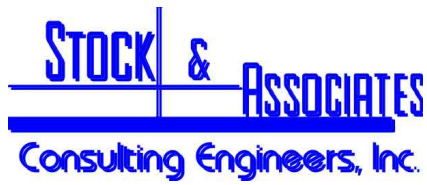
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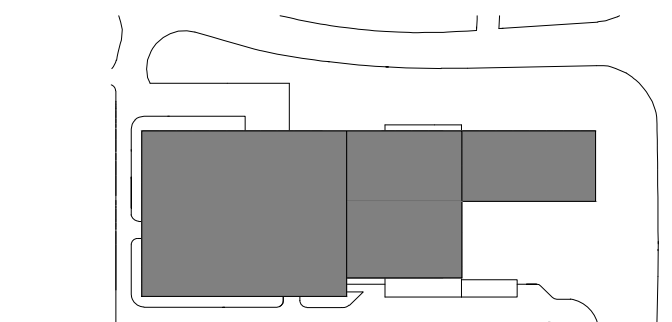
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750 Spirit 40 Park Drive
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2020-08-11

George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL 2020-08-18
CREVE COEUR SUBMITTAL 2020-08-11
CCFD SUBMITTAL 2020-07-08
CREVE COEUR SUBMITTAL 2020-07-02

Rev. Description Date



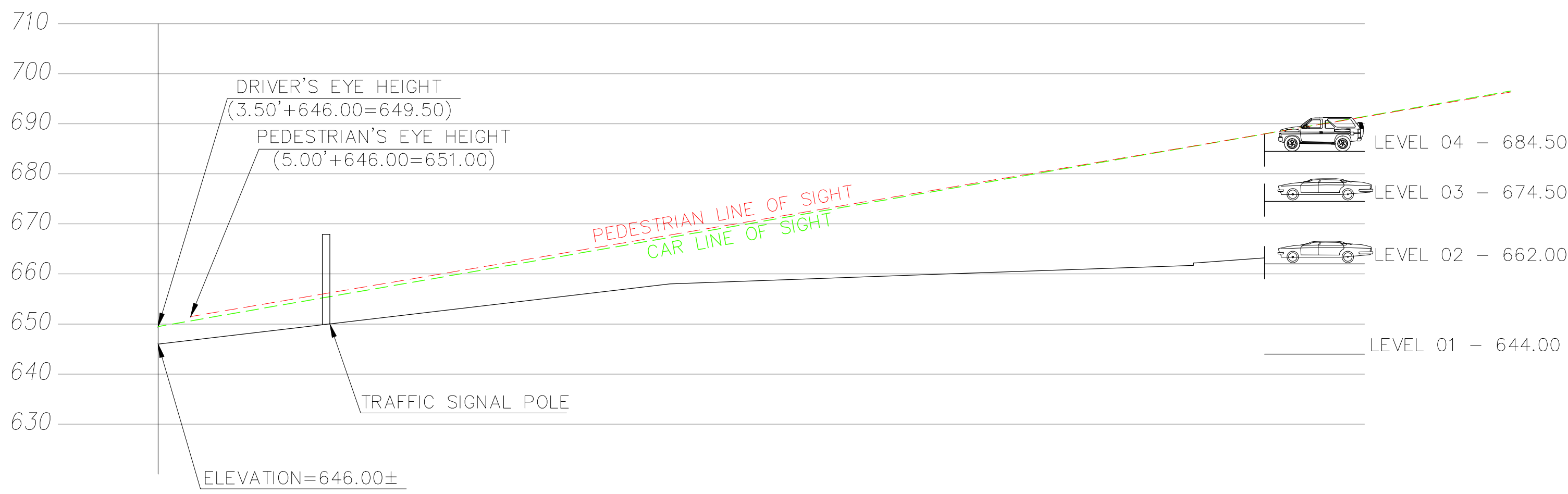
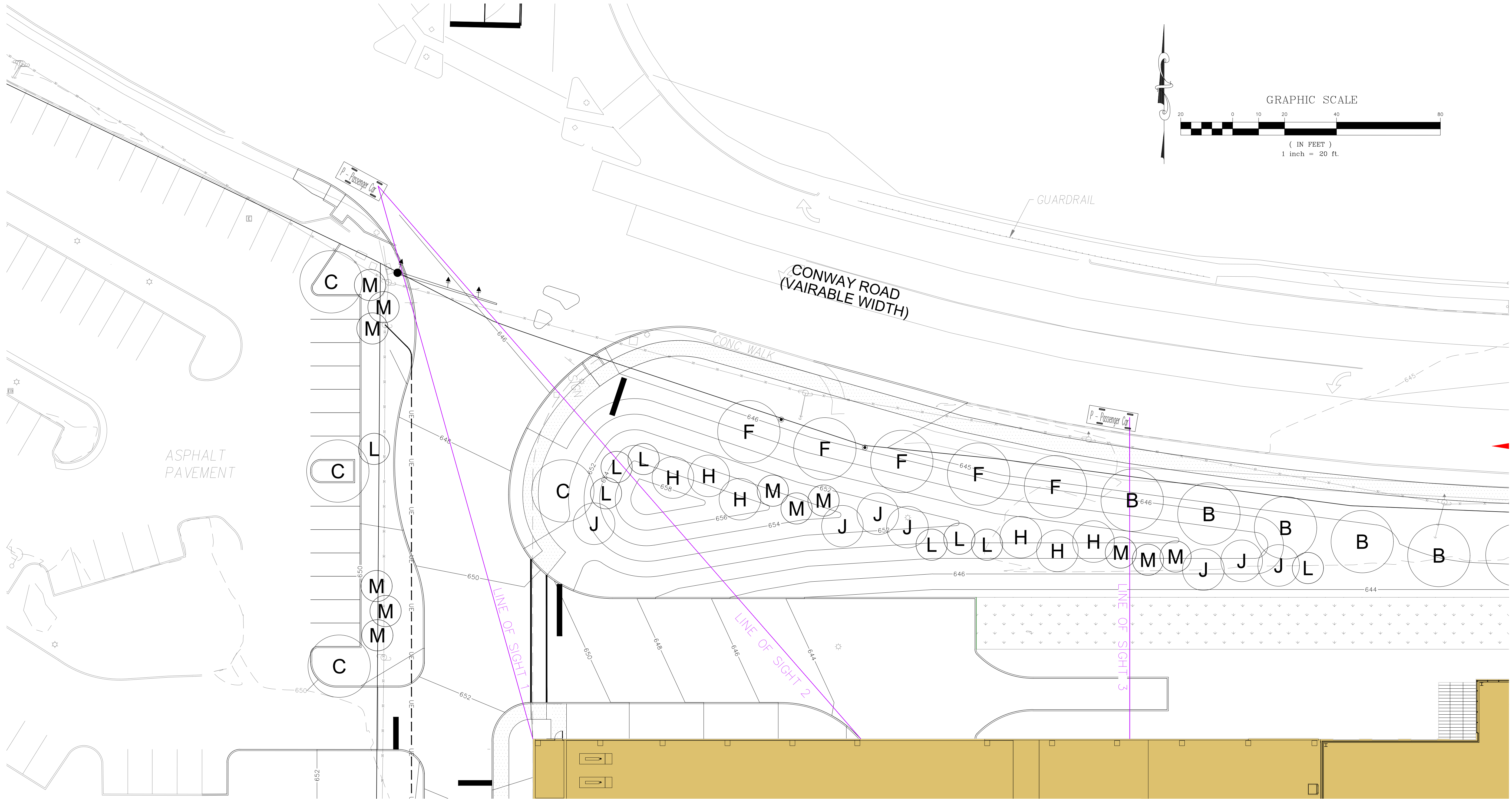
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KEY PLAN

LINE OF SIGHT EXHIBIT
4-STORY GARAGE

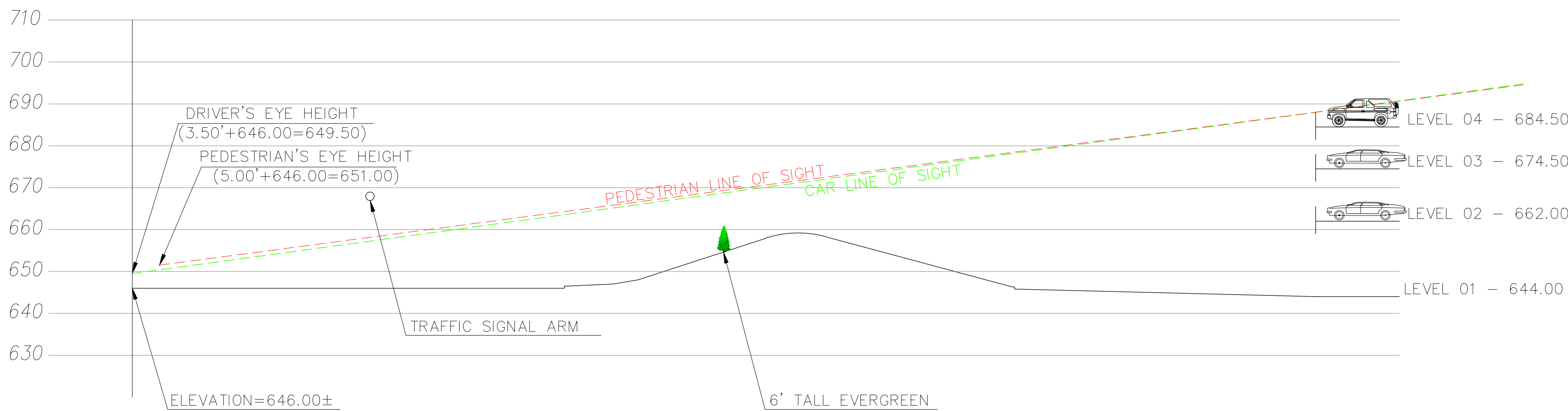
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EX-2



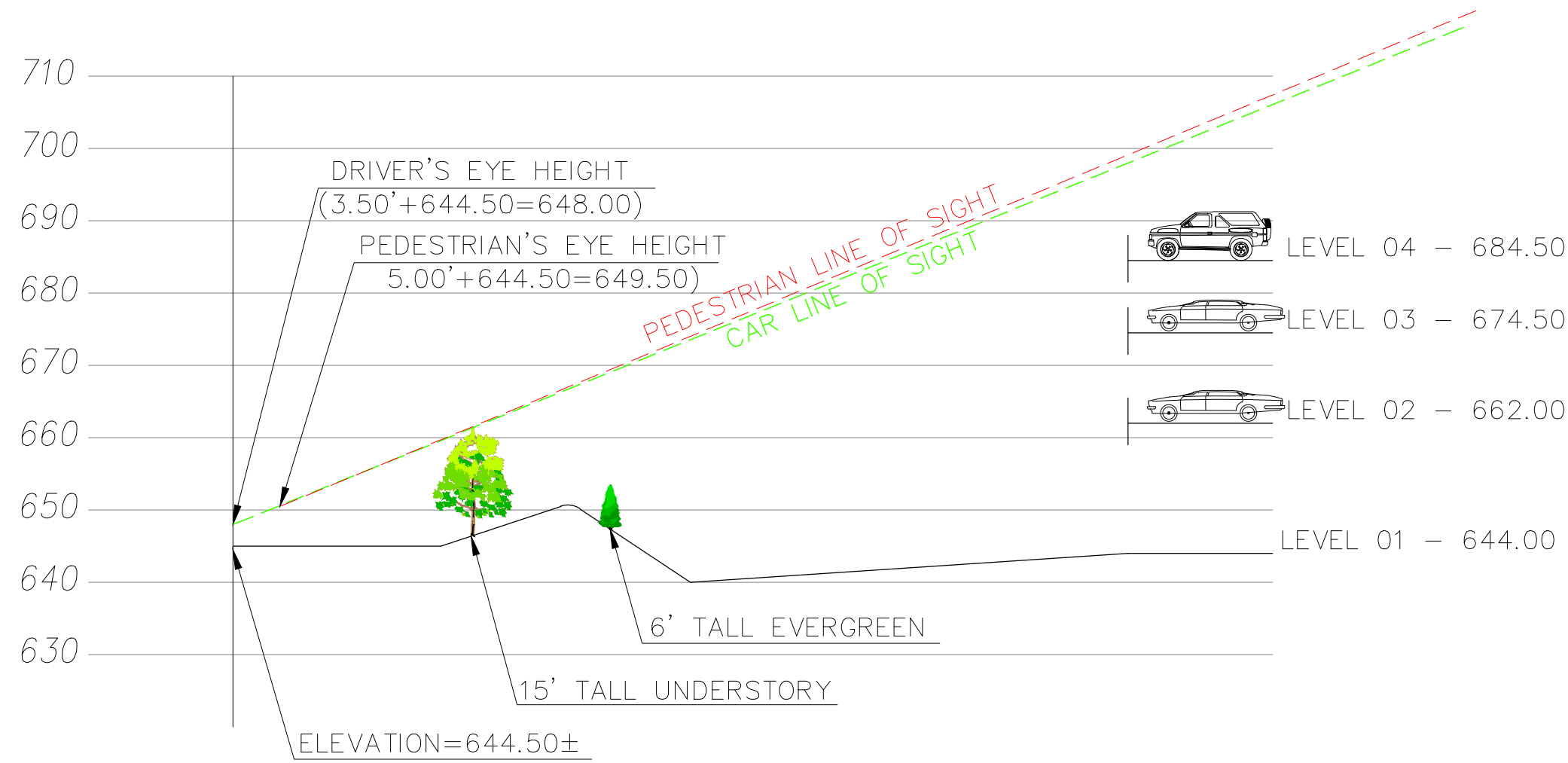
LINE OF SIGHT 1

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LINE OF SIGHT 2

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



LINE OF SIGHT 3

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



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 #20-024: AMEND THE SITE CONCEPT PLAN AND APPROVE A SITE DEVELOPMENT PLAN FOR A NEW OUTPATIENT SERVICES BUILDING, MERCY BALLAS, AT 12120, 12130 CONWAY ROAD & 3011 BALLAS ROAD

FOR THE MEETING OF: Monday, August 17, 2020, 6:30 PM

LOCATION: 615 S. New Ballas. Zoned PH Planned Hospital District

REQUEST: George Stock of Stock and Associates, on behalf of Mercy, has submitted an application to amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces to be located south of Conway Road. In February 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project.

ADDITIONAL INFORMATION: Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. In January 17, 2017, the Boundary Adjustment was approved between the Hospital and the Temple Emanuel and it consolidated the subject properties into one lot of 14.99 acres in anticipation of the redevelopment of this area. Additionally, a text amendment was approved by the City Council to clarify the buffer requirements when adjacent to residentially zoned institutions.

Key Issues:

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

Creve Coeur 2030 Plan References

- Campus (CP) District
- Design Guidelines

Zoning Code References

- Section 405.310 "PH" Planned Hospital District
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Mercy Hospital
615 S. New Ballas Road
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

DATE: 8/14/2020

ATTACHMENTS: Applicant's revised materials submitted August 11, 2020
Draft Ordinance
Ordinance 5573
2018 Staff Report and Traffic Impact Study
Ordinance 5675

PROPOSAL

The Site Concept plan has been revised to include the proposed new layout of the Mercy Ballas portion of the medical campus south of Conway Road, along with maintaining the future North Patient Pavilion and West Patient Pavilion that were shown in 2018, however, there are no plans to pursue those developments for the foreseeable future. The east parking garage expansion has been removed, maintaining the existing layout, and the existing surface parking lot.

The Behavioral Health building area was shown to be removed in the 2018 Site Concept Plan but is now being shown to stay. The access drive and entrance at this area will be removed and the median extended for traffic improvements as was required under the prior Ordinance 5573.



Figure 1: new Site Concept Plan for the Mercy Campus including the revised Mercy Ballas south campus areas, along with the Close-up of the area indicated in the prior plan of the pavement and building that had been designated for removal, and proposed future buildings in green.

The 2018 site development plans for Phase I of the South Campus area include a 6-story 260,100 Sq. Ft. outpatient services building with a three level above grade and two levels below grade parking structure along Conway and S. New Ballas Roads. The proposed new building is a 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage. There is an option of a fifth level for the parking garage that will increase the total parking spaces to 974 spaces. There are also 54 surface parking spaces. The Applicants have stated that the overall budget will determine the ability to build the 5th floor. The location of the parking is now re-oriented behind the building at the southwest corner of the site and is fully connected to the new outpatient center. The new design of the building eliminates the prior EIFS, with now all brick and pre-cast stone and cut-stone accents on the ground floor.

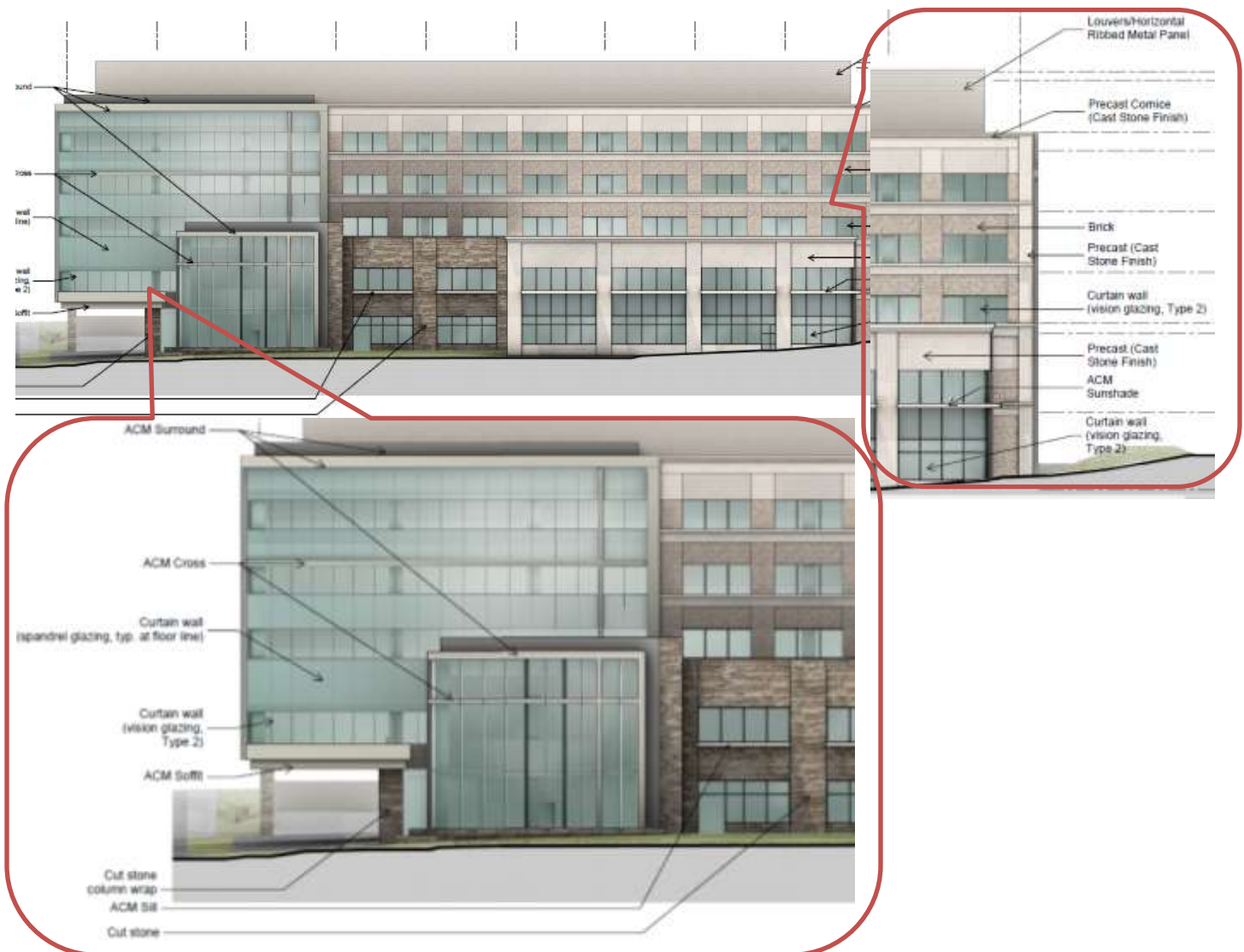


Figure 2: Proposed Overall East Elevation of the South Campus Outpatient building with the close up of the material callouts.



Figure 3: Proposed South Elevation showing the connection between the parking structure and the outpatient center.

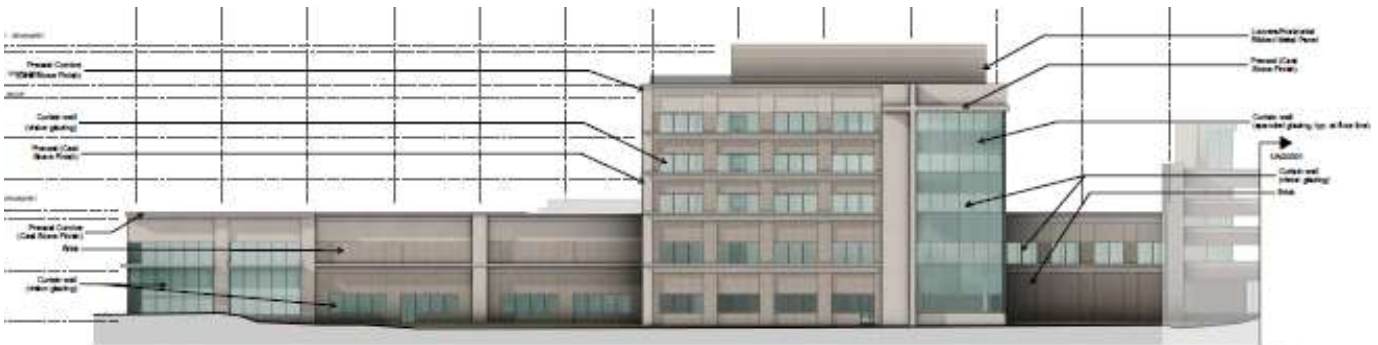


Figure 4: Proposed North Elevation



Figure 5: Proposed West Elevation

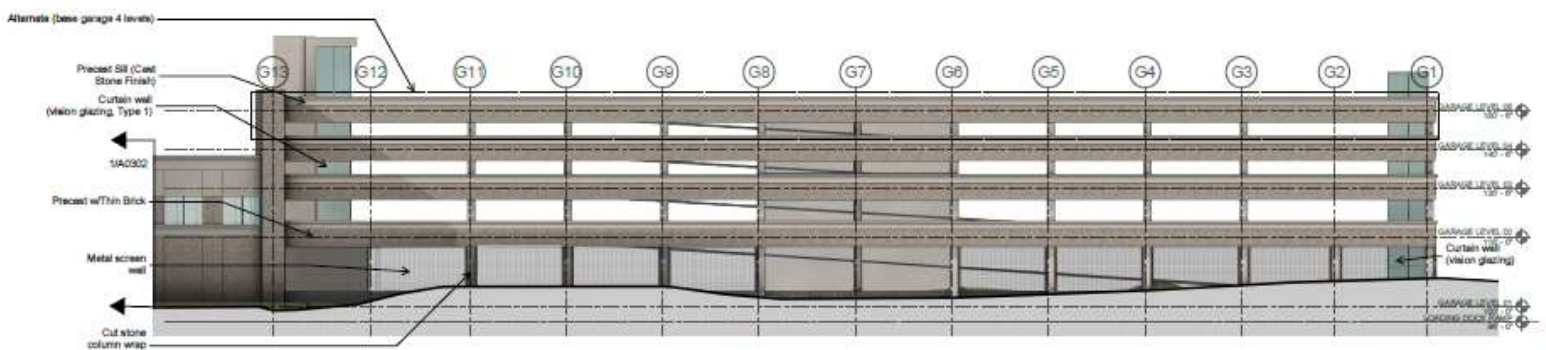


Figure 6: Proposed North Elevation of the garage structured parking.

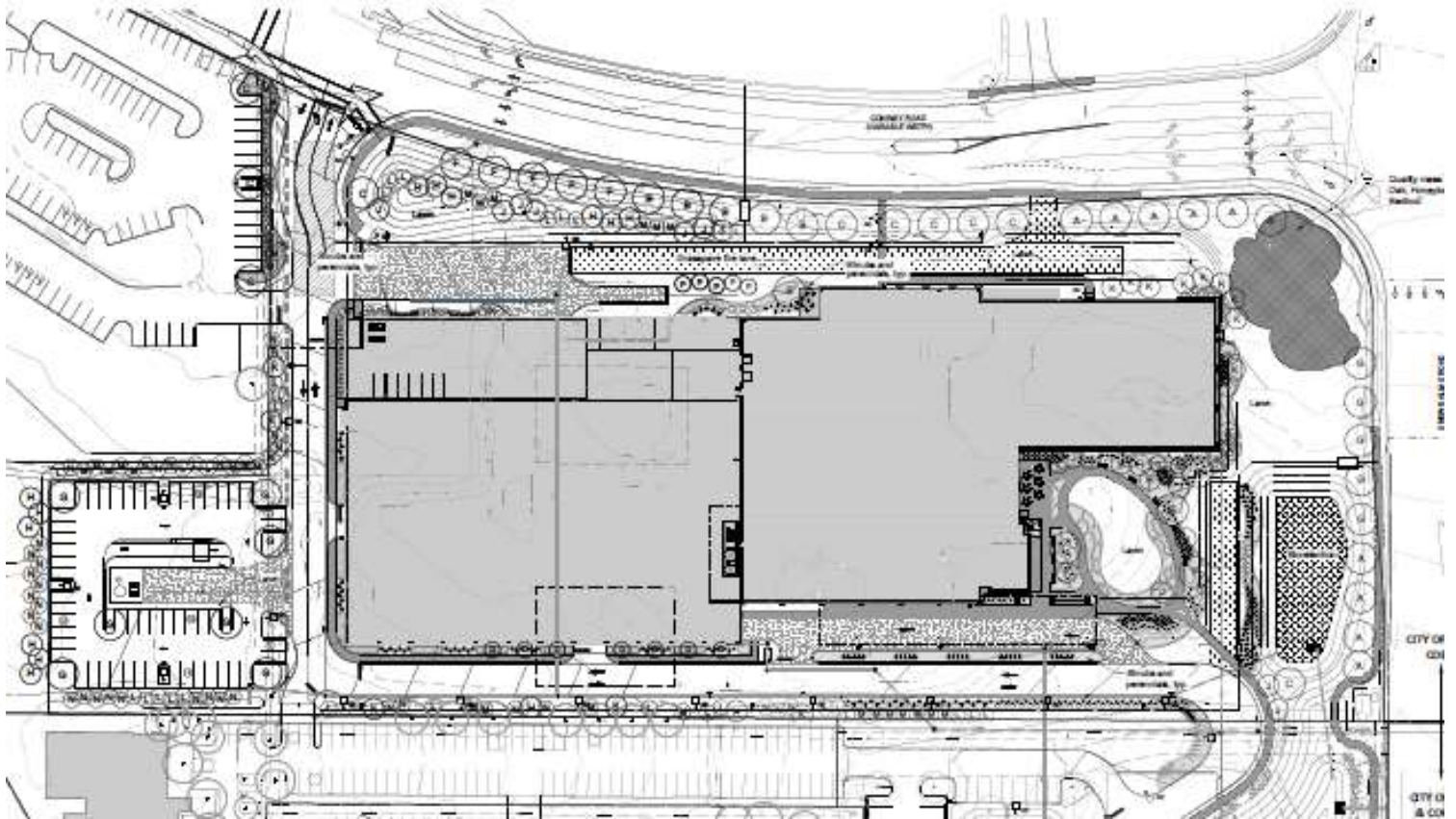


Figure 7: Overall Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Future Mercy South Campus Expansion	City of Town and Country	I-270/I-64
East	Single-family residences	Westwood Village residential	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Mercy Hospital is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type's articulated vision. Staff finds that the proposal meets with the recommendations of the Comprehensive Plan, with significant well-designed landscaping along the frontages. While this proposal brings the building closer to the street than the previous design, it is consistent with other structures on the Mercy campus that are placed closer the roadway with landscaped edges along the frontages. The plan also includes some berms along Conway Road to further block the views of the garage parking area. A greater mix of street trees have been provided to address Council's comments about the need for a variety of street trees to prevent the large-scale loss of trees due to disease. In the prior Staff Report from 2018, Staff included a condition of approval that proper tree protection be provided for the existing tree grove at the north east corner of the site, and this condition is carried over.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, primary building entrances should be clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatment, where one or more unrelated materials are placed upon the building should be avoided, and where there is more than one building on the site, coordination in the design of the structures should be provided. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided. The proposed redesign eliminates the use of the EIFS, with materials consisting of brick, pre-cast stone, and cut-stone accents that better complement the existing north campus areas. Below is the image of the material samples. The materials samples are available at the Government Center for the Commission and Council's review. Staff believes the proposed changes represent an upgrade in the overall design to better meet with the recommendations of the Design Guidelines and Comprehensive Plan. Architectural glazing at the corners provide greater interest in the overall design, and the use of materials further break up the overall massing of the building.



Figure 8: Proposed building materials

The Design Guidelines also suggest that parking lots need to be broken up into smaller spaces with landscaped pedestrian linkages; and that parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas are strongly encouraged. Parking design should minimize glare, reflection, and visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas. The proposal includes up to a 5-story parking structure above ground. Landscaping and berms have also been provided at the Conway Road entrance to aid in the screening of the lower level of the parking structure.



Figure 9: Rendering of the north side of the building and parking (from eastbound Conway Road before Entrance Drive).

The parking garage structure is designed with the same building material to match the main building, consistent with the Design Guidelines that recommend that accessory structures match the principal building on the site. The garage consists predominately of a thin brick on precast concrete panels, that match the main building, with the cut stone columns on the lower level of the garage and a cast stone sill element similar to that found on the upper floors of the building will be provided at the upper portion of the garage panels. A metal mesh screen wall panels are provided on the lower level of the garage to further screen the loading areas. The Applicant states that the vehicles on the upper levels will mostly be screened from line of sight by the precast wall assembly that are showing at 3.5 feet in height. Staff does have a concern that the parking on the top will be visible for the east bound traffic on Conway Road. Please refer to the garage wall section below.

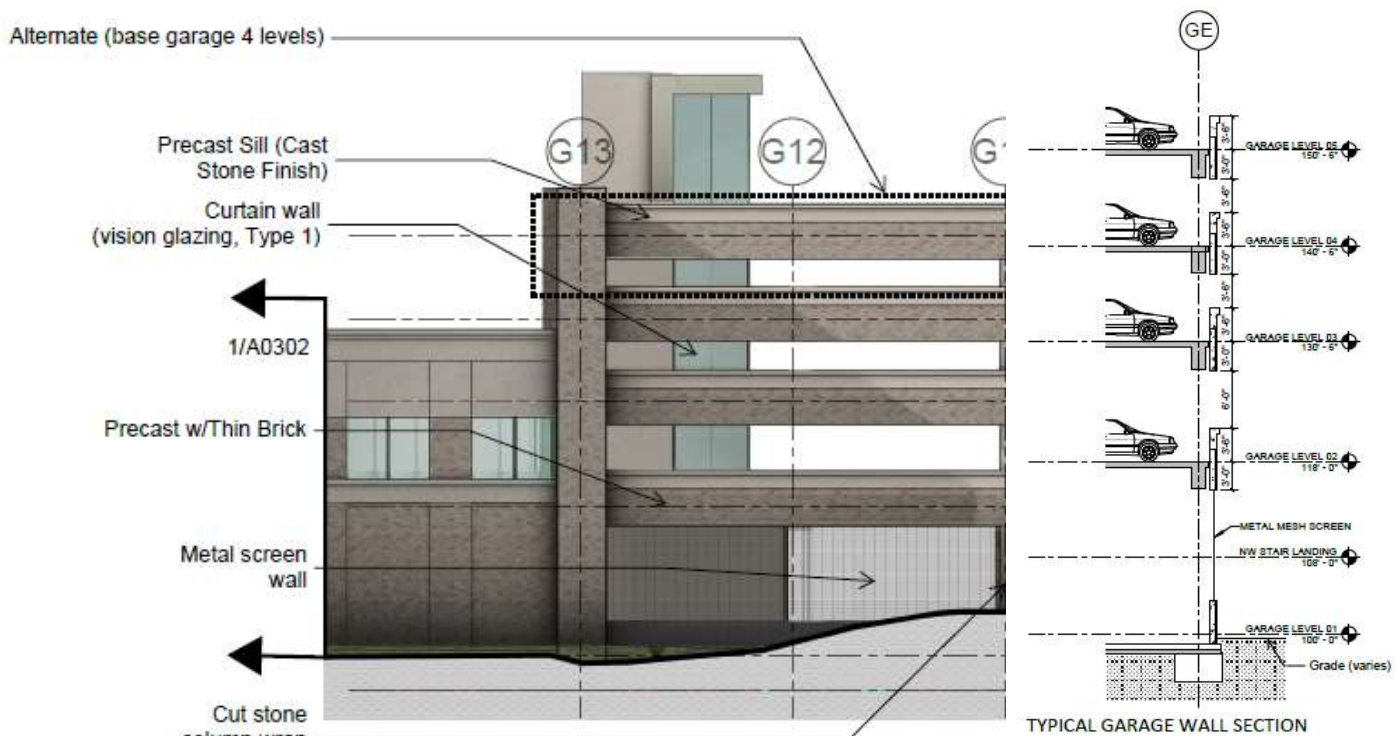


Figure 10: Close-up of the south parking garage elevation with the Typical Garage Wall Section.

If the Commission wishes to have greater screening of the vehicles, they will need to discuss the option of increasing the wall height on the top floor with the Applicant, and a condition will need to be included.

The site plan is showing a bulk oxygen tank within the surface parking area at the south west corner of the property adjacent to the Temple Emmanuel residential zoned district.

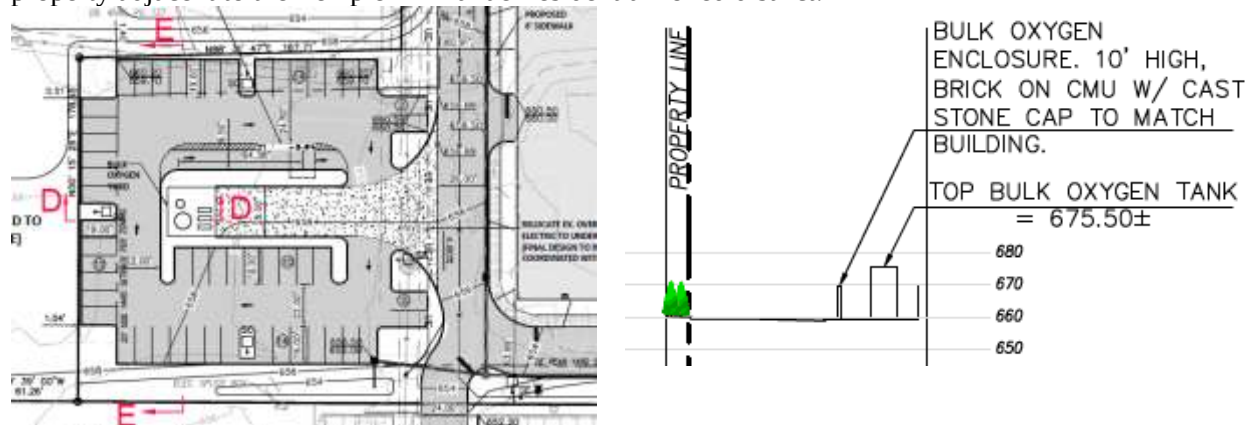


Figure 11: Close-up of the site plan of the surface parking area at the southwest corner, with the bulk oxygen tank and enclosure, and Section D-D on Sheet C3.0

Elevations of the tank have not been provided, however, the Applicant has indicated that they will provide a 10 foot tall masonry wall enclosure that will match the building with the same brick for the building on CMU with cast stone cap, therefore, Staff has included a condition for such.

Overall, the proposal meets with the objectives of the Creve Coeur 2030 Plan, and the City's Design Guidelines, with well landscaped frontages, and an overall design that addresses the prior concerns regarding the extensive use of EIFS, and the placement of the parking structure in front of the building at the corner of Conway Road and S. New Ballas Road.

ZONING REVIEW

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

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. Individual site development plans are intended to provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

As discussed earlier, Section 405.310(D) of the Zoning Code states that site concept and site development plan approval by the Planning and Zoning Commission and the City Council shall be required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH District.

Section 405.310(E)(2)(a)(2) of the Planned Hospital District, states: Sites Fifty-Five And One-Hundredth (55.01) Acres Or More. On sites in excess of fifty-five (55) acres, no building or structure shall exceed seven (7) stories nor exceed one hundred five (105) feet. However, no building or structure located within four hundred (400) feet of residentially zoned property shall exceed three (3) stories or forty-five (45) feet in height, except that this additional limitation shall not apply if the adjacent property is devoted to an institutional use. The text amendment approved in 2017 reduced the requirement of the buffer yard when adjacent to a residentially-zoned institutional use, to allow for the six story building to be pushed to the southwest corner of the site to comply with the 400 foot buffer requirement from the residential homes to the east. The building height is 7 floors, and an overall height to the top of the parapet is 96 feet. However, the upper penthouse floor above level 5 is for mechanical equipment and not occupied, thus the difference between the 272,117 square footage for the building, and the 232,559 square foot occupied space.

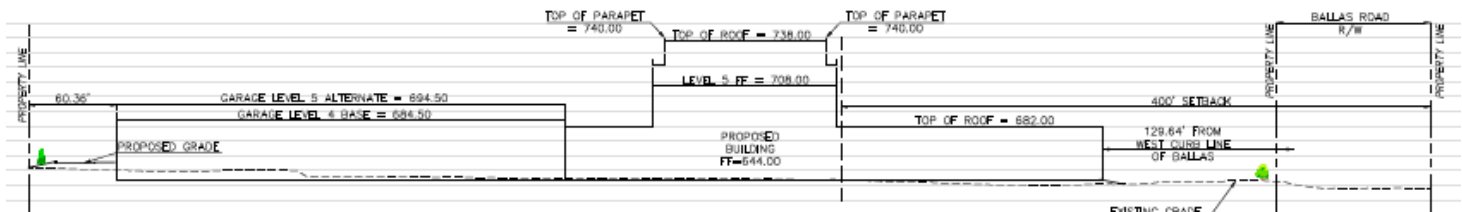


Figure 12: Section AA from Sheet C3.0 showing the 400-foot setback from Residential Properties to the East.

Maximum site coverage for the PH District is 63% and the proposed new outpatient building will increase the total site coverage of the entire campus to 57.92%. The total campus site is 80.37 acres.

Section 405.310(E)(3)(d) *Buffer Yards* for the Any tract or site abutting a residential use within a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use. The text amendment in 2017, allowed for the buffer yard to be reduced to zero between the hospital and the residentially zoned institution for parking and driveways to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The building setbacks was then reduced to 60 feet. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The site plans do show that the oxygen tank enclosure and the future drive-thru canopy structure that would be reviewed under a separate conditional use permit are currently closer than 60 feet. However, the Applicant has indicated that adjusting the canopy to be at or beyond the 60 feet would not be a concern, and therefore a condition of approval includes adjusting the location of the canopy structure, and that specific site plan detail will be reviewed under the conditional use permit process should the proposed text amendment proceed. If not, a condition includes that the area for the pharmacy kiosk/canopy structure and drive aisle will be restored to a landscaped area.

The Applicants emailed on 8/13/2020 a revised drawing showing that the pharmacy kiosk/canopy structure and drive aisle can be moved to the south of the oxygen tank beyond the 60-foot setback. However, the Applicants are concerned regarding the relocation of the oxygen tank due to the turning radius of the truck servicing the facility. It should be noted that the 2018 plan did show a larger utility plant in this area, but the dimensions were not indicated, and the setback issue was not raised at that time. Staff would also note that the approved text amendment eliminated the need for a buffer between surface parking areas and the adjacent institutional property and the placement of the accessory oxygen tank is within these allowable parking areas. For these reasons, staff believes that it could be justified that the allowance of a zero-buffer yard due to the parking that surrounds it negates the need to require compliance with this code provision for the oxygen tank as well. The Commission should discuss this matter further with staff and the applicant at the meeting.

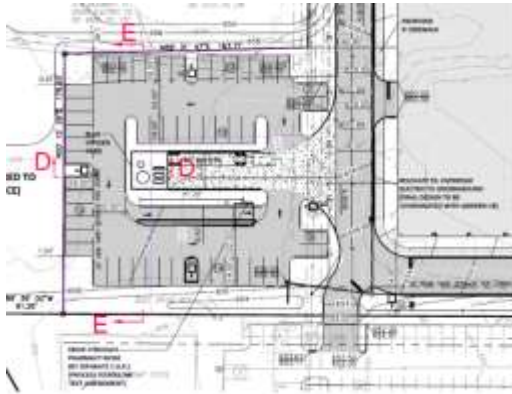


Figure 14: Revised emailed on 8-13-2020 site plan showing the pharmacy kiosk on the south of the oxygen tank enclosure.

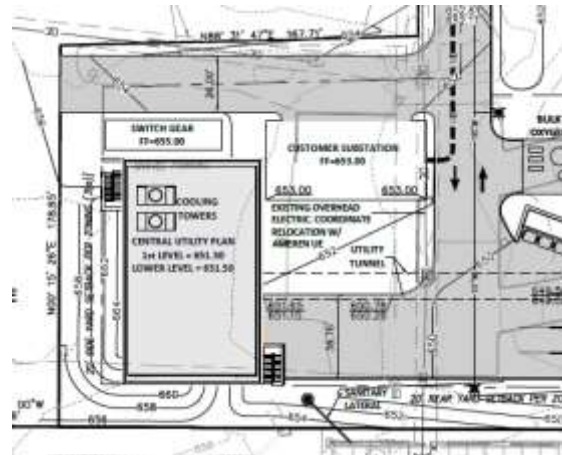


Figure 13: 2018 Utility Plant drawings

Landscaping

As discussed above, Staff finds the overall landscaping to be well designed throughout the site, with lush year-round landscaping along Conway Road and S. New Ballas Road. Section 405.540 discusses the landscaping requirements of a site development plan. Street trees are required at a ratio of 1, three-inch tree for every 30 lineal feet of roadway frontage. The Applicant is showing that of the 1,247 lineal feet of frontage, 38 trees are required. 7 trees are on site and an additional 31 new trees are provided that includes 5 different variety of the trees that were selected from the City's preferred tree types from the Landscaping Guide, as well as a variety of trees and plantings adjacent to the building. and around the site. Well landscaped areas are provided throughout the site with a patio and lawn area with a walking path in front of the building that meets with the City's Design Guidelines and Comprehensive Plan. A couple of the trees listed that are showing a 2" caliper, where deciduous shade trees and street trees which are required by Section 405.540(F)(6) shall have a minimum caliper of 3" providing clear headroom of at least 6 feet where provided for use as street trees, along pedestrian access routes or where such trees may interfere with vehicular circulation or sight lines. Therefore, a condition of approval includes that all trees shall have a minimum of 3" caliper to comply with the landscape regulations of the Zoning Ordinance.

The site plan is showing in the shaded areas the use of Grasspave for fire district access at the north east corners of the building. The intent is that these will remain the look of a green lawn and will only be used for a fire truck in the event of an emergency. The Applicants have discussed the use of the material with the Fire District and District has asked for additional information to ensure that the material will hold the weight of the fire trucks as part of the final review with the permit. The Applicant has stated that the goal is to use the least amount of standard concrete/asphalt paving while accommodating the needs of supporting the 78,000 lb. vehicle loading of the fire truck, but that further detail will be reviewed as part of the permitting phase with the Fire District. The limits of the fire lane shown on the drawings have been accounted for as impervious area in the site coverage calculations. A condition of approval includes that signage prohibiting parking in this area will be necessary and to ensure that it remains the appearance of a green lawn to the extent possible to comply with the Creve Coeur Fire Protection District.

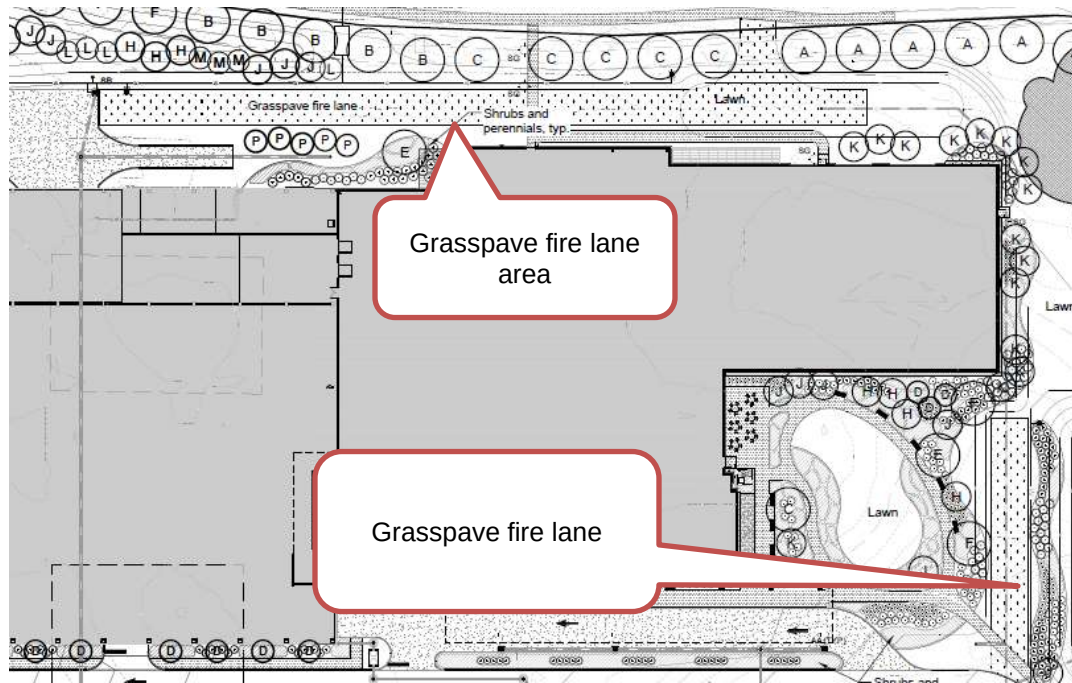
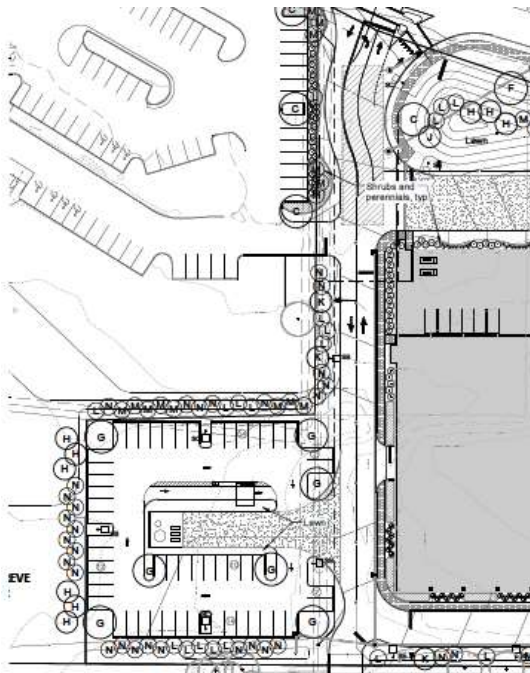


Figure 15: Close-up of the landscape plan showing the Grass Pave fire lane.



As discussed above, the surface parking along the shared property line with the Temple Emmanuel property was reduced to zero for parking or driveways provided that the institutional use maintains an easement providing for shared access to both properties. The drawings are showing well landscaped screening of the parking areas and along the drive aisle, and for screening purposes. The Applicants have included a note on sheet C2.0, and an agreement will be submitted to the City for review and approval prior to the issuance of the building permits, along with the cross-access agreement for 755 Ballas Road. Therefore, a condition of approval that the maintenance and easement agreements include the replacement of any landscaping shown on the drawing for review and approval by the City Attorney and recorded prior to the issuance of a building permit.

Figure 16: Proposed Landscaping shown on the Temple Emmanuel property line

Sidewalks

Section 405.730 Sidewalks requires that all sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. All sidewalks are showing 6 feet in width with greenspace separation from the road and drive aisles.

As part of the 2018 report, Staff recommended that additional pedestrian connection to the lighted intersection of the main entrance connecting the north and south campus area be provided on the east as well as the west side of the entrances, which would be located closer to the building.

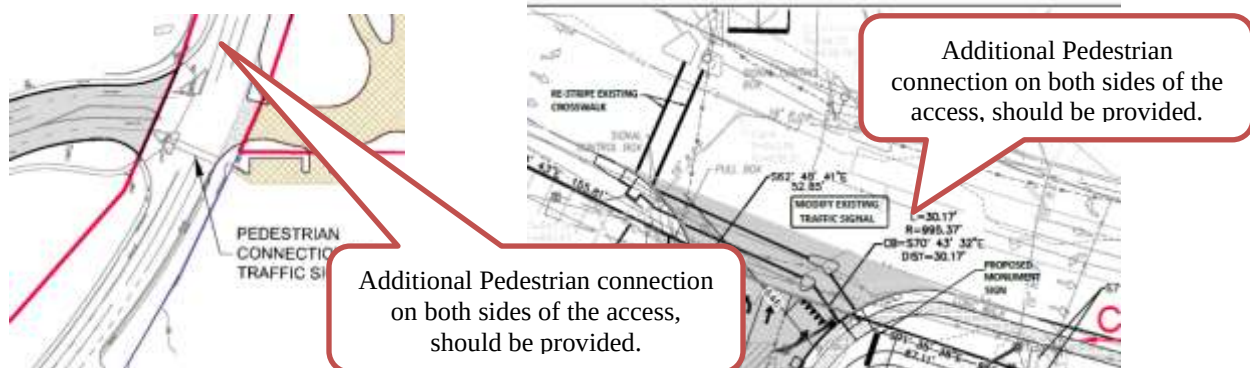


Figure 17: Close-up of the Site Concept Plan of the Pedestrian connection from the 2018 on the left, and a close-up of the current plans of this area on the right.

Therefore, Staff has continued this condition within the recommended conditions of approval for the development.

Parking:

As part of the 2018 plan and with the recent cancer center expansion, parking for the overall campus was a concern. While the parking provided met with the requirements of the Zoning Code, the City Council asked that Mercy complete parking an evaluation for the entire campus, as complaints regarding the lack of parking is a consistent concern. The drawings are showing a total of 5,314 spaces existing spaces on the Main Campus, and the proposed current design for the Mercy Ballas plans is showing a 4-story parking deck that provides for 801 parking spaces (774 garage parking and 54 surface parking) with the optional 5th floor for additional parking, that would increase the parking to 1033 spaces (979 garage parking) for a total of 6,115 spaces with the 4-story parking deck, or 6,347 spaces with the 5 story deck. In the 2018, total parking provided was 7,010 spaces. Thus, 663 fewer parking spaces are provided under the current proposal with the 5-story option. The Applicants have indicated the 2018 Site Development Plans utilized an incorrect number of the existing parking on the north campus showing 5,314 existing spaces. Mercy hired Lochmueller Group to take an inventory of all existing parking spaces currently available on the campus. This inventory found that there are 4,940 spaces on the main campus and the revised drawings reflect the corrected number.

The required parking for this proposal for a 232,559 square feet of occupied building square footage requires is 652 parking spaces, per Section 405.820(A)(1) that provides the gross floor area is calculated as eighty-five percent (85%) of the gross floor area of the entire building. And that under Section 405.820(H)(8)(a)(2) for Ambulatory health care services, the required off-street parking for buildings over 15,000 square feet, parking provided is 3.3 spaces per 1,000 square feet of gross leasable floor area.

As part of the approval of the Pratt Cancer Center on April 13, 2020, (Ordinance 5695) Council requested that a comprehensive parking study for the Mercy campus be submitted with any amendment to the Mercy Ballas project. The parking study is to provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage. As mentioned above, Lochmueller Group was hired, and the inventory was completed. However, due to the recent and ongoing pandemic, Mercy has not been operating in a normal fashion to allow for the study to proceed with meaningful data. The applicants are requesting that the requirement for a formal study on the parking situation be deferred.

The proposed 4-story deck would provide for an excess of 149 spaces, and the 5-floor option would provide a parking in excess of Code regulations of 381 spaces. The additional parking is intended to be assigned to Mercy personnel that would open the availability of the existing parking on the north campus.

In addition, the new outpatient center would move some of the services provided on the north campus to the new building, thus allowing for a reduction of the parking needed on the north campus area.

In addition, a condition of Ordinance 5695, included that the shared parking with Temple Emmanuel was approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance. Therefore, Staff has included these conditions with this proposal as well, and that the Parking Study shall be completed with any future amendments to the site concept or site development plans when such study can be completed under normal operating conditions.

Lighting:

The proposal include lighting that is consistent with Section 405.680 Lighting regulations of the Zoning Ordinances. The Applicant's photometric plan indicates that all lighting is downcast with only limited spillage up to 6.9 cf. at the south property line/Town and Country boundary line, adjacent to the commercial parking areas the remaining South Campus area.

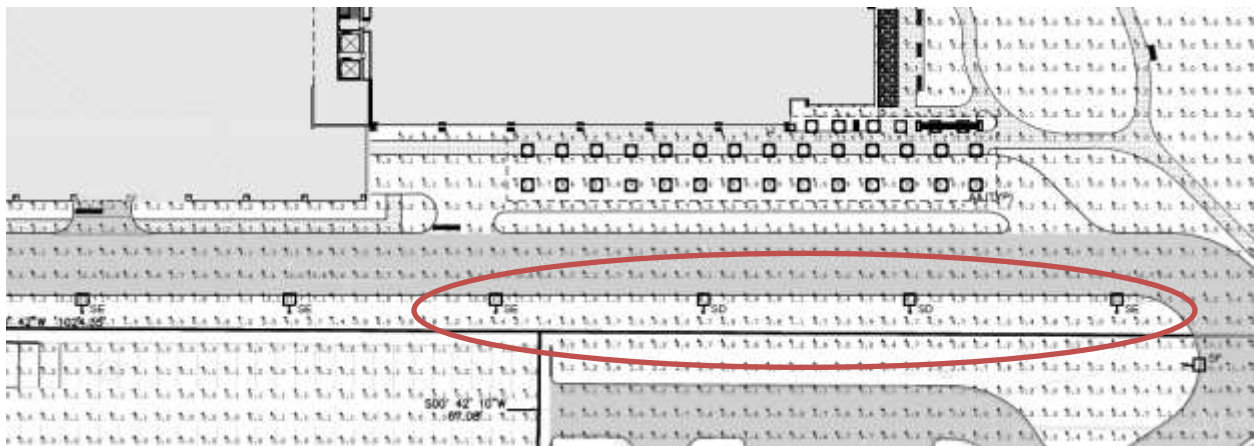


Figure 18: Close up of the Applicant's Photometric Plan at the South property line, showing the light spillage along the internal drives.

The lighting is LED and downcast and will have a maximum mounting height of 20 feet, where Section 405.680 allows for a maximum height of 24 feet for properties within non-residential districts. The lighting on the top deck of the garage will be lowered to the 12 foot in consideration of the overall height of the structure.

Luminaire Schedule				
Tag	Model	LLF	Mounting Height	
SA	ECF-S-48L-1.2A-NW-G2-5W	0.950	20' - 0"	
SB	ECF-S-48L-1.2A-NW-G2-3	0.950	20' - 0"	
SC	ECF-S-48L-1.2A-NW-G2-4	0.950	20' - 0"	
SD	ECF-S-48L-1.2A-NW-G2-5W	0.950	12' - 0"	
SE	ECF-S-48L-1.2A-NW-G2-3	0.950	12' - 0"	
SF	ECF-S-48L-1.2A-NW-G2-4	0.950	12' - 0"	
SG	PBL-42-14L-450-NW-G2-3-UNV	0.950	3' - 6"	
AA	C6RN+C6L20840MZ10U+C6RDLCL	0.950	18' - 0" Bottom of Canopy	



Figure 19: Luminaire Schedule from the Applicant's Photometric Plan and the light-fixture image from the Lighting Cut Sheets

The Mercy Campus is under a master sign plan. As discussed in the prior Staff Report, Mercy will be seeking new signage for the building and as well as that was recommended as part of the Traffic Impact Study were included as conditions of approval and those conditions have been carried over, which may require a revised master sign plan pursuant to Section 405.955. Master Signage Plans and will address the wayfinding signs recommended within the traffic impact study.

TRAFFIC IMPACT STUDY

The 2018 proposal included a traffic impact study completed by the Lochmueller Group, which were reviewed by the City's Engineer and Traffic Consultant at that time. As the proposal is a redesign of the building and does not significantly increase the square footage or change the use of the building, that would warrant a new study, the recommended conditions have been carried over from the prior Ordinance. The conditons included removal of the access drive in front of the Ronald McDonald House to Conway Road and extending the median, improve signage and pavement marking for eastbound traffic on Conway Road, and provide additional wayfinding signs in the immediate area of the Mercy campus to assist drivers with ingress and egress, specifically guiding those exiting on Conway Road to the exact lane for the interstate or arterial they need, the installation of a video detection cameras detection cameras on the traffic signal located at their northern entrance on Ballas and any necessary controller cabinet modifications. The traffic impacts that were discussed as part of the Pratt Cancer Center addition at the March 16th Planning and Zoning Commission at their northern entrance on Ballas (Muckerman entrance) and any necessary controller cabinet modifications to allow the signal timing to be more efficient, would remain in effect. In addition, the Public Works Department would like to add illuminated street name signs, and the illuminated hospital "H" sign with the modification of the traffic signal at the Conway/Entrance Drive. Therefore, a condition of approval includes working with the Public Works Department on the installation of such signs.

SUMMARY AND RECOMMENDATION

The new Site Concept Plan and site development plan are overall consistent with the City's Comprehensive Plan, the Design Guideliens, and the PH-Planned Hospital District with a minor exception of the Accessory Structures at the southwest corner. Below are the recommended conditions of approval that are largely consistent with the prior ordinance, but address the revised design for the building with this proposal.

1. 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 as received on August 11, 2020, as bound together, and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on August 11, 2020, as bound together and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.
3. The drawings shall be revised to show that all buildings, including any accessory structures, shall meet with the 60-foot setback where adjacent to the residentially zoned institution as discussed in the Staff Report for August 17th. ***Note staff requests further discussion on this item.***
4. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The oxygen tank enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
5. Approval of the site development plans does not constitute approval of the drive-thru pharmacy kiosk and stacking lane. Should the text amendment and future conditional use permit be denied, the area for the pharmacy kiosk/canopy structure and drive aisle will be restored to a landscaped area, with additional plantings that are consistent with the proposed landscape plans.

6. The use of Grasspave area shall be limited to emergency access only. Signage prohibiting parking in this area will be necessary and to ensure that it maintains the appearance of a green lawn to the extent possible but shall comply with the requirements of the Creve Coeur Fire Protection District.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site as recommended by a certified arborist, and all new trees shall have a minimum of three (3) inch caliper and comply with Section 405.540 Landscaping of the Zoning Ordinance.
8. Shared gravel parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.
9. The maintenance and easement agreements for the landscaping and parking with the adjacent residentially zoned property shall be reviewed and approved by the City Attorney and recorded prior to the issuance of a building permit.
10. 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.
11. A comprehensive parking study for the Mercy hospital campus shall be submitted with any future requests for an amendment to the Site Concept Plan or Site Development Plans. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
12. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730.
13. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
14. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road, as shown in the Site Concept Plan and as discussed with Application #20-005 on the Pratt Cancer Center Addition, as well as add illuminated street name signs, and the illuminated hospital "H" sign with the modification of the traffic signal at the Conway/Entrance Drive under the direction of the Department of Public Works
15. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
16. The Applicant shall comply with MoDOT requirements for any improvements, as well as the requirements under the prior Application #20-005 for the Pratt Cancer Center Addition.
17. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
18. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
19. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
20. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

ACTION

Should the Commission wish to move the project forward to City Council for review, the following is an example of an appropriate motion:

“I move to recommend approval of Application #20-023 for the Amended Site Concept Plan and Site Development Plan for Mercy Ballas outpatient center subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of August 17, 2020” (Specific conditions discussed and approved).

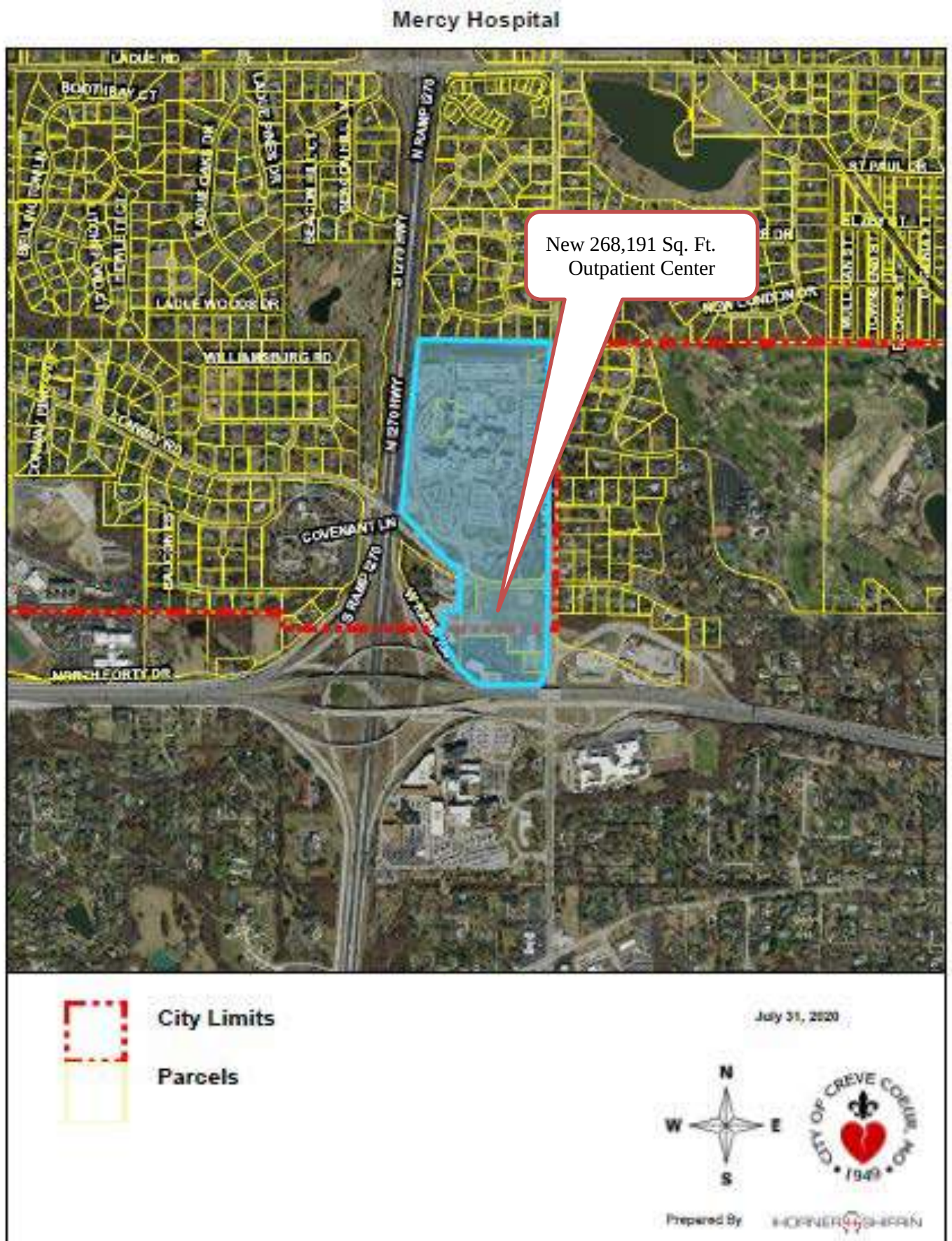
APPENDIX 1: COMPREHENSIVE PLAN

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



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:2/2/2018



Description: View from the Site looking southeast toward the I-64 ramp entrance area.



Description: View looking west along Conway Road at the existing past arm in the median.



Description: View looking north along Conway Road at blocked Ronald McDonald entrance that is recommended to be removed.



Description: View looking southwest from the Outpatient Center site at the adjacent office buildings in Town and Country.

SITE DATA:
ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS 70.42 Acres
*SKILLED NURSING FACILITY 8.70 Acres
OLD R.O.W. TAKINGS 1.25 Acres
TOTAL AREA 80.37 Acres
(3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)

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

EXISTING - 2.42,578 Sq. Ft.
3,500,917 Sq. Ft. = 0.69 FAR

PREVIOUSLY APPROVED - 2,428,578 + 17,230 Sq. Ft. (PROTON THERAPY ADD.)
(ORDINANCE 5695) 3,500,917 Sq. Ft. = 0.70 FAR

PROPOSED - 2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS)
3,500,917 Sq. Ft. = 0.78 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)

*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING - 52.32% [42.05 Ac. - BASED ON 80.37 Ac.]

PREVIOUSLY APPROVED - 57.73% [46.40 Ac. - BASED ON 80.37 Ac.]

PROPOSED - 57.92% [46.55Ac. - BASED ON 80.37 Ac.]

(MAXIMUM SITE COVERAGE = 63%)

CAMPUS PARKING - w/ 4 STORY MERCY BALLAS GARAGE:

EXISTING PARKING (NORTH) = *4,940 SPACES
*215 HC ACCESSIBLE

PROPOSED PARKING (SOUTH - MERCY BALLAS) = *796 SPACES
*21 HC ACCESSIBLE

TOTAL NEW CAMPUS PARKING = *4,940 + *796 = *5,736
*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

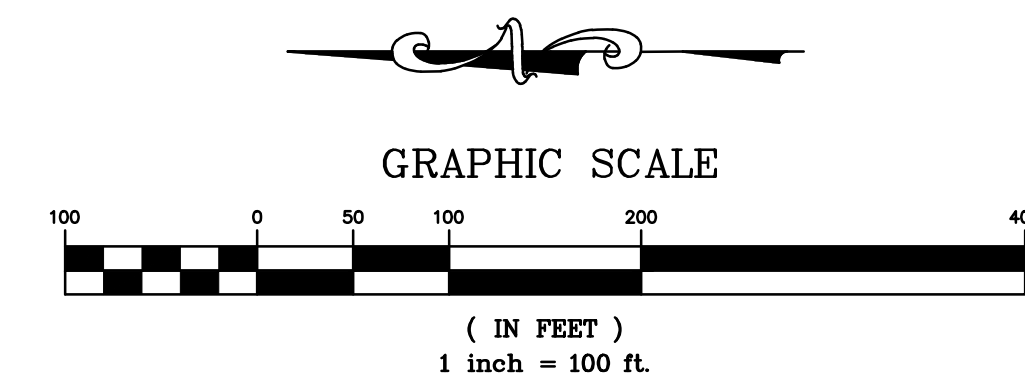
CAMPUS PARKING - w/ 5 STORY MERCY BALLAS GARAGE:

EXISTING PARKING (NORTH) = *4,940 SPACES
*215 HC ACCESSIBLE

PROPOSED PARKING (SOUTH - MERCY BALLAS) = *1,028 SPACES
*21 HC ACCESSIBLE

TOTAL NEW CAMPUS PARKING = *4,940 + *1,028 = *5,968
*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

AMENDED MASTER CONCEPT PLAN FOR MERCY HOSPITAL ST. LOUIS



LEGEND

- EXISTING BUILDINGS + PAVEMENT
- PREVIOUSLY APPROVED PRATT CANCER CENTER EXPANSION - PROTON THERAPY AND PARKING MODIFICATIONS (ORDINANCE 5695)
- PROPOSED MERCY BALLAS
- FUTURE BUILDING ADDITIONS
- FUTURE ROADWAY MODIFICATIONS
- FUTURE DRY DETENTION BASIN MODIFICATIONS
- FUTURE INTERIM PARKING EXPANSION
- PLANNED HOSPITAL ZONING BOUNDARY

PROPOSED CAMPUS PARKING CALCULATIONS (w/ 4 STORY MERCY BALLAS GARAGE):

CANCER CENTER - 134,397 S.F. (PROTON ADDITION 17,230 S.F. - 7,440 S.F. VAULT AREA)
MEDICAL OFFICE BUILDINGS - 360,143 S.F.
CONFERENCE CENTER - 17,520 S.F.
MERCY BALLAS - 232,559 S.F. (272,117 S.F. - 39,558 S.F. MECHANICAL PENTHOUSE & BASEMENT)

TOTAL = 744,619 S.F.

PARKING REQUIRED = (744,619)(0.85)/(3.3/1000) = 2,088 SPACES

HOSPITAL BEDS = 859 BEDS

PARKING REQUIRED = (859)(0.60) = 516 SPACES

EMPLOYEES = 4,550 FULL TIME EMPLOYEES

PARKING REQUIRED = (4,550)(0.65) = 2,958 SPACES

TOTAL REQUIRED PARKING = 5,562 SPACES

TOTAL PROPOSED PARKING = 5,736 SPACES (INCLUDING 236 HC ACCESSIBLE)

PARKING CALCULATIONS (w/ 5 STORY MERCY BALLAS GARAGE):

134,397 S.F. (PROTON ADDITION 17,230 S.F. - 7,440 S.F. VAULT AREA)
MEDICAL OFFICE BUILDINGS - 360,143 S.F.
CONFERENCE CENTER - 17,520 S.F.
MERCY BALLAS - 232,559 S.F. (272,117 S.F. - 39,558 MECHANICAL PENTHOUSE & BASEMENT)

TOTAL = 744,619 S.F.

PARKING REQUIRED = (744,619)(0.85)/(3.3/1000) = 2,088 SPACES

HOSPITAL BEDS = 859 BEDS

PARKING REQUIRED = (859)(0.60) = 516 SPACES

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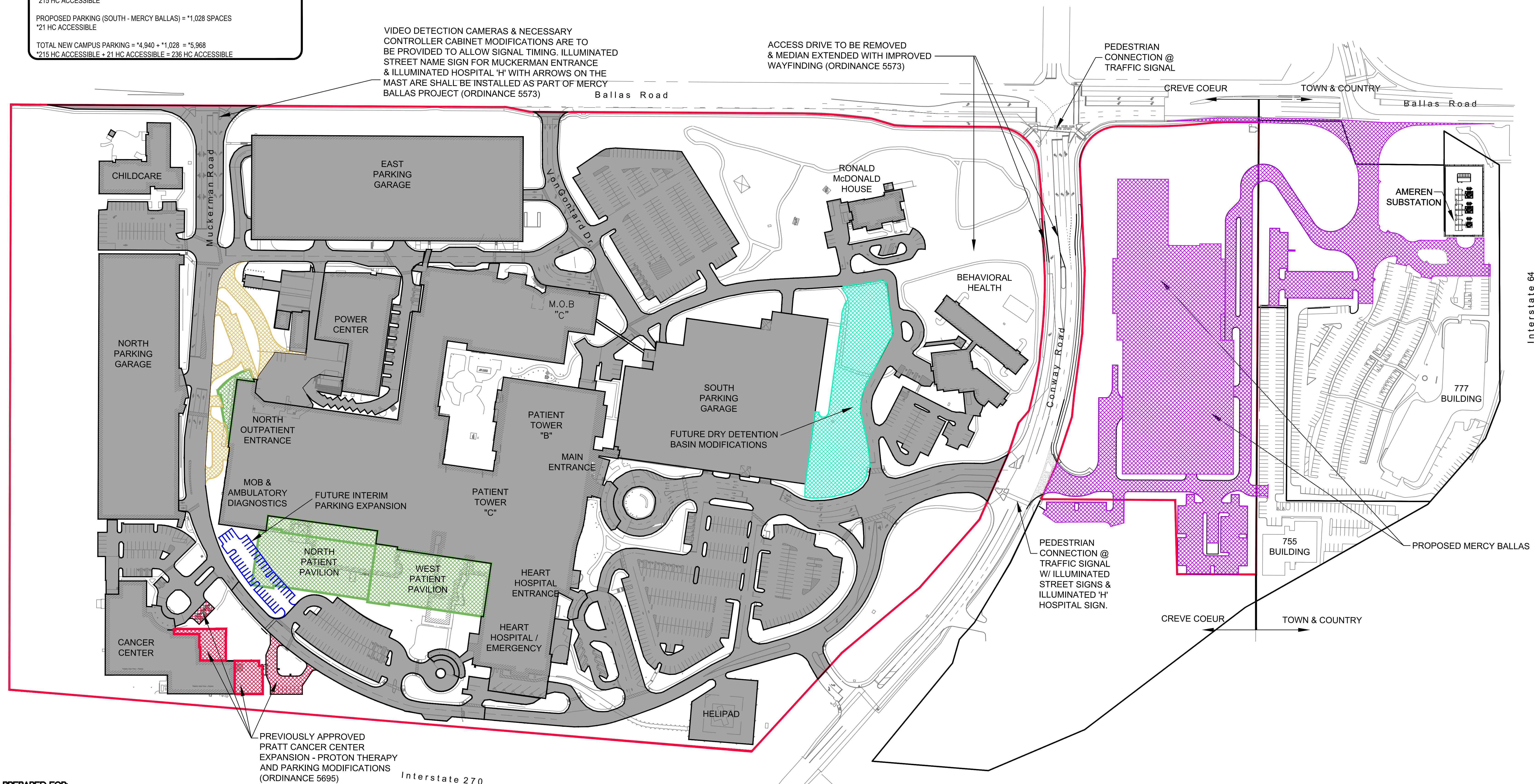
TOTAL REQUIRED PARKING = 5,562 SPACES

TOTAL PROPOSED PARKING = 5,968 SPACES (INCLUDING 236 HC ACCESSIBLE)

VIDEO DETECTION CAMERAS & NECESSARY CONTROLLER CABINET MODIFICATIONS ARE TO BE PROVIDED TO ALLOW SIGNAL TIMING. ILLUMINATED STREET NAME SIGN FOR MUCKERMAN ENTRANCE & ILLUMINATED HOSPITAL 'H' WITH ARROWS ON THE MAST ARE SHALL BE INSTALLED AS PART OF MERCY BALLAS PROJECT (ORDINANCE 5573)

ACCESS DRIVE TO BE REMOVED & MEDIAN EXTENDED WITH IMPROVED WAYFINDING (ORDINANCE 5573)

PEDESTRIAN CONNECTION @ TRAFFIC SIGNAL



PREVIOUSLY APPROVED PRATT CANCER CENTER EXPANSION - PROTON THERAPY AND PARKING MODIFICATIONS (ORDINANCE 5695)

PREPARED FOR:
MERCY HOSPITAL ST. LOUIS
C/O DON KALICAK
615 S. NEW BALLAS ROAD
CREVE COEUR, MO 63141
636-614-3271



Mercy Hospital St. Louis
Outpatient Center

CANNONDESIGN

1100 Clark Ave
St. Louis, MO 63102
P: 314.251.8250
F: 314.241.2570

www.cannondesign.com

HEIDEMAN
ASSOCIATES, INC.
ZP

Heideman Associates, Inc.
MEP Engineering
240 Larkin Williams Ind Ct.
Fenton, MO 63026
(636) 492-3200

kpff

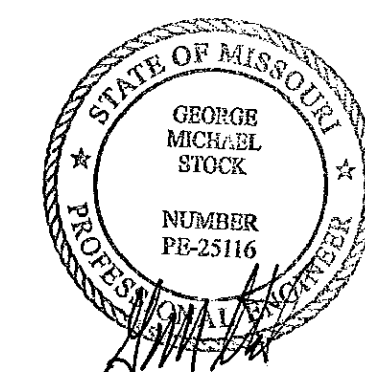
KPFF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63131
(314) 835-0524

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Stock and Associates Consulting Engineers, Inc.
Civil Engineering
257 Chesterfield Business Parkway
Chesterfield, MO 63005
(636) 530-9100

LOOMIS ASSOCIATES
landscape architects + planners
750 Spirit 40 Park Drive
Chesterfield, MO 63005
(636) 519-8958

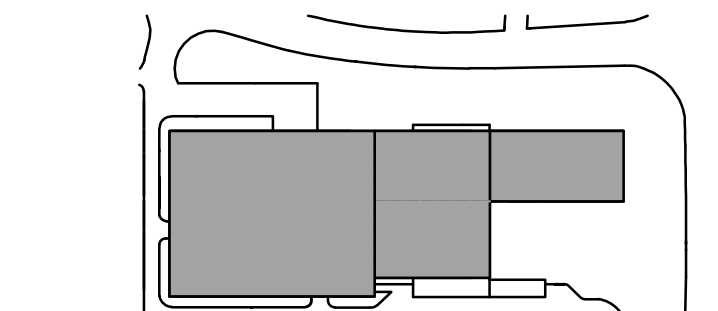
Loomis Associates
750 Spirit 40 Park Drive
Chesterfield, MO 63005
(636) 519-8958



2020-08-11
George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL 2020-08-11
CFD SUBMITTAL 2020-07-09
CREVE COEUR SUBMITTAL 2020-07-02

Rev. Description Date



KEY PLAN
Drawing Title:

AMENDED MASTER
CONCEPT PLAN

Project No.: 215-5653.10 Checked by:

SCP-2



Aerial (from Southeast looking Northwest)



MERCY BALLAS

CANNONDESIGN



View of entry approach (from Southeast corner, looking Northwest)



View of entry (from South, looking North)



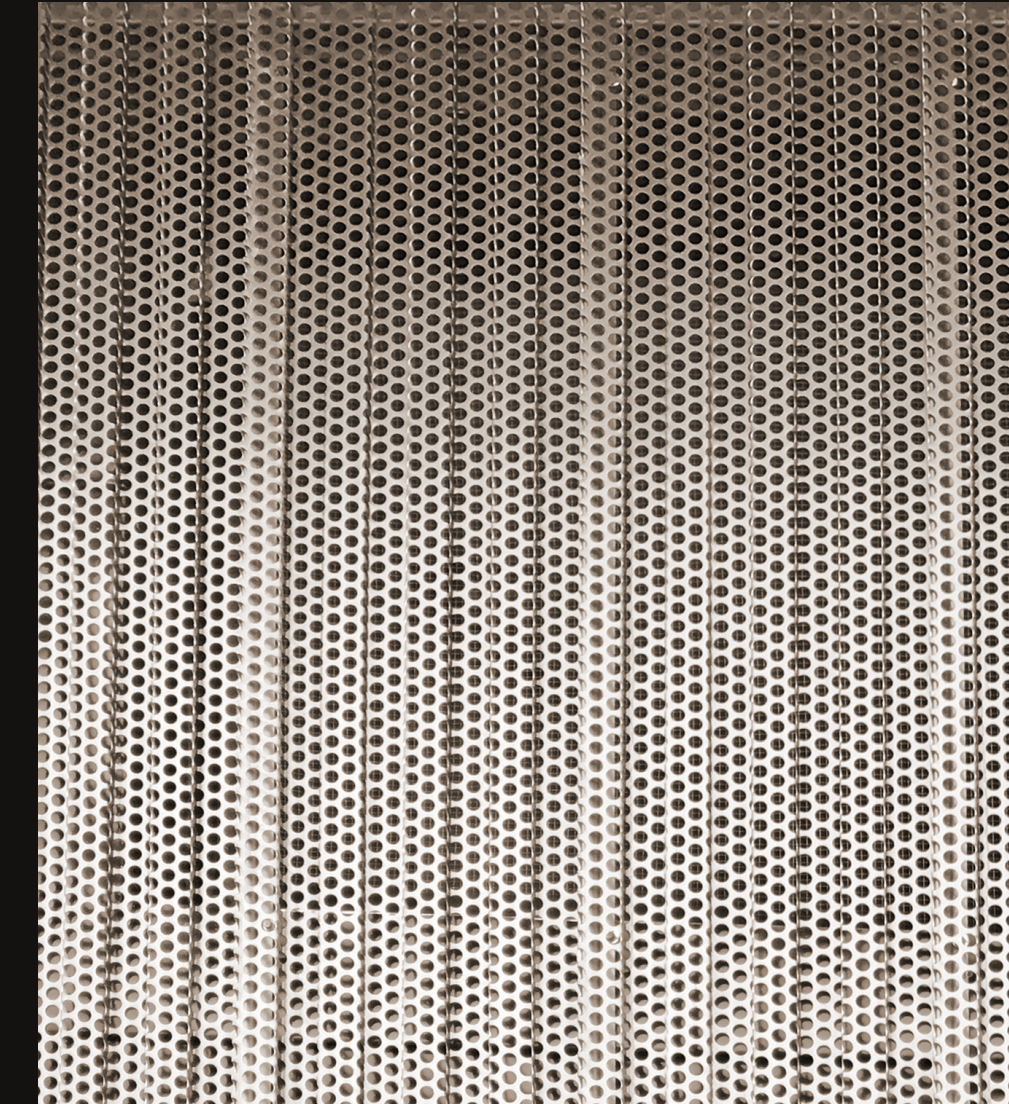
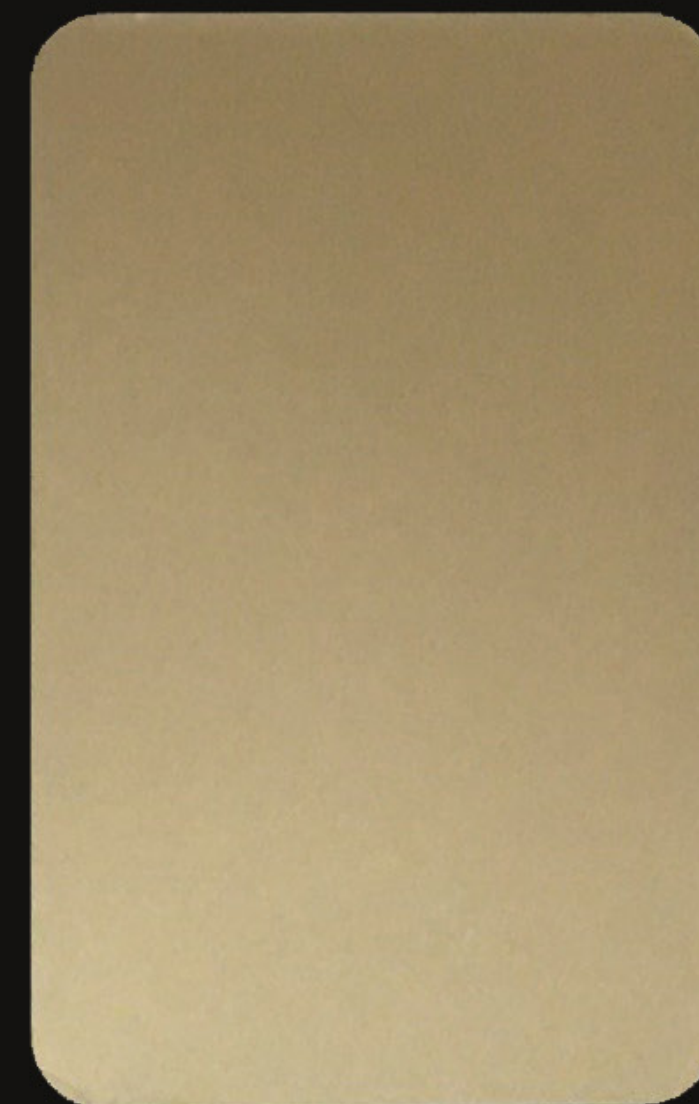
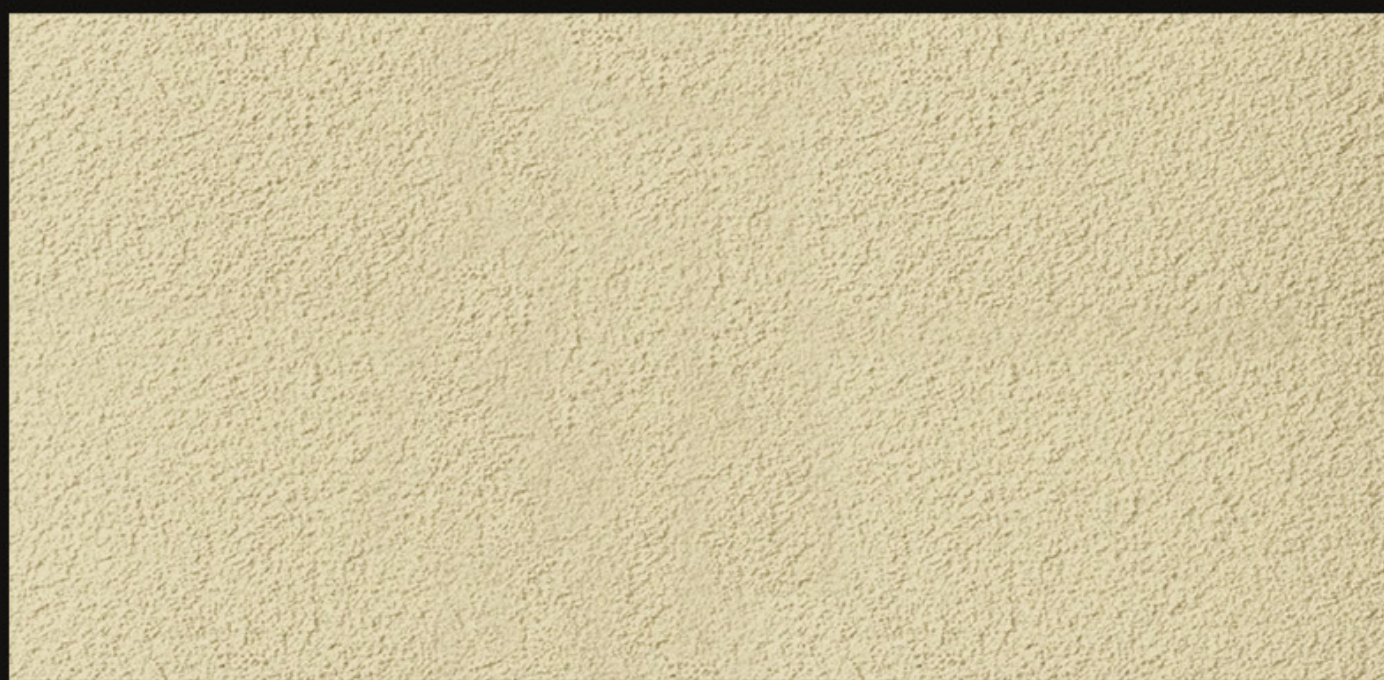
View of North side of building and parking (from eastbound Conway Rd, before Entrance Dr)

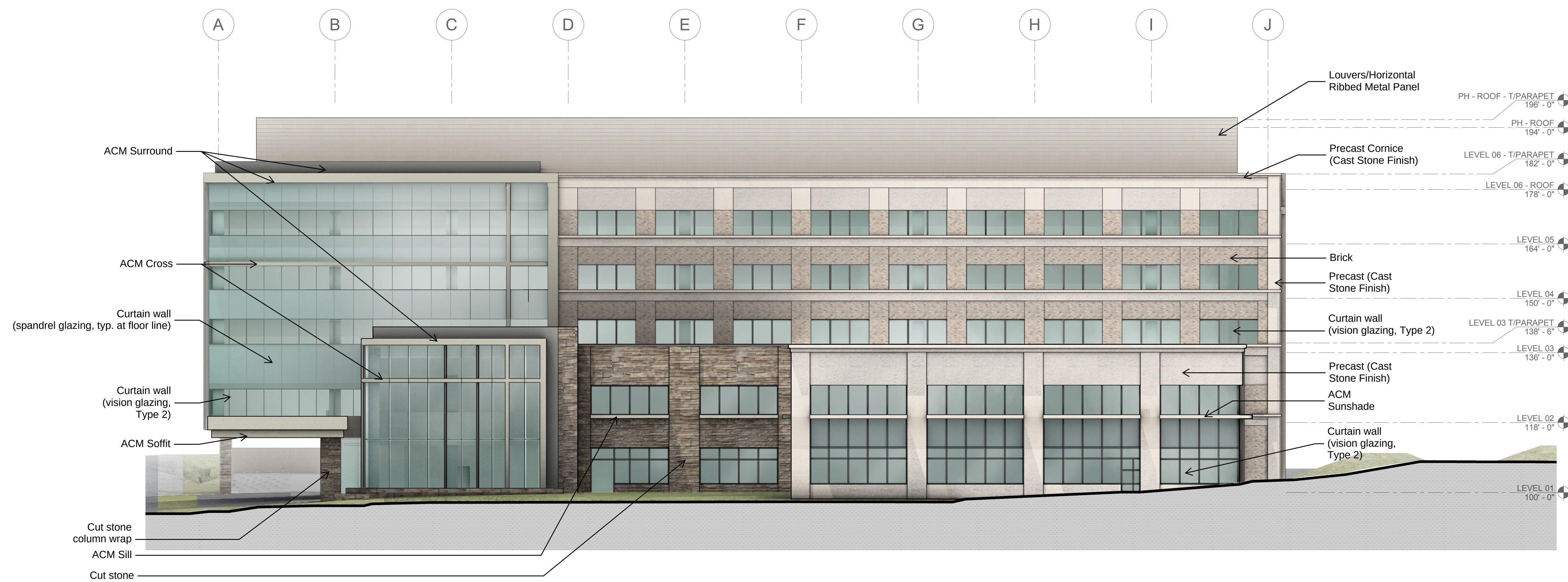


View of North side of building (from Eastbound Conway Rd, past Entrance Dr)

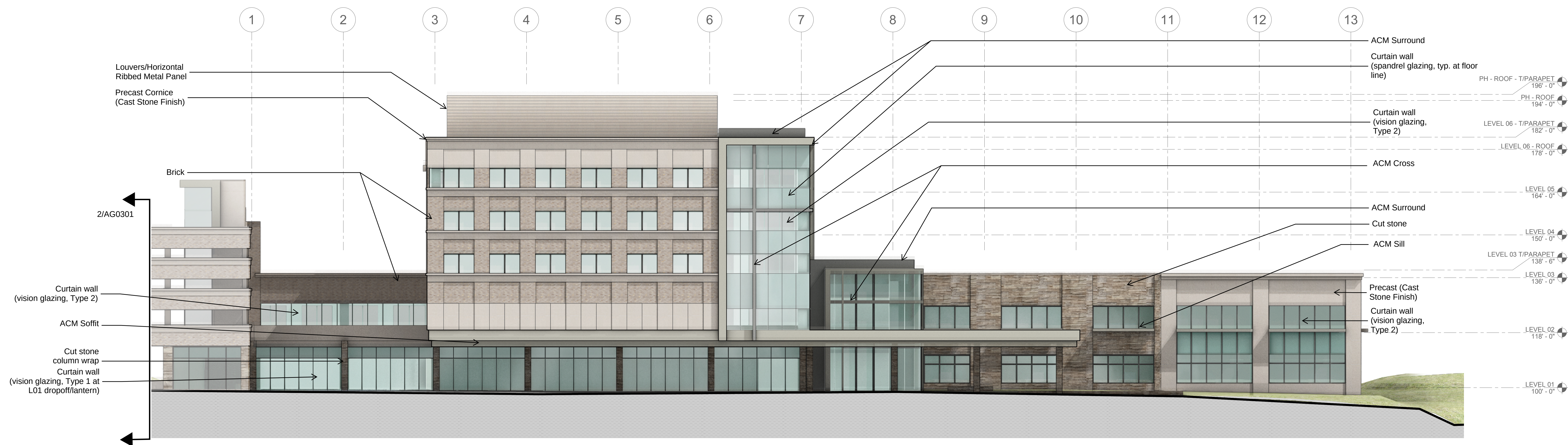


View of Northeast corner (from intersection of Conway Rd and S. New Ballas Rd)





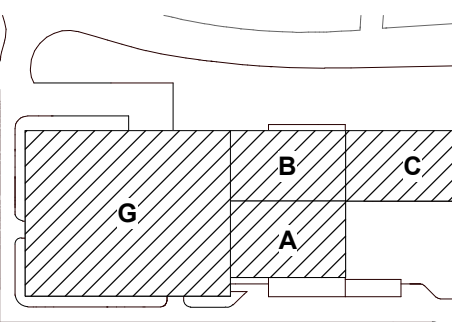
2 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

CREVE COEUR SUBMITTAL 08/11/2020
Rev. Description Date

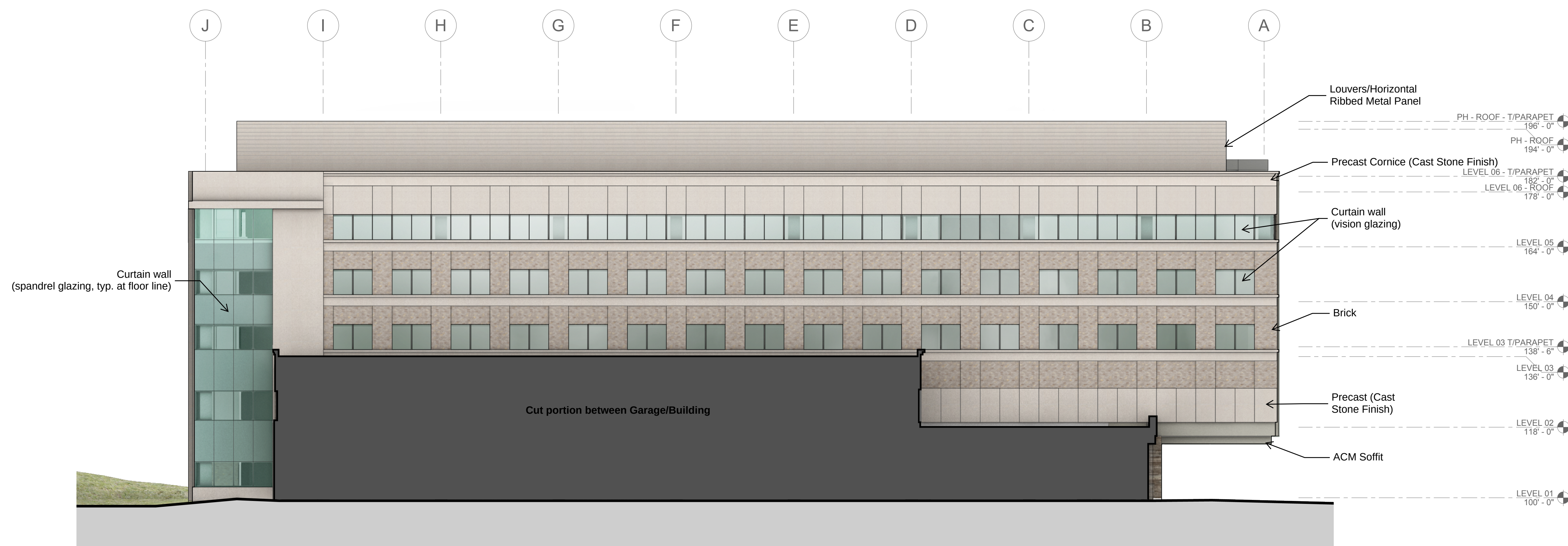


KEY PLAN
Drawing Title:

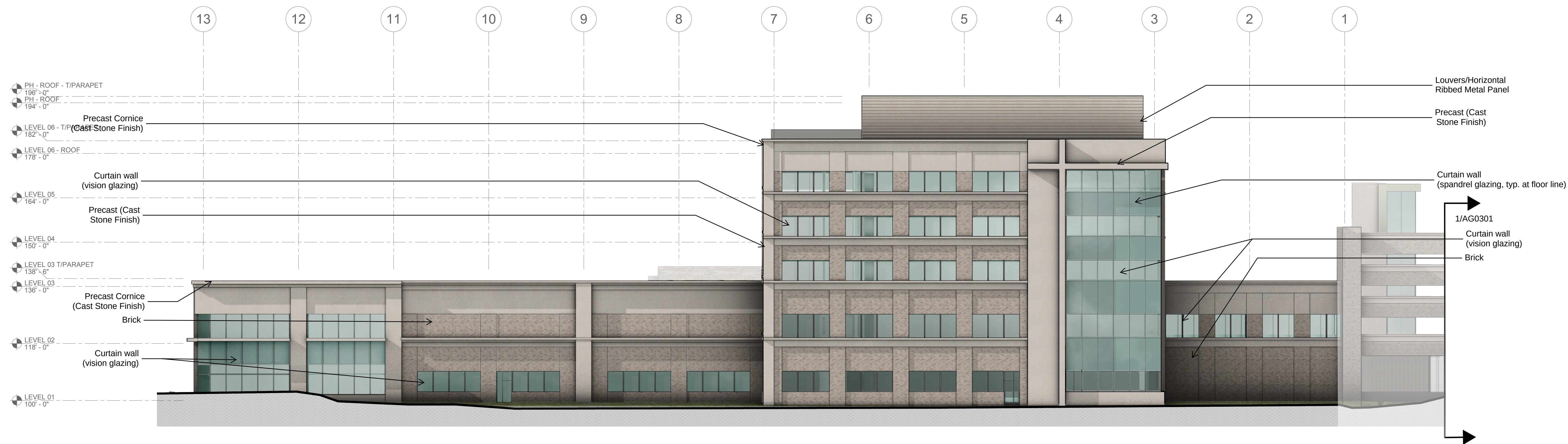
OVERALL ELEVATIONS

Project No.: 006245.00 Checked by: Checker

A0301



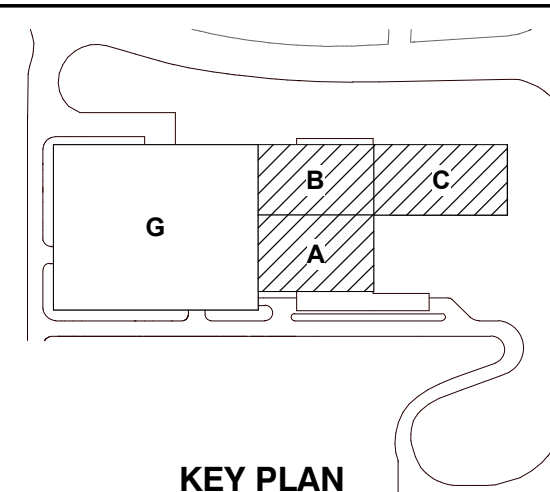
2 OVERALL ELEVATION - WEST
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

CREVE COEUR SUBMITTAL 08/11/2020
Rev. Description Date

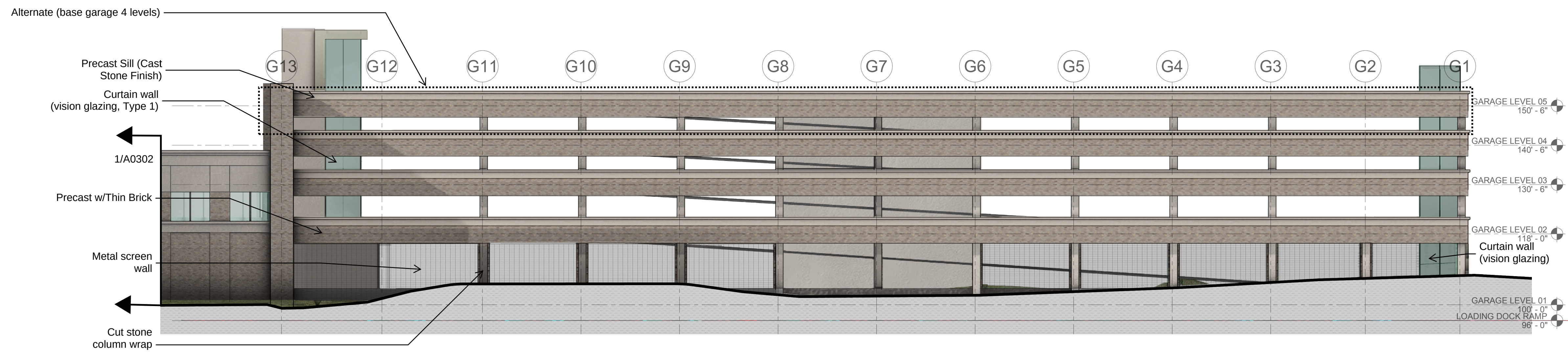


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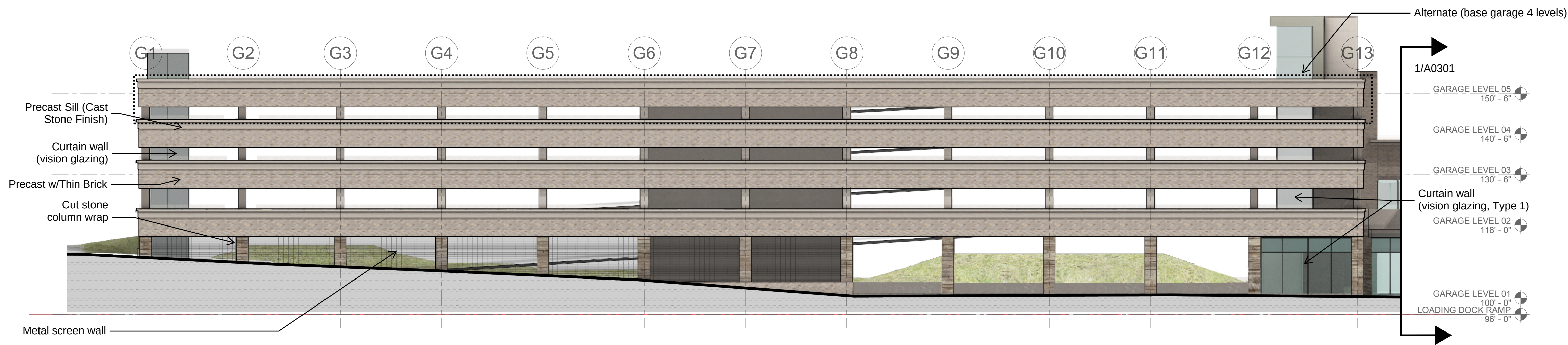
OVERALL ELEVATIONS

Project No.: 006245.00 Checked by: Checker

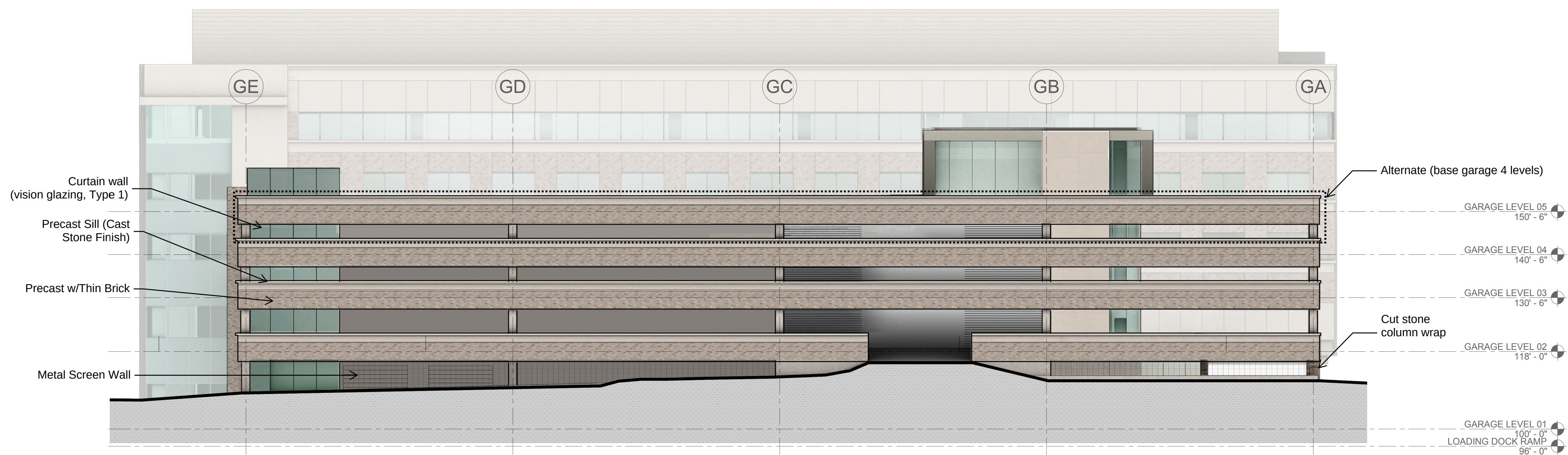
A0302



1 GARAGE NORTH ELEVATION
1/16" = 1'-0"



2 GARAGE SOUTH ELEVATION
1/16" = 1'-0"

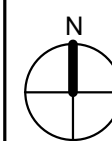
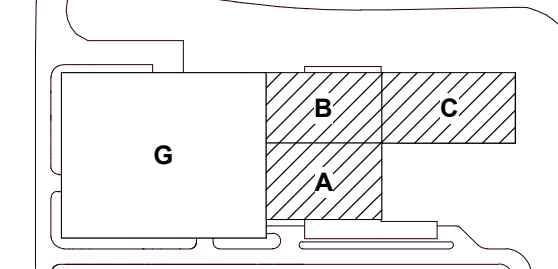


3 GARAGE WEST ELEVATION
1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

CREVE COEUR SUBMITTAL 08/11/2020

Rev.	Description	Date



KEY PLAN

Drawing Title:

GARAGE ELEVATIONS

Project No.: 006245.00 Checked by: Checker

AG301



Mercy Hospital St. Louis
Outpatient Center

CANNONDESIGN

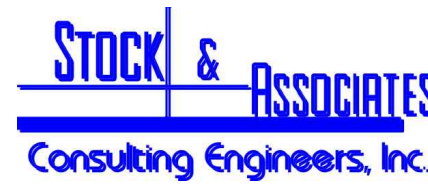
1100 Clark Ave
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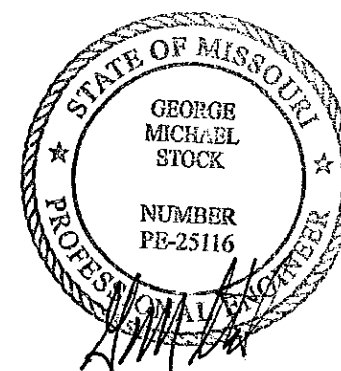
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257 Chesterfield Business Parkway
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750 Spirit 40 Park Drive
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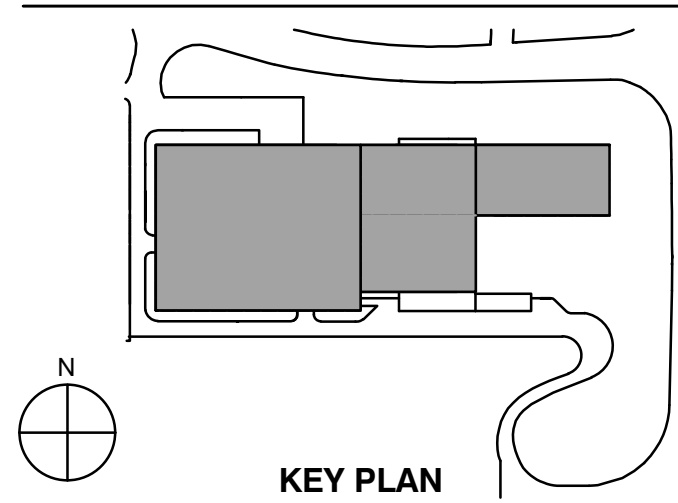


2020-08-11

George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL 2020-08-11
CCFD SUBMITTAL 2020-07-09
CREVE COEUR SUBMITTAL 2020-07-02

Rev. Description Date



Drawing Title:

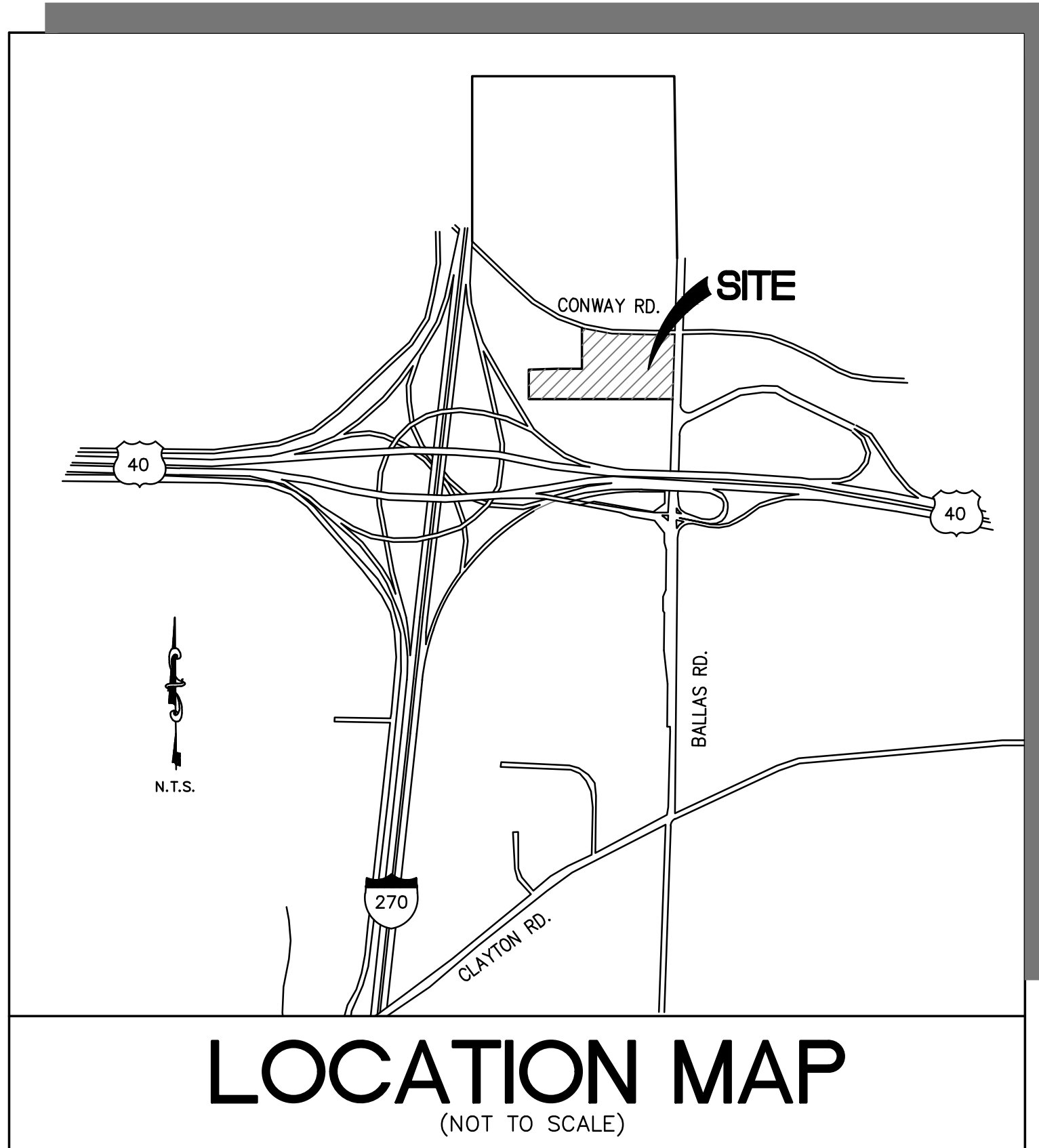
TITLE SHEET

Project No.: 215-5653.10 Checked by:

C1.0

SITE DEVELOPMENT PLAN MERCY BALLAS

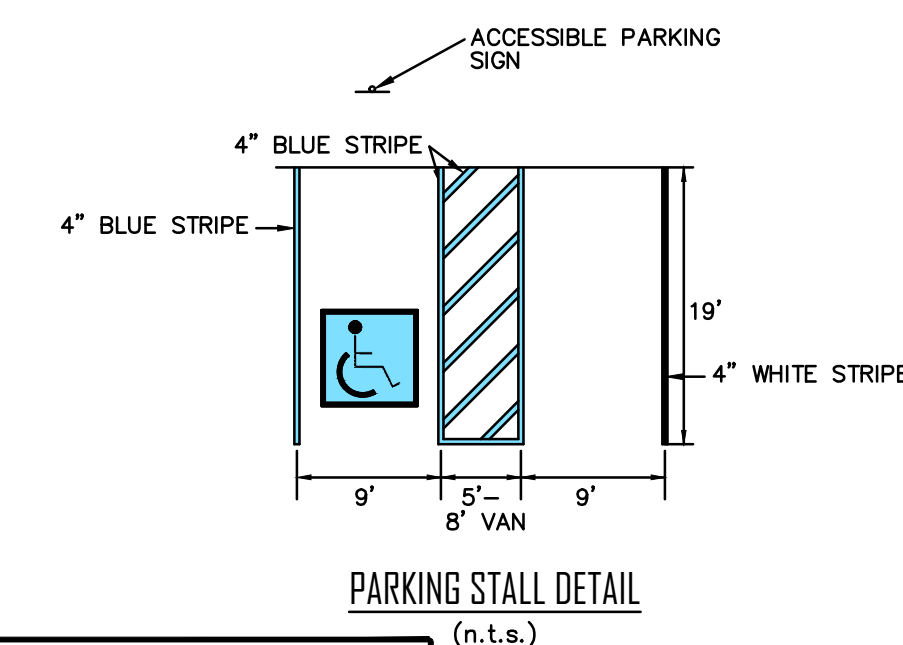
A TRACT OF LAND BEING PART OF SECTION 15
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA:

SITE ACREAGE	=	80.37 Ac.
CAMPUS	=	70.42 Ac.
MERCY BALLAS	=	8.70 Ac.
OLD R.O.W. TAKINGS	=	1.25 Ac.
OWNER	=	MERCY HEALTH EAST COMMUNITIES
LOCATOR No.	=	190330233, 190331089, 190330200
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	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T

STREET ADDRESS (OUTPATIENT CENTER)	=	12120 CONWAY ROAD
	=	12130 CONWAY ROAD
	=	3011 N. BALLAS ROAD
ZIP CODE	=	63141
WUNNWNBURG MAP	=	PG. 23 GRID V-20, W20



LEGEND

⊕ BENCH MARK	⚡ FIRE HYDRANT
● FOUND IRON ROD	⚙ FIRE DEPARTMENT CONNECTION
○ FOUND IRON PIPE	⊕ WATER MANHOLE
△ RIGHT OF WAY MARKER	⚙ WATER METER
⚡ UTILITY POLE	⚙ WATER VALVE
⚙ SUPPORT POLE	⚙ POST INDICATOR VALVE
⚡ UTILITY POLE WITH LIGHT	⚙ CLEAN OUT
⚡ LIGHT STANDARD	⊕ STORM MANHOLE
⊕ ELECTRIC METER	⊕ GRATED MANHOLE
⊕ ELECTRIC MANHOLE	⊕ STORMWATER INLET
⊕ ELECTRIC PEDESTAL	⊕ GRATED STORMWATER INLET
⊕ ELECTRIC SPICE BOX	⊕ SANITARY MANHOLE
⊕ GAS DRIP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ PARKING METER
⊕ TELEPHONE PEDESTAL	⊕ STREET SIGN
⊕ TELEPHONE SPICE BOX	⊕ SPRINKLER
⊕ CABLE TV PEDESTAL	⊕ MAIL BOX

ABBREVIATIONS

C.O.	=	CLEANOUT
DB.	=	DEED BOOK
E.	=	ELECTRIC
FL.	=	FLOWLINE
FT.	=	FEET
FND.	=	FOUND
G.	=	GAS
M.H.	=	MANHOLE
N.Y.P.	=	NOW OR FORMERLY
PL.	=	PLAT BOOK
P.B.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.W.	=	POLYETHYLENE GLASS FIBER PIPE
R.C.P.	=	REINFORCED CONCRETE PIPE
SQ.	=	SQUARE
T.C.	=	TELEPHONE CABLE
V.C.P.	=	VERTICALLY LAY PIPE
W.	=	WATER
W.W.	=	WATER
M.B.	=	MAIL BOX

M.S.D. BENCHMARK

BENCHMARK # 13374 NG029 Elev = 648.20
Cul 1" on the top northwest corner of concrete base for
raised metal traffic signal control box at the northeast corner
of Conway Road and South New Ballas Road, roughly 6.8 feet
east of a traffic signal mast with signal arm extending over
New Ballas Road, and 39 feet north of the centerline of
Conway Road.

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

UTILITY NOTE

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

SHEET INDEX

C1.0	TITLE SHEET
C2.0	SITE DEVELOPMENT PLAN
C3.0	SITE SECTIONS & OFFSITE ROADWORK PLAN
L1.0	TREE CENSUS
L1.1	LANDSCAPE PLAN
ES-P1	SITE LIGHTING & PHOTOMETRIC PLAN
A0100	LOWER LEVEL PLAN
A0101	LEVEL 01 PLAN
A0102	LEVEL 02 PLAN
A0103	LEVEL 03 PLAN
A0104	LEVEL 04 PLAN
A0105	LEVEL 05 PLAN
A0106	ROOF/PENTHOUSE
A0107	ROOF PLAN
AG0101	GARAGE LEVEL 01 PLAN
AG0102	GARAGE LEVEL 02 PLAN
AG0103	GARAGE LEVEL 03 PLAN
AG0104	GARAGE LEVEL 04 PLAN
AG0105	GARAGE LEVEL 05 PLAN
A0301	OVERALL ELEVATIONS
A0302	OVERALL ELEVATIONS
AG301	GARAGE ELEVATIONS

LOT 1 BOUNDARY DESCRIPTION (MERCY BALLAS)

A tract of land being located in Section 15, Township 45 North, Range 5 East of the Fifth Principal Meridian, City Of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found cut cross located at the southeast corner of a tract of land as conveyed to St. Johns Medical Center, by instrument recorded in Book 8011, Page 1010 of the St. Louis County records, said point also being located on the west right-of-way line of South New Ballas Road, variable width; thence along the south line of said St. Johns Medical Center tract, North 89 degrees 38 minutes 42 seconds West, 1024.35 feet to a found iron pipe at the southeast corner of said St. Johns Medical Center tract, said point also being the southeast corner of a tract of land as conveyed to Temple Emanuel, by instrument recorded in Book 4514, Page 244 of above said records; thence along the east and north lines of said Temple Emanuel tract the following courses and distances: North 00 degrees 15 minutes 26 seconds East, 178.68 feet; North 88 degrees 31 minutes 47 seconds East, 167.71 feet; thence North 00 degrees 25 minutes 35 seconds East, 304.15 feet to the southern right-of-way line of Conway Road, variable width; thence along said right-of-way line the following courses and distances: South 62 degrees 48 minutes 41 seconds East, 48.81 feet to the beginning of a curve to the left having a radius of 985.37 feet; along said curve with an arc length of 50.17 feet and a chord which bears South 70 degrees 43 minutes 32 seconds East, 30.17 feet; South 71 degrees 35 minutes 38 seconds East, 87.11 feet to a found iron rod; South 71 degrees 44 minutes 20 seconds East, 33.02 feet to a found spindle; South 84 degrees 14 minutes 28 seconds East, 51.85 feet; South 82 degrees 26 minutes 46 seconds East, 137.31 feet; South 87 degrees 41 minutes 38 seconds East, 142.40 feet; North 87 degrees 21 minutes 59 seconds East, 236.55 feet to the beginning of a curve to the right having a radius of 88.50 feet and along said curve with an arc length of 143.61 feet and a chord which bears South 46 degrees 09 minutes 02 seconds East, 128.36 feet to a point of tangency, said point also being located on the west right-of-way line of above said South New Ballas Road; thence along said right-of-way line, the following courses and distances: South 00 degrees 20 minutes 08 seconds West, 60.98 feet to a point of curvature to the left having a radius of 1196.00 feet; along said curve an arc length of 134.15 feet, and a chord which bears South 02 degrees 52 minutes 38 seconds East, 134.08 feet to a point of reverse curvature tot the right having a radius of 489.00 feet; along said curve with an arc length of 53.60 feet and a chord which bears South 02 degrees 57 minutes 01 seconds East, 53.57 feet and South 00 degrees 11 minutes 23 seconds West, 67.85 feet to the Point of Beginning, containing 376,050 square feet or 8.702 acres more or less.

SURVEYOR'S NOTES:

- The area shown as DED-ROW is an area that is shown as "R/W Dedication" on a Right-of-way Survey recorded in Survey Book 9, Page 7 of the St. Louis County Records. No evidence of the actual dedication to the City of Creve Coeur, St. Louis County or the State of Missouri has been found by the surveyor or title company as of the date of this survey.
- Mercy Hospitals East Communities conveyed a strip of land along New Ballas Road to the State of Missouri by a deed recorded in Deed Book 19969, Page 459 which was not excepted from the description in the title commitment.

GENERAL NOTES:

Yard and setback requirements.

Minimum front yard. No building or structure shall be located closer than ten (10) feet from the right-of-way established by the adopted site concept plan for a "PH" Planned Hospital District. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the planned right-of-way. In the event the planned right-of-way is greater than the present right-of-way width, the required setback shall be measured from a line located a distance equal to one-half (1/2) of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees as required by Section 405.540.

Minimum side yard. Twenty (20) feet.

Minimum rear yard. Twenty (20) feet.

Buffer yards. Any tract or site abutting a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for both structures and parking surfaces. However, when a property zoned "PH" is adjacent to a conditional use within a residential zoning district, the setback, for buildings not exceeding three (3) stories or forty-five (45) feet in height is reduced to not less than twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings. However, provided further that the setback for parking and driveways shall be reduced to zero to the extent that, and for long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

2) Subject property lies within Flood Zone "X" Areas determined to be outside the 0.2% annual chance floodplain according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County and Incorporated Areas. This map is identified as Map No. 29189C0189K with an effective date of February 4, 2015

ZONING NOTES:

"PH" PLANNED HOSPITAL BUILDING BULK REGULATIONS

- When the two hundred (200) foot buffer yard is applicable, building and structures located more than two hundred (200) feet from residentially zoned property shall not exceed one hundred five (105) feet in height.
- When the two hundred (200) foot buffer yard does not apply, buildings and structures shall be regulated by the following height limitations:
 - No buildings and structures shall be located within fifty (50) feet of the "PH" parcel boundary line.
 - Fifty-five (55) feet maximum height for buildings and structures located no closer than fifty (50) feet from the "PH" parcel boundary line.
 - Eighty-five (85) feet maximum height for buildings and structures located no closer than one hundred (100) feet from the "PH" parcel boundary line.
 - One hundred five (105) feet maximum height for buildings and structures located more than two hundred (200) feet from "PH" parcel boundary line.

SITE DATA:

ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS	70.42 Acres
*SKILLED NURSING FACILITY	8.70 Acres
OLD R.O.W. TAKINGS	1.25 Acres
TOTAL AREA	80.37 Acres (3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (MERCY BALLAS)

BUILDING USE

OUTPATIENT CENTER

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

EXISTING - 2,428,578 Sq. Ft. + 17,230 Sq. Ft. (PREVIOUSLY APPROVED Sq. Ft.)
3,500,917 Sq. Ft. = 0.70 FAR

PROPOSED - 2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS)
3,500,917 Sq. Ft. = 0.78 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)

*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING - 52.32% [42.05 Ac. - BASED ON 80.37 Ac]
NEW - 57.92% [46.55 Ac. - BASED ON 80.37 Ac]

(MAXIMUM SITE COVERAGE = 63%)

MERCY BALLAS PARKING REQUIREMENTS:

BUILDING S.F. = 232,559 Sq. Ft. * 0.85 = 197,675 Sq. Ft.

(197,675 * 3.3)/1000 = 652 PARKING SPACES

ACCESSIBLE PARKING REQUIREMENTS:

652 * 0.02 = 13 SPACES; 4 OF WHICH SHALL BE LIFT VAN ACCESSIBLE

MERCY BALLAS PARKING PROVIDED - 4 STORY GARAGE:

796 SPACES (742 GARAGE SPACES AND 54 SURFACE SPACES)

ACCESSIBLE PARKING PROVIDED:

21 SPACES (6 OF WHICH ARE LIFT VAN ACCESSIBLE)

MERCY BALLAS PARKING PROVIDED - 5 STORY GARAGE:

1028 SPACES (973 GARAGE SPACES AND 54 SURFACE SPACES)

ACCESSIBLE PARKING PROVIDED:

21 SPACES (6 OF WHICH ARE LIFT VAN ACCESSIBLE)

MAIN CAMPUS PARKING:

EXISTING PARKING = *4,940 SPACES
* 215 HC ACCESSIBLE

TOTAL PROPOSED CAMPUS PARKING (w/ 4 STORY MERCY BALLAS GARAGE):
= *4,940 SPACES + 796 SPACES = 5,736 SPACES

*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

TOTAL PROPOSED CAMPUS PARKING (w/ 5 STORY MERCY BALLAS GARAGE -ALTERNATE):
= *4,940 SPACES + 1028 SPACES = 5,968 SPACES

*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

24' MAX HEIGHT

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

BUILDING HEIGHT:

AVERAGE EXISTING GRADE BETWEEN BUILDING AND A POINT 6' FROM BUILDING
= 644.00

HEIGHT OF HIGHEST POINT OF BUILDING COPING = 738.00

BUILDING HEIGHT = 738.00 - 644.00 = 94'

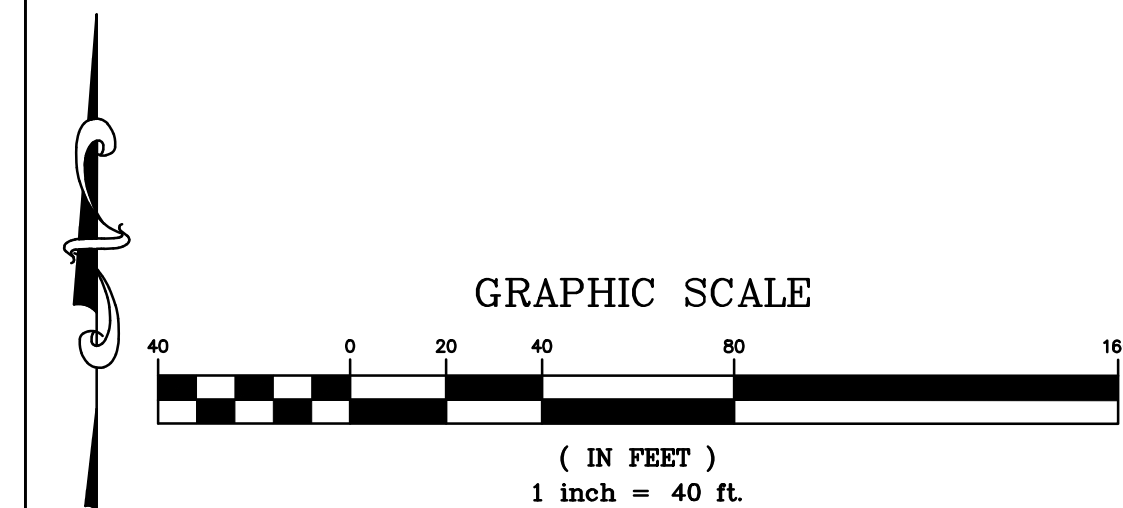
SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

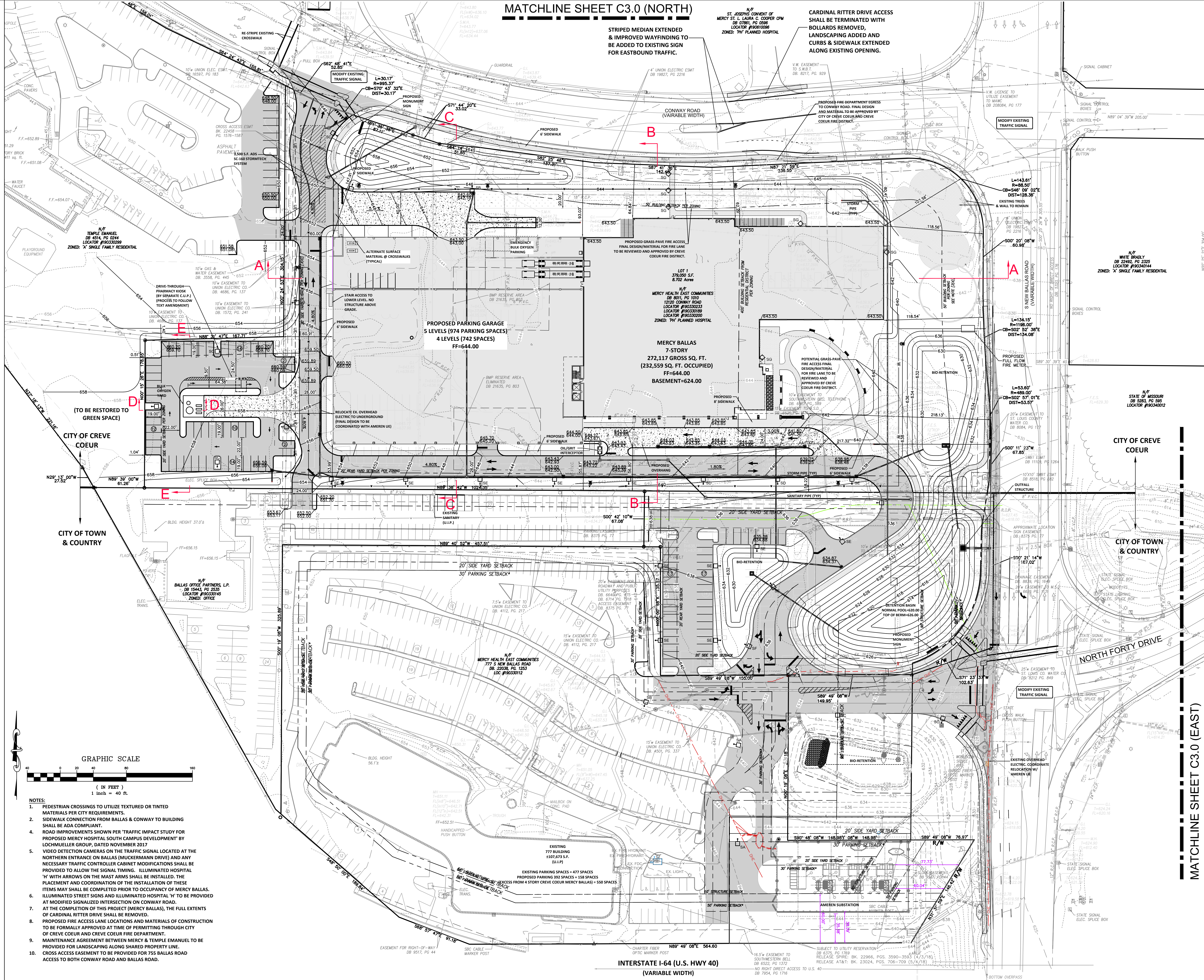
STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS

PREPARED FOR:
Mercy Health East Communities
c/o Don Kalicak, Vice President
615 S. New Ballas Road
Creve Coeur, MO 63141
PH. (636) 614-3271



NOTES:

1. PEDESTRIAN CROSSINGS TO UTILIZE TEXTURED OR TINTED MATERIALS PER CITY REQUIREMENTS.
2. SIDEWALK CONNECTION FROM BALLAS & CONWAY TO BUILDING SHALL BE ADA COMPLIANT.
3. ROAD IMPROVEMENTS SHOWN PER 'TRAFFIC IMPACT STUDY' FOR PROPOSED MERCY HOSPITAL SOUTH CAMPUS DEVELOPMENT' BY LOCHMUELLER GROUP, DATED NOVEMBER 2017
4. VIDEO DETECTION CAMERAS ON THE TRAFFIC SIGNAL LOCATED AT THE NORTHERN ENTRANCE ON BALLAS (MUCKERMEYER DRIVE) AND ANY NECESSARY TRAFFIC CONTROLLER CABINET MODIFICATIONS SHALL BE PROVIDED TO ALLOW THE SIGNAL TIMING. ILLUMINATED HOSPITAL 'H' WITH ARROWS ON THE MAST ARMS SHALL BE INSTALLED. THE PLACEMENT AND COORDINATION OF THE INSTALLATION OF THESE ITEMS MAY SHALL BE COMPLETED PRIOR TO OCCUPANCY OF MERCY BALLAS.
5. ILLUMINATED STREET SIGNS AND ILLUMINATED HOSPITAL 'H' TO BE PROVIDED AT MODIFIED SIGNALIZED INTERSECTION ON CONWAY ROAD.
6. AT THE COMPLETION OF THIS PROJECT (MERCY BALLAS), THE FULL EXTENTS OF CARDINAL RITTER DRIVE SHALL BE REMOVED.
7. PROPOSED FIRE ACCESS LANE LOCATIONS AND MATERIALS OF CONSTRUCTION TO BE FORMALLY APPROVED AT TIME OF PERMITTING THROUGH CITY OF CREVE COEUR AND CREVE COEUR FIRE DEPARTMENT.
8. MAINTENANCE AGREEMENT BETWEEN MERCY & TEMPLE EMANUEL TO BE PROVIDED FOR LANDSCAPING ALONG SHARED PROPERTY LINE.
9. CROSS ACCESS EASEMENT TO BE PROVIDED FOR 755 BALLAS ROAD ACCESS TO BOTH CONWAY ROAD AND BALLAS ROAD.



INTERSTATE I-64 (U.S. HWY 40)
(VARIABLE WIDTH)

MATCHLINE SHEET C3.0 (EAST)



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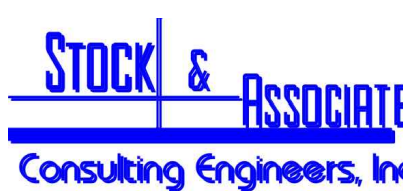
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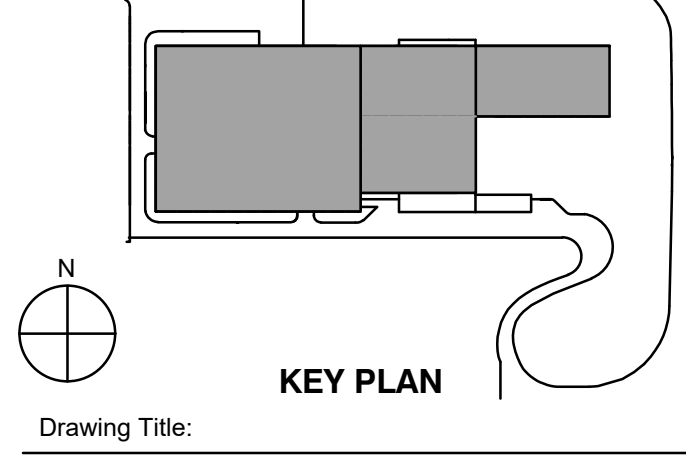


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George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

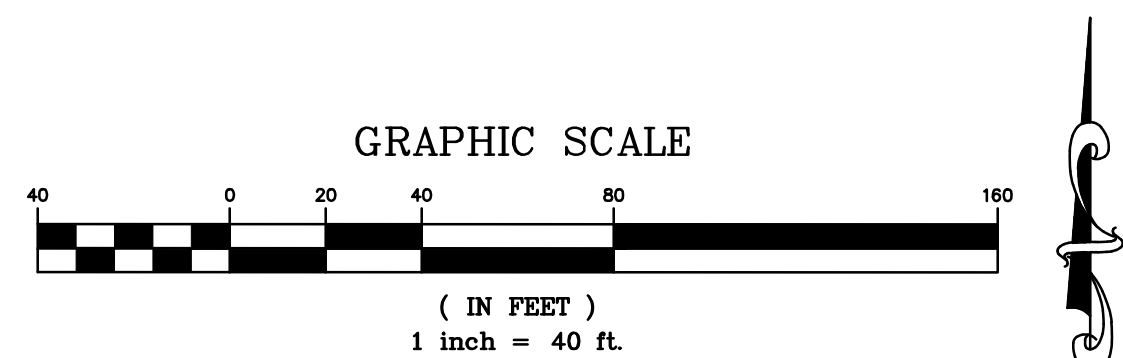
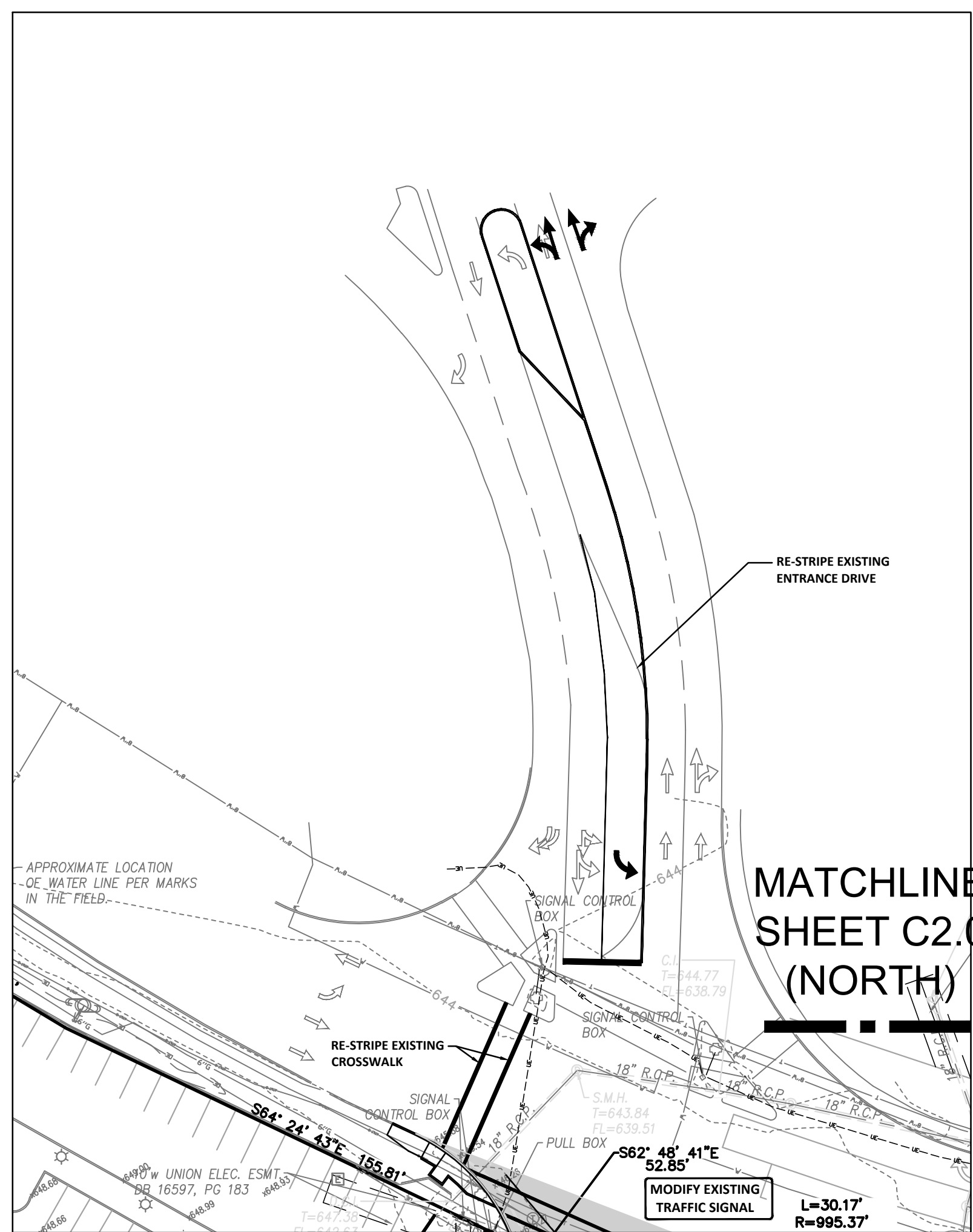
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2	CREVE COEUR SUBMITTAL	2020-07-08



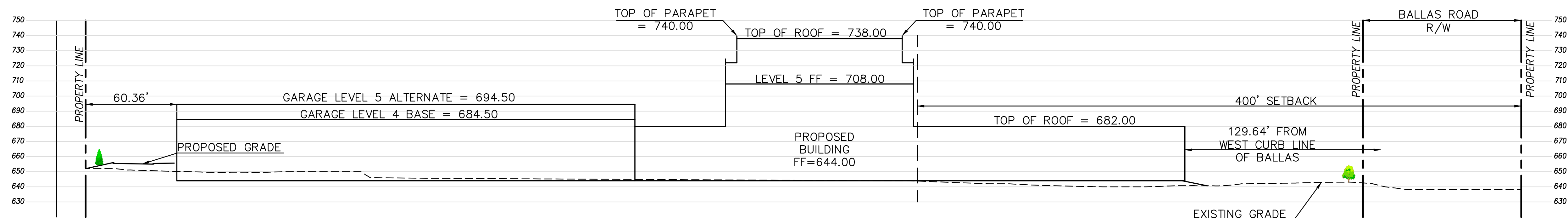
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Project No.: 215-5653.10 Checked by:

C2.0

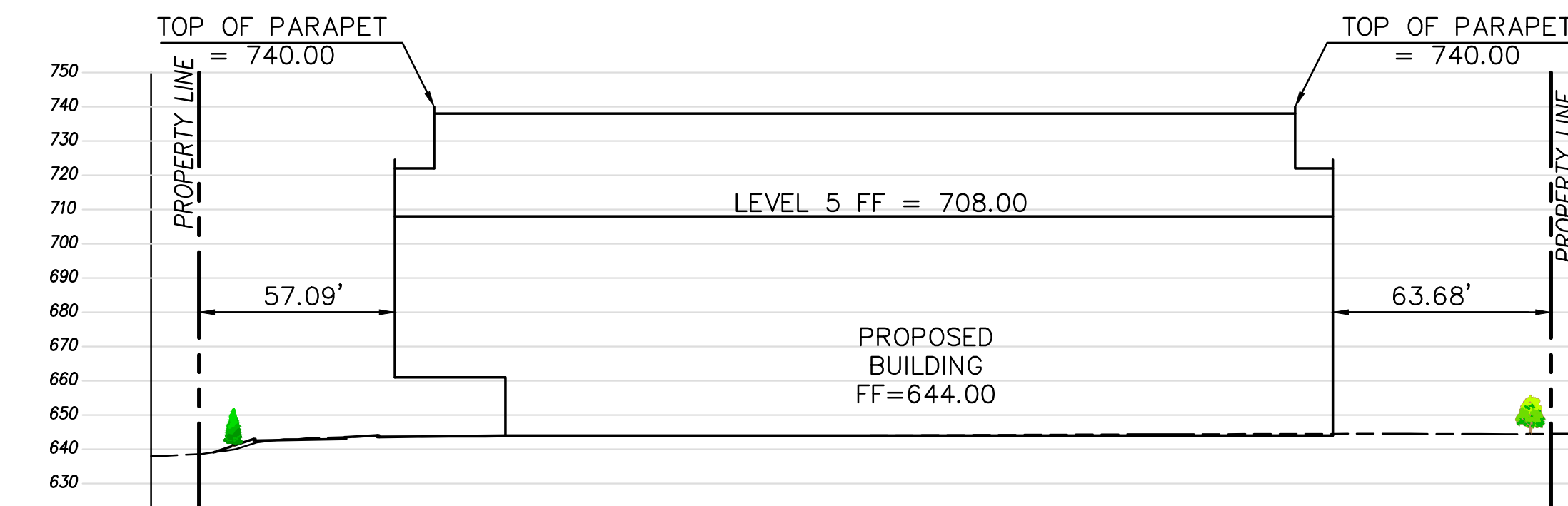


ROAD IMPROVEMENTS SHOWN
PER 'TRAFFIC IMPACT STUDY FOR
PROPOSED MERCY HOSPITAL SOUTH
CAMPUS DEVELOPMENT' BY
LOCHMUELLER GROUP,
DATED NOVEMBER 2017



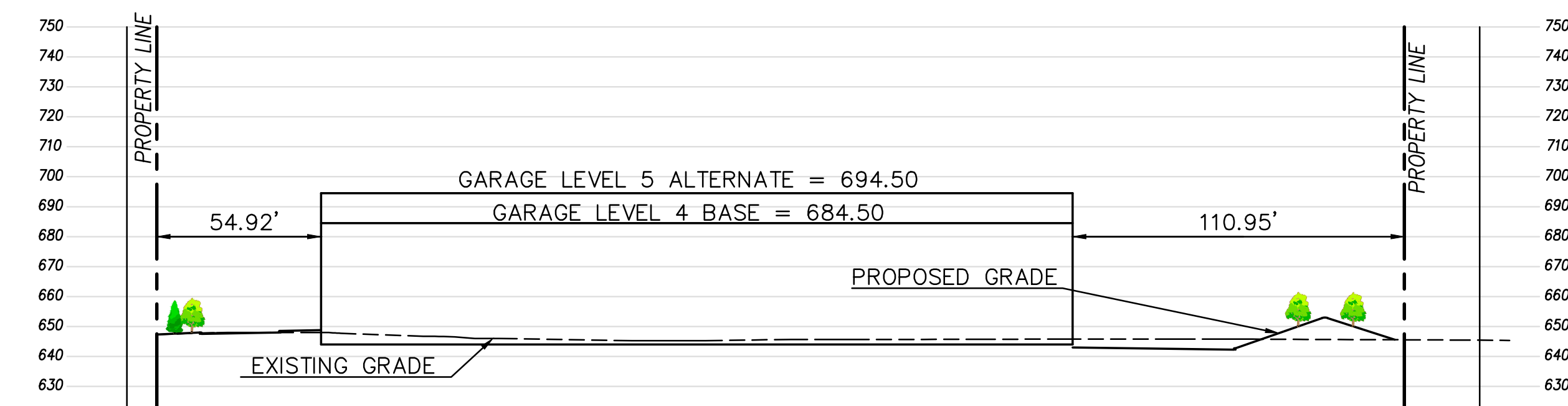
SECTION A-A

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



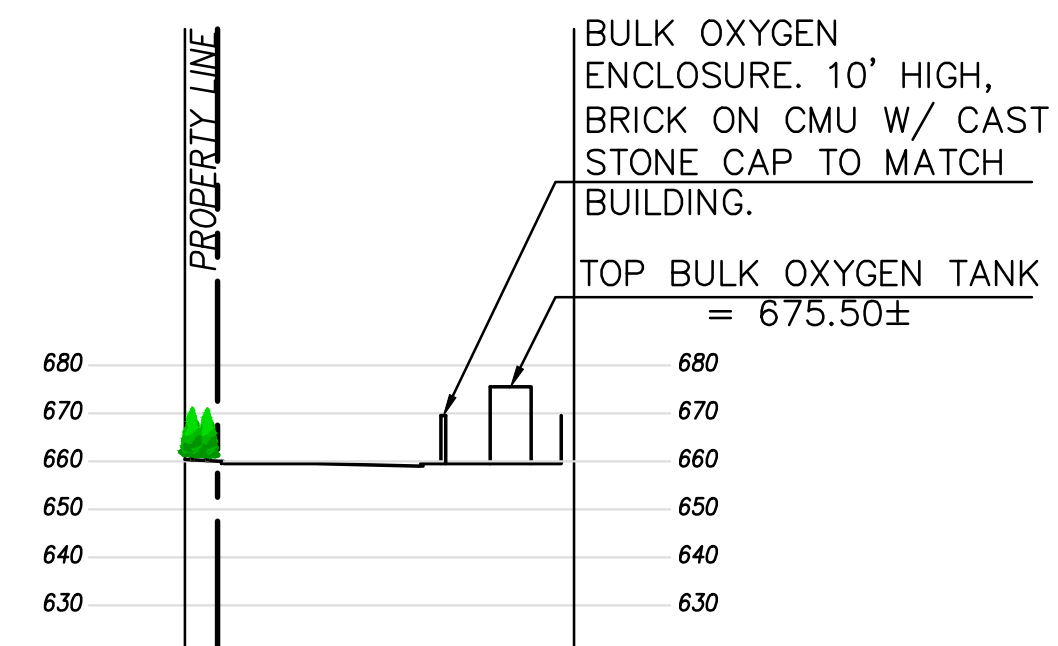
SECTION B-B

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VERTICAL SCALE: 1" = 40'



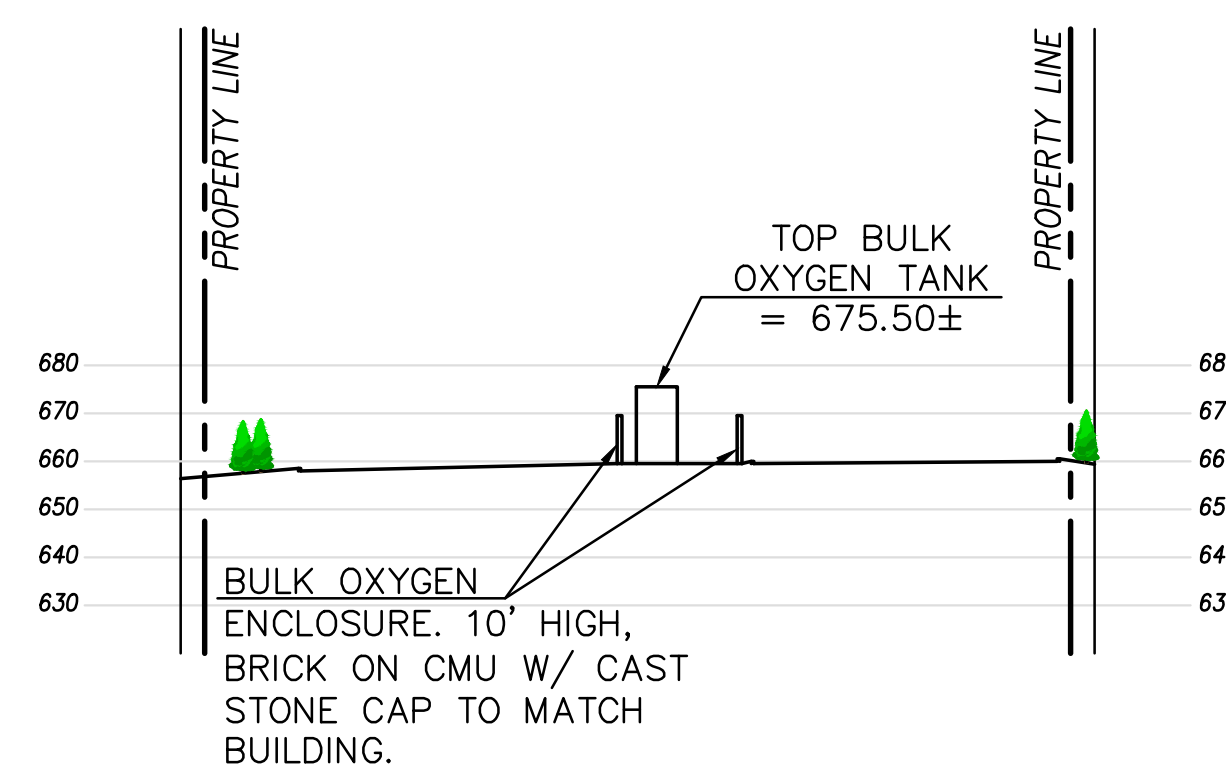
SECTION C-C

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VERTICAL SCALE: 1" = 40'



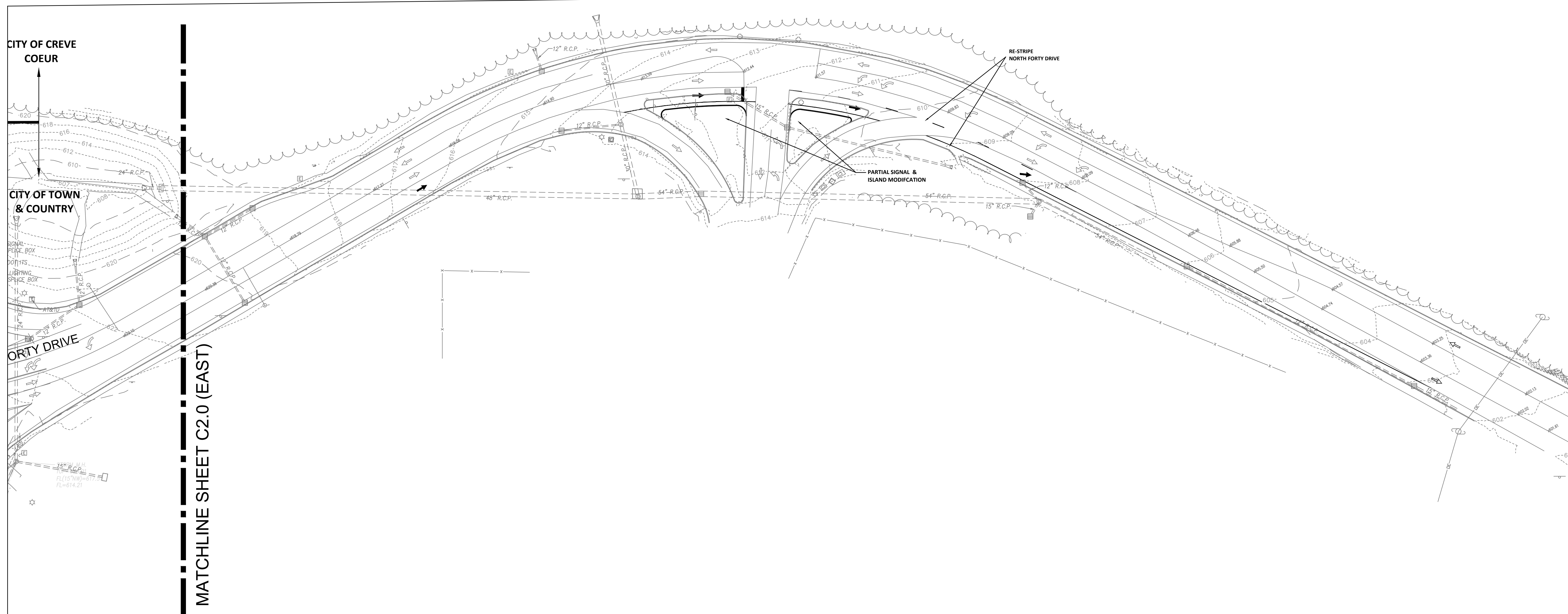
SECTION D-D

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



SECTION E-E

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



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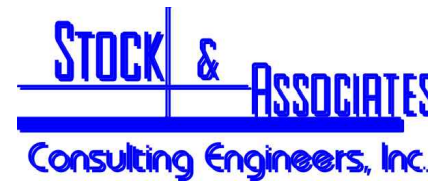
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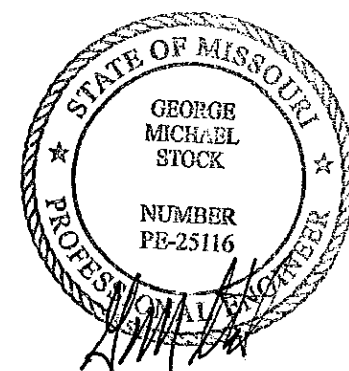
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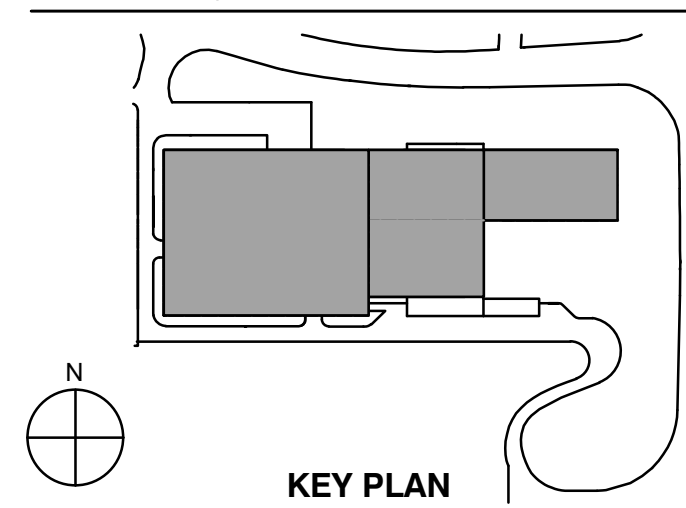
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Civil Engineer C.O.A. - 000996

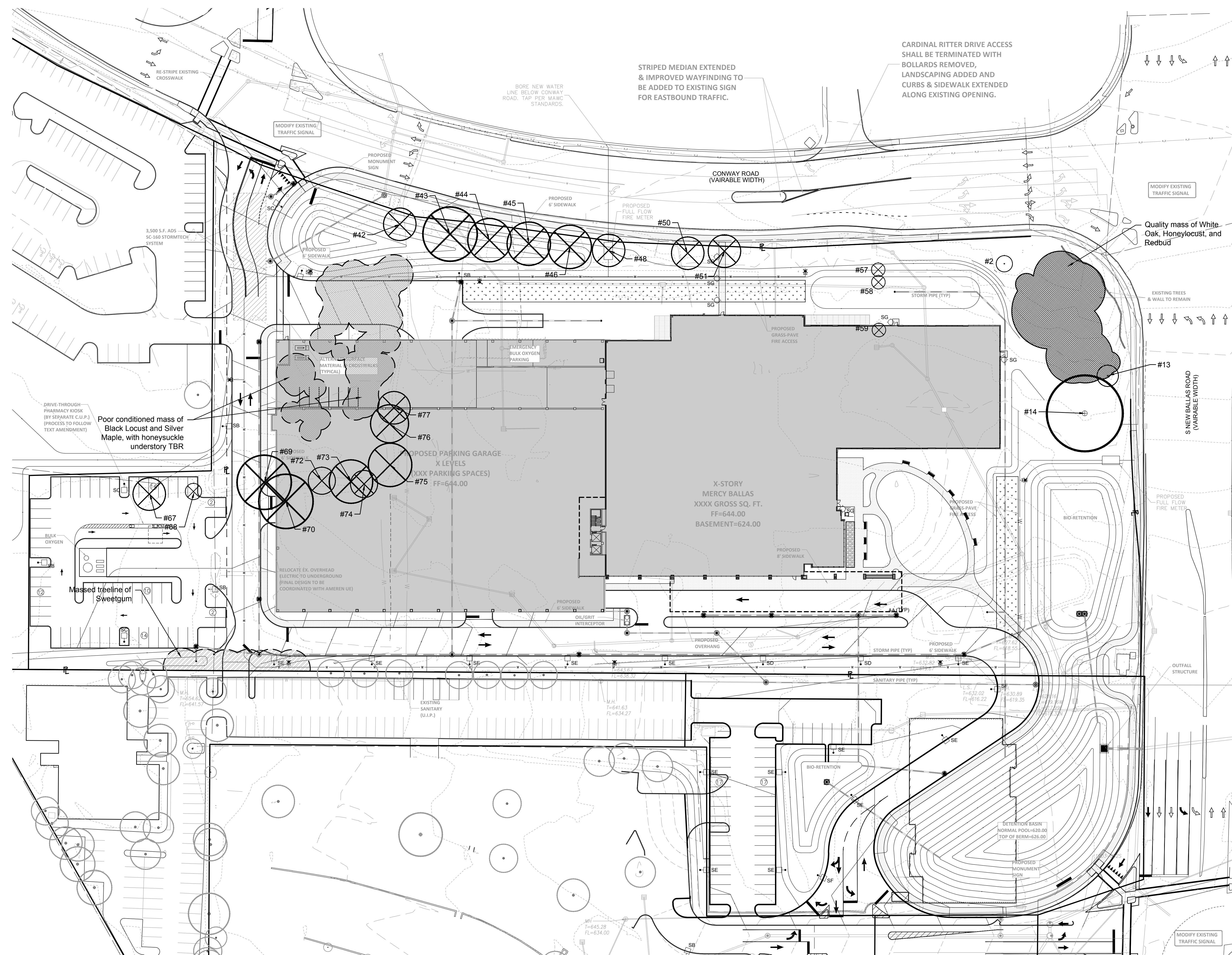
Rev.	Description	Date
	CREVE COEUR SUBMITTAL	2020-08-11
	CCFD SUBMITTAL	2020-07-09
	CREVE COEUR SUBMITTAL	2020-07-02



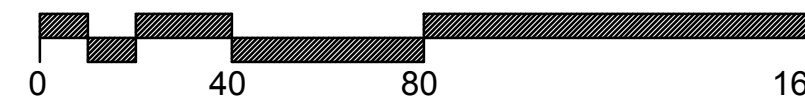
**SITE SECTIONS &
OFFSITE ROADWORK PLAN**

Project No.: 215-5653.10 Checked by:

C3.0



Tree Census - Creve Coeur
SCALE 1"=40'



Existing Individual Trees

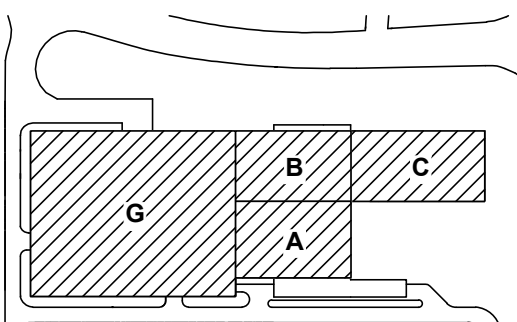
No.	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment	Preserved	To Be Removed
2	Austrian Pine	12	15	Good			X	
13	Redbud	6	20	Fair		some decay	X	
14	White Oak	36	70	Fair		some deadwood, broken limbs	X	
42	Red Oak	18	30	Fair		Galls		X
43	Red Oak	24	50	Good		OE line clearance		X
44	Red Oak	18	40	Poor		basal decay		X
45	Red Oak	18	40	Fair		Galls, OE line clearance		X
46	Red Oak	16	40	Fair		OE line clearance		X
48	Red Oak	18	30	Fair		OE line clearance		X
50	Red Oak	24	30	Fair		OE line clearance		X
51	Red Oak	18	30	Poor		OE line clearance		X
57	Crabapple	6	12	Poor		decay		X
58	Crabapple	6	8	Poor		decay		X
59	Crabapple	6	12	Poor		decay		X
67	White Pine	18	30	Fair				X
68	White Pine	10	15	Dead		topped		X
69	White Pine	20	50	Good				X
70	Red Oak	20	50	Good		some deadwood		X
72	White Pine	14	25	Good				X
73	Maple	20	40	Fair				X
74	White Pine	14	25	Fair				X
75	White Pine	24	40	Good				X
76	White Pine	15	35	Fair				X
77	White Pine	15	30	Fair				X

KEY

- # Existing Individual Tree to remain
- # Existing Individual Tree TBR
- Existing Tree Mass to remain
- Existing Poor Quality Tree Mass TBR
- Existing Tree Mass TBR
- Existing Individual Tree Off-site

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CREVE COEUR SUBMITTAL 07/02/2020
Rev. Description Date



KEY PLAN

Drawing Title:

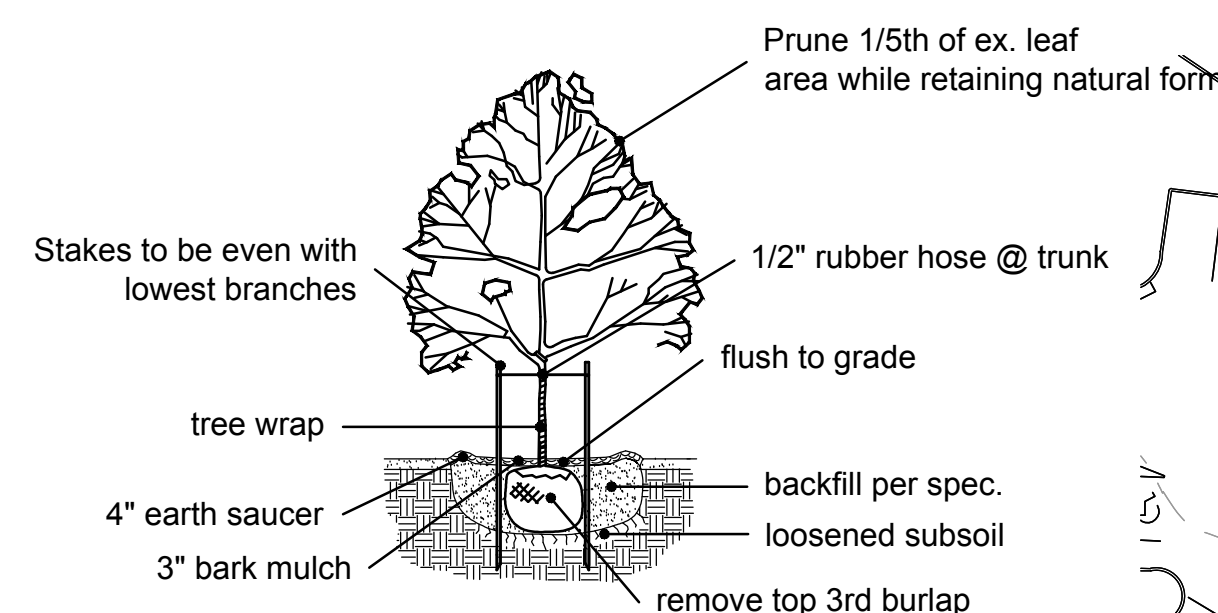
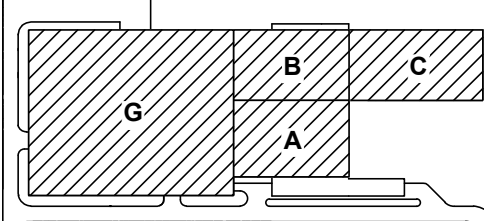
Tree Census

Tree Census
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

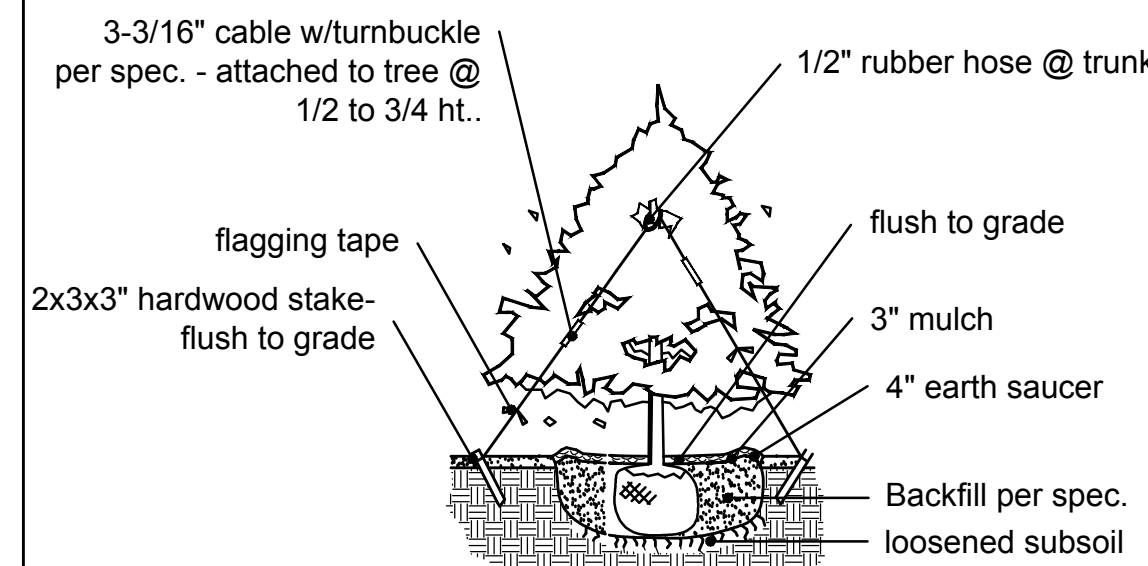
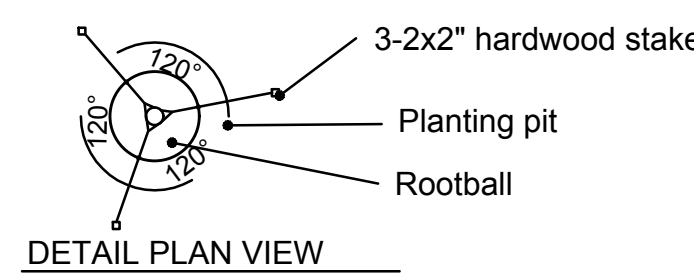
B. Bage

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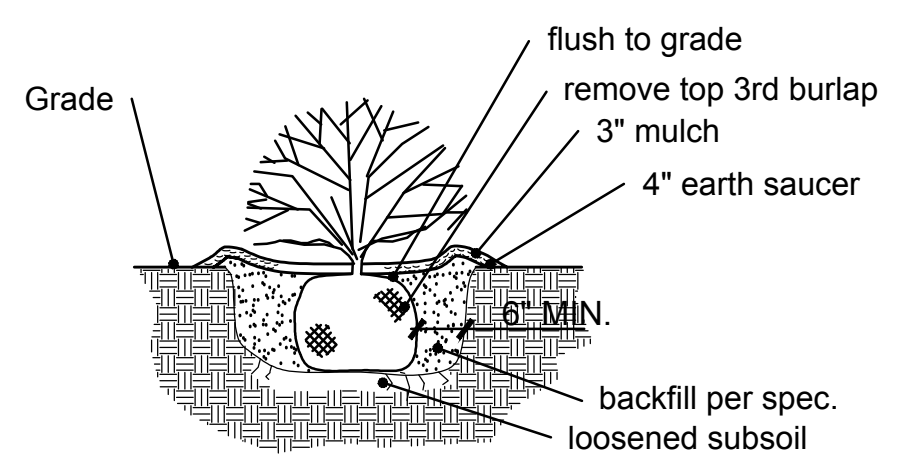
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CANOPY TREE PLANTING

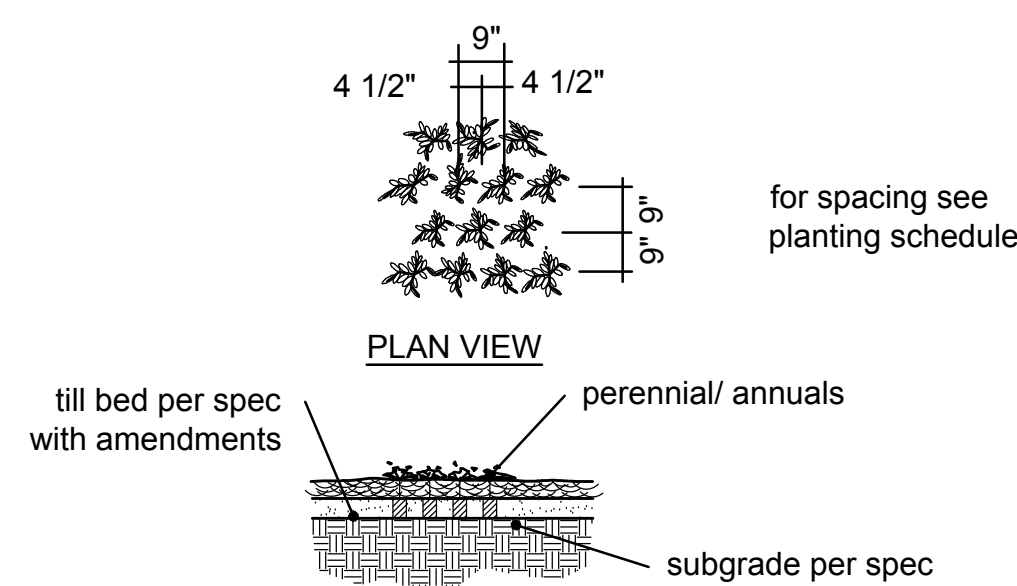


TYPICAL EVERGREEN PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

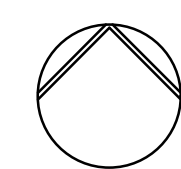
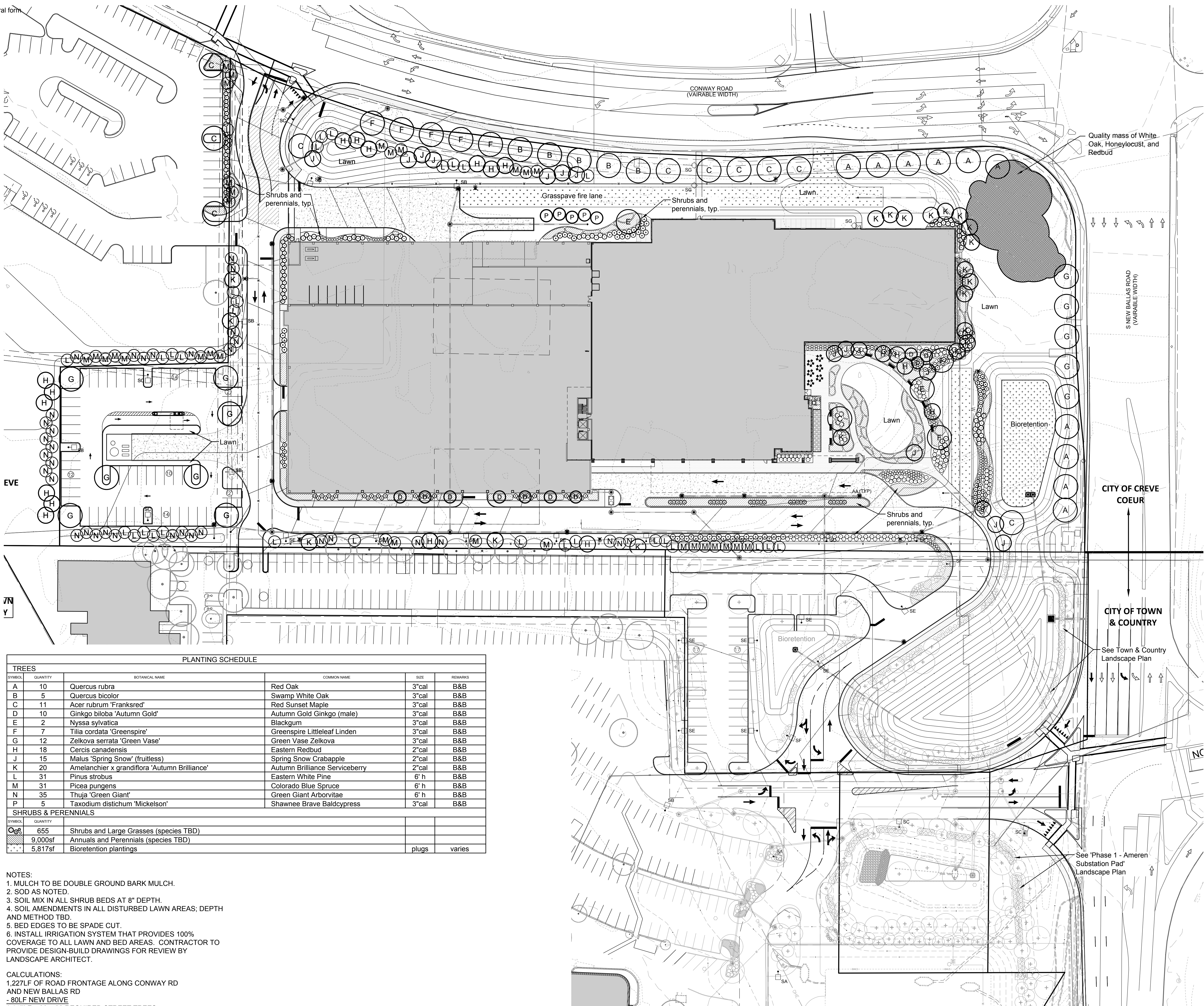
PLANTING SCHEDULE					
TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	10	<i>Quercus rubra</i>	Red Oak	3" cal	B&B
B	5	<i>Quercus bicolor</i>	Swamp White Oak	3" cal	B&B
C	11	<i>Acer rubrum</i> 'Franksred'	Red Sunset Maple	3" cal	B&B
D	10	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo (male)	3" cal	B&B
E	2	<i>Nyssa sylvatica</i>	Blackgum	3" cal	B&B
F	7	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	3" cal	B&B
G	12	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3" cal	B&B
H	18	<i>Cercis canadensis</i>	Eastern Redbud	2" cal	B&B
J	15	<i>Malus</i> 'Spring Snow' (fruitless)	Spring Snow Crabapple	2" cal	B&B
K	20	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal	B&B
L	31	<i>Pinus strobus</i>	Eastern White Pine	6" h	B&B
M	31	<i>Picea pungens</i>	Colorado Blue Spruce	6" h	B&B
N	35	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	6" h	B&B
P	5	<i>Taxodium distichum</i> 'Mickelson'	Shawnee Brave Baldcypress	3" cal	B&B
SHRUBS & PERENNIALS					
SYMBOL	QUANTITY				
Gr	655	Shrubs and Large Grasses (species TBD)			
Gr	9,000sf	Annuals and Perennials (species TBD)			
Gr	5,817sf	Bioretention plantings			
			plugs	varies	

NOTES:

- MULCH TO BE DOUBLE GROUND BARK MULCH.
- SOD AS NOTED.
- SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
- SOIL AMENDMENTS IN ALL DISTURBED LAWN AREAS; DEPTH AND METHOD TBD.
- BED EDGES TO BE SPADE CUT.
- INSTALL IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL LAWN AND BED AREAS. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

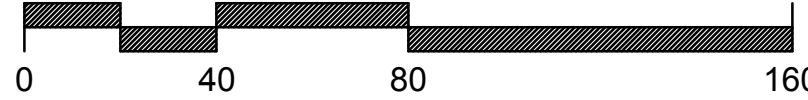
CALCULATIONS:

1,227LF OF ROAD FRONTAGE ALONG CONWAY RD
AND NEW BALLAS RD
- 80LF NEW DRIVE
1,147LF x 30 = 38 REQUIRED STREET TREES
(THERE ARE 7 EXISTING STREET TREES)
38 - 7 = 31 NEW STREET TREES REQUIRED
31 PROPOSED



Landscape Plan - Creve Coeur

SCALE 1"=40'





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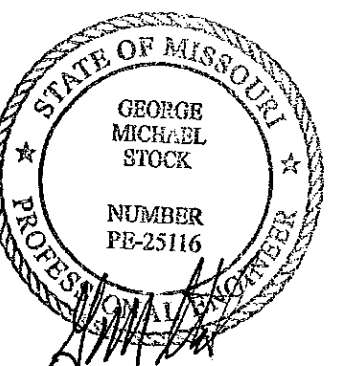
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**LOOMIS
ASSOCIATES**
landscape architects + planners

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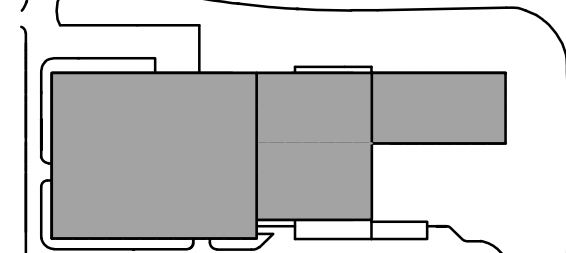


2020-08-11

George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

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CFPD SUBMITTAL 2020-07-09
CREVE COEUR SUBMITTAL 2020-07-02

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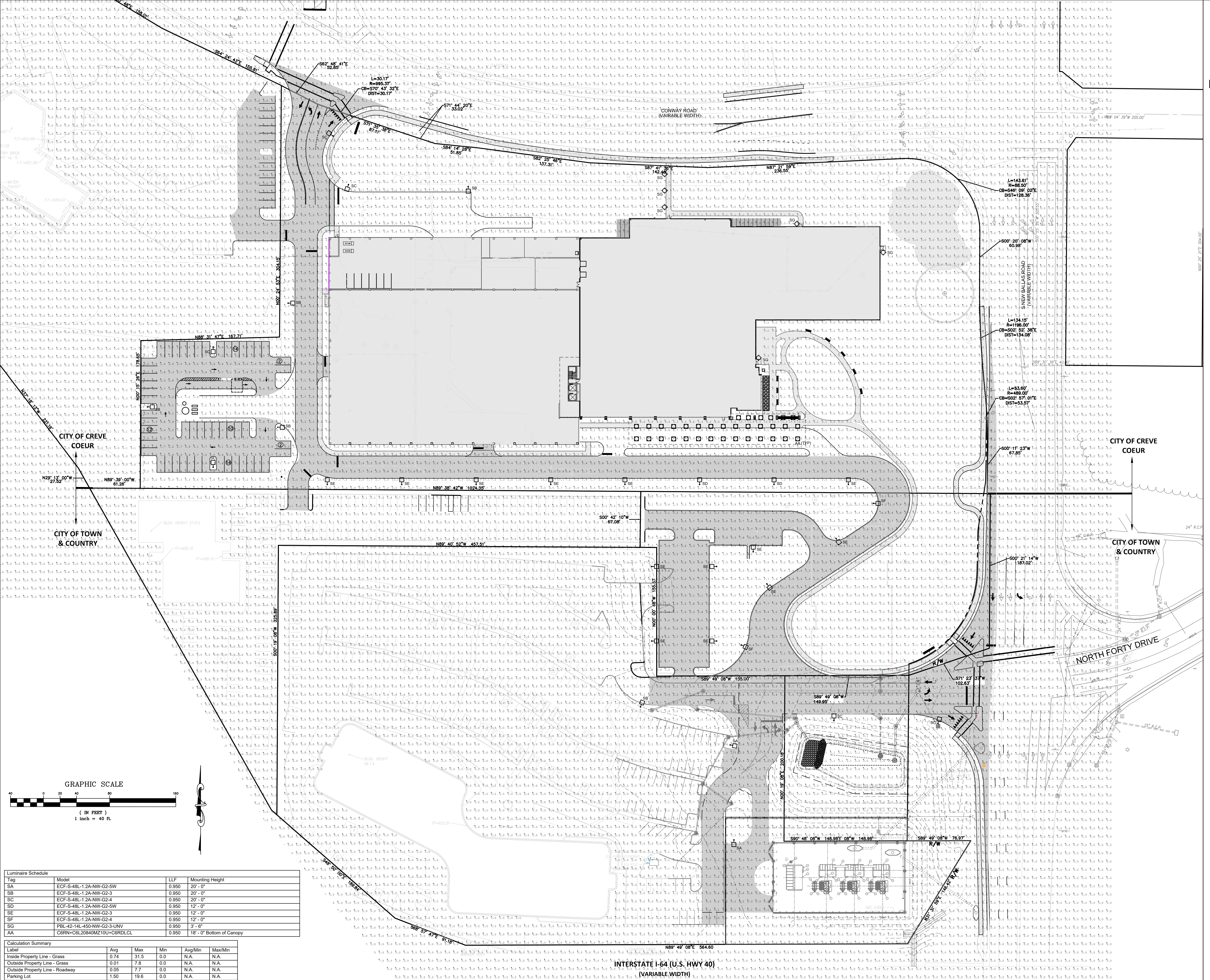


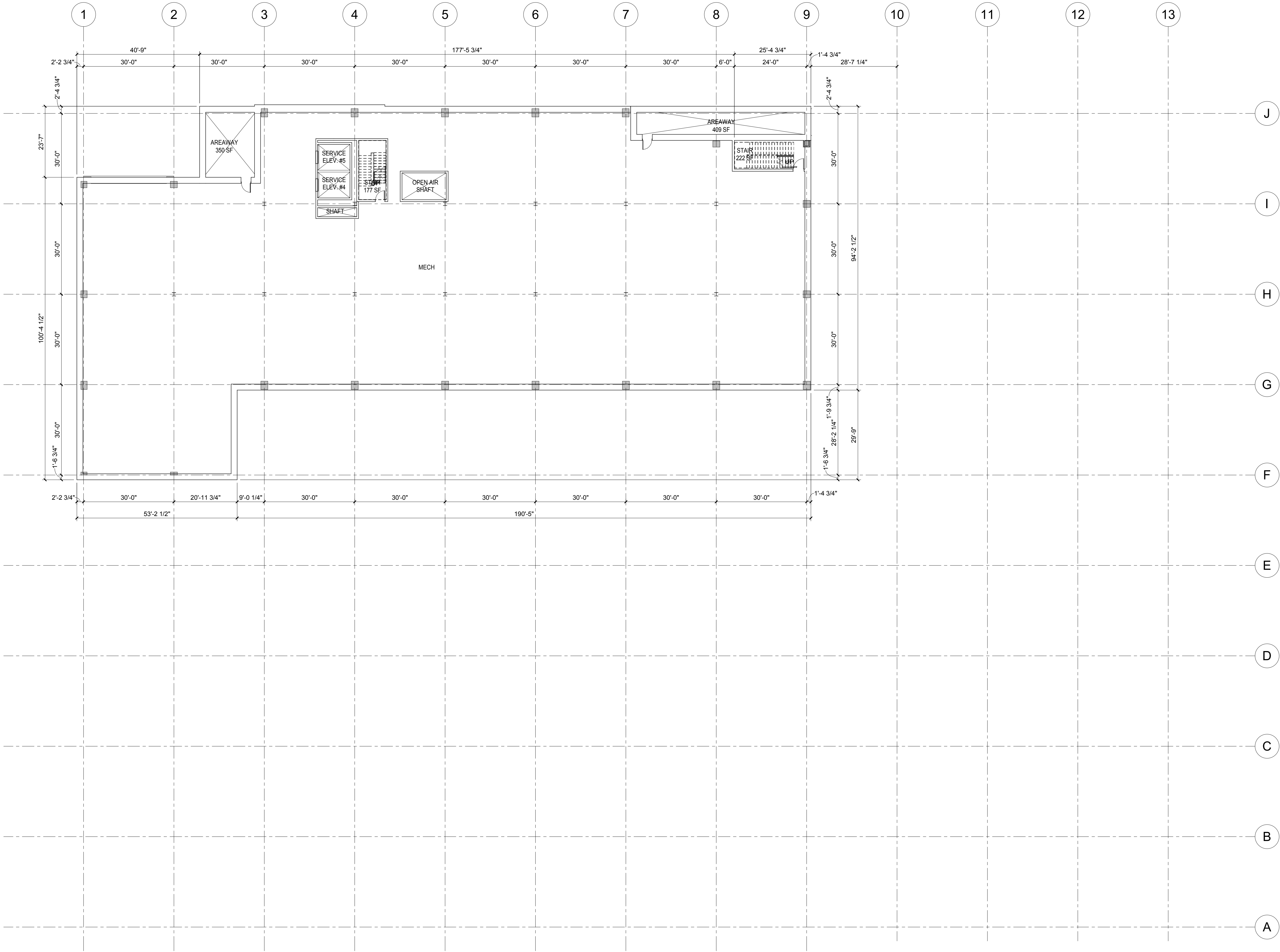
KEY PLAN

**SITE LIGHTING &
PHOTOMETRIC PLAN**

Project No: 215-5653.10 Checked by:

ES-P1

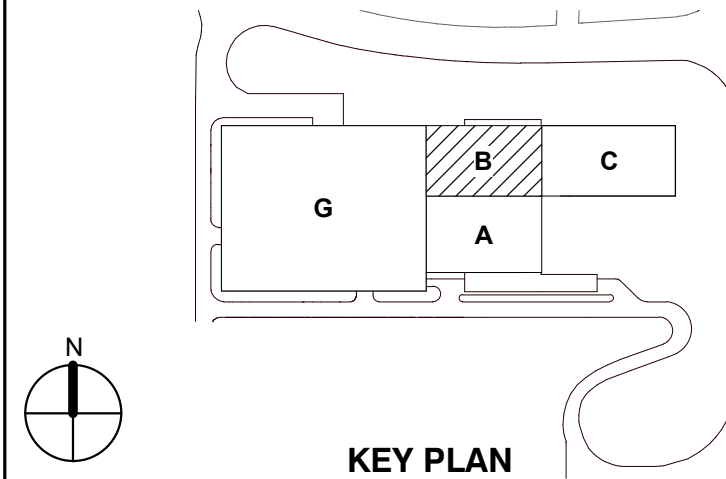




1 LOWER LEVEL PLAN
1/16" = 1'-0"

NOT FOR
CONSTRUCTION

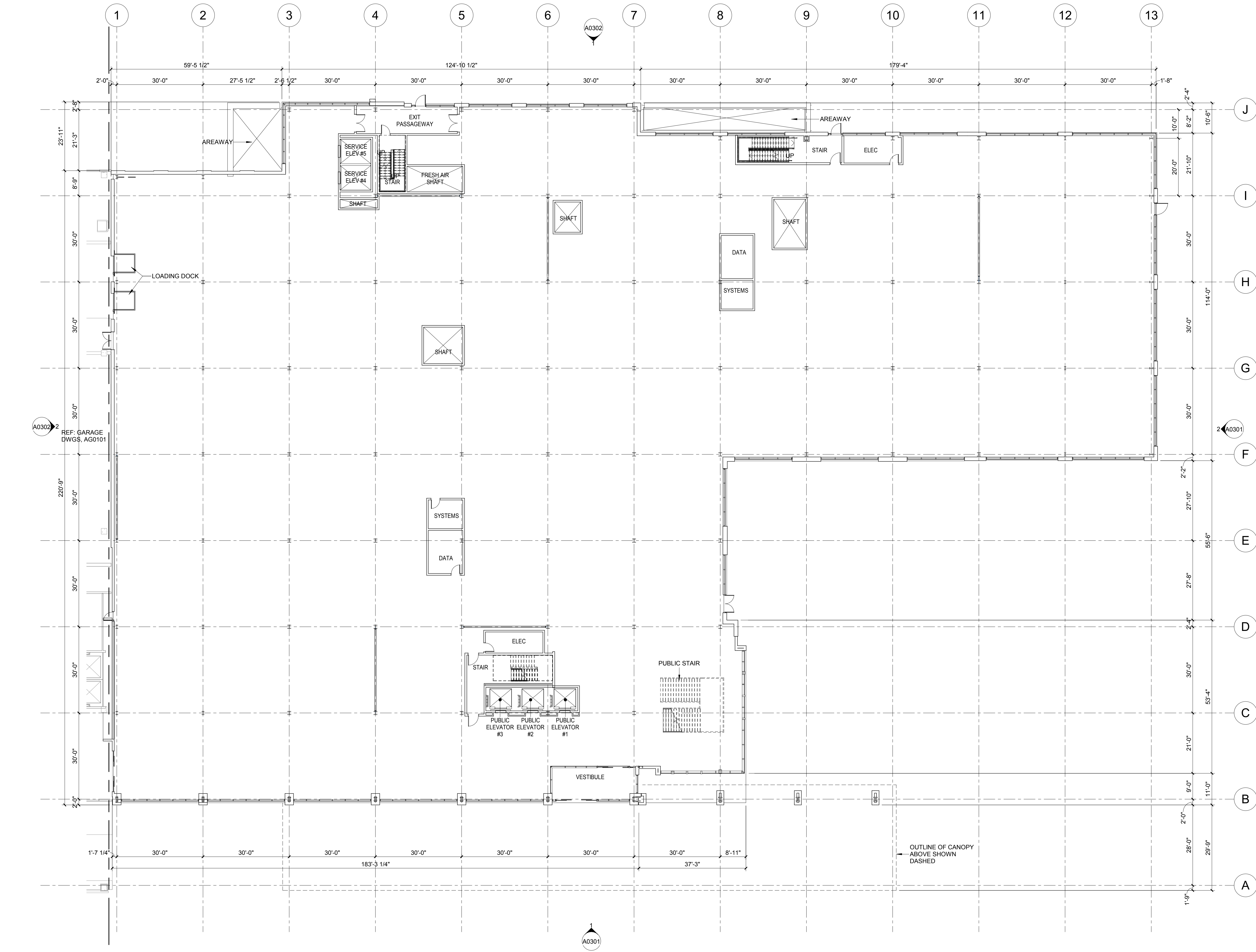
Rev.	Description	Date
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LOWER LEVEL PLAN

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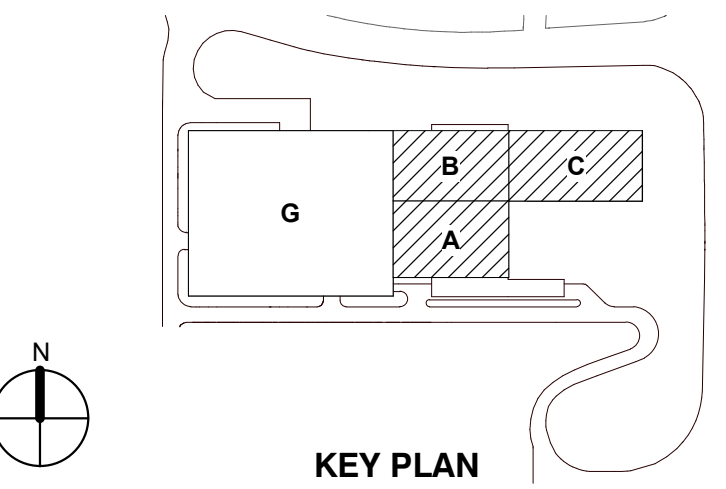
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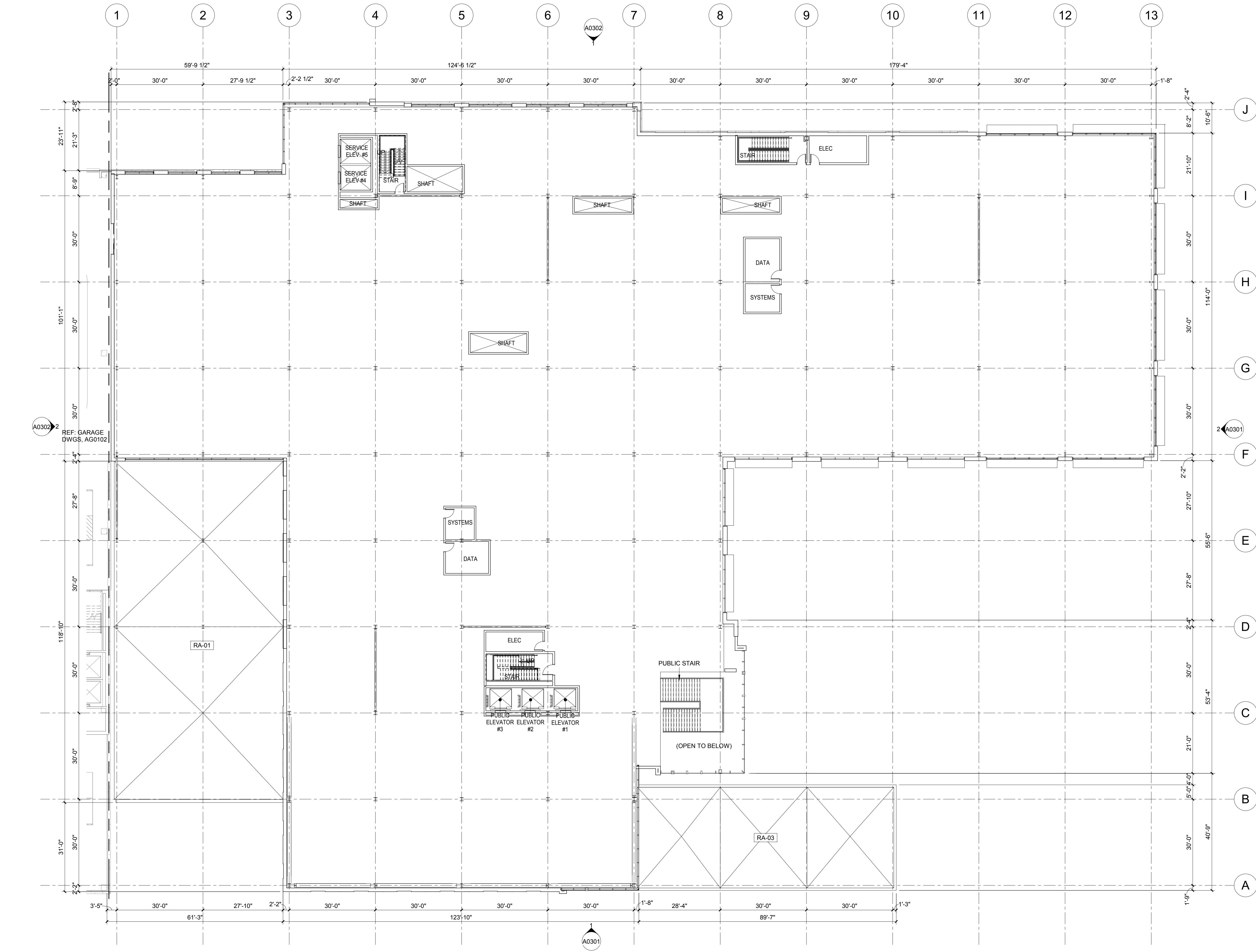
1 LEVEL 01 PLAN
1/16" = 1'-0"

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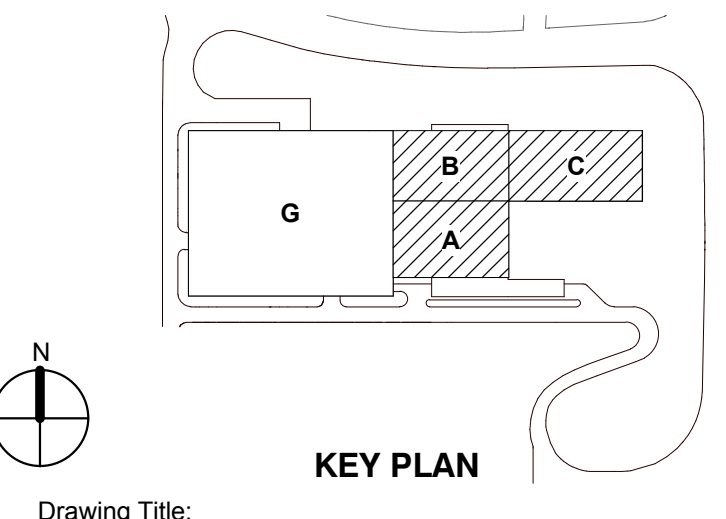
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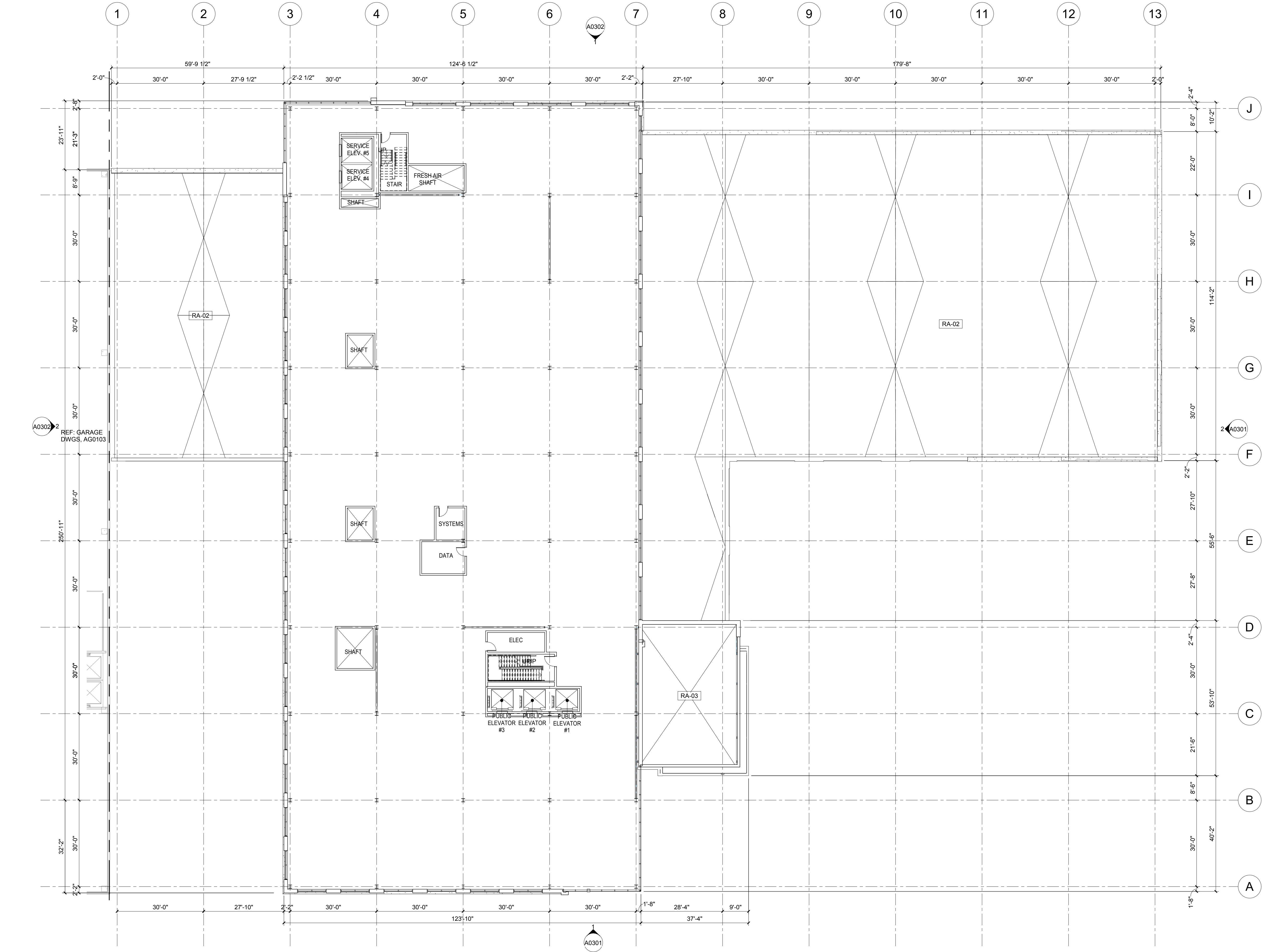
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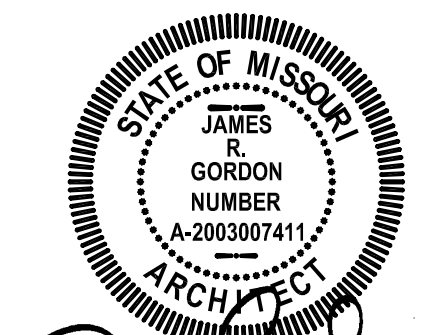
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LEVEL 02 PLAN



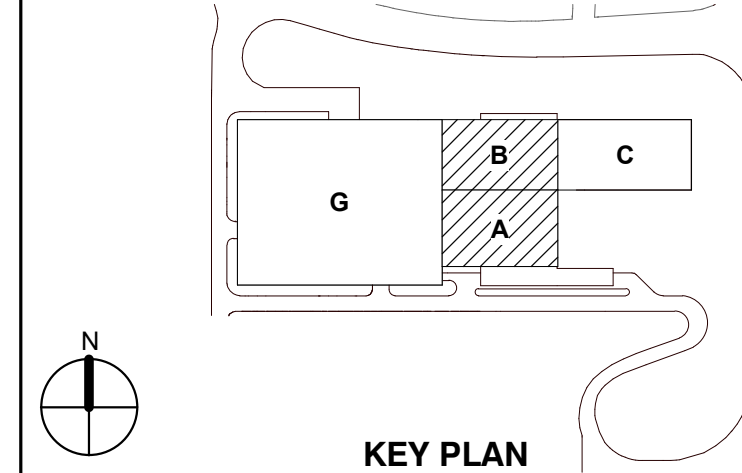
1 LEVEL 03 PLAN
1/16" = 1'-0"



James R. Gordon
ARCHITECT OF RECORD
A-2003007411

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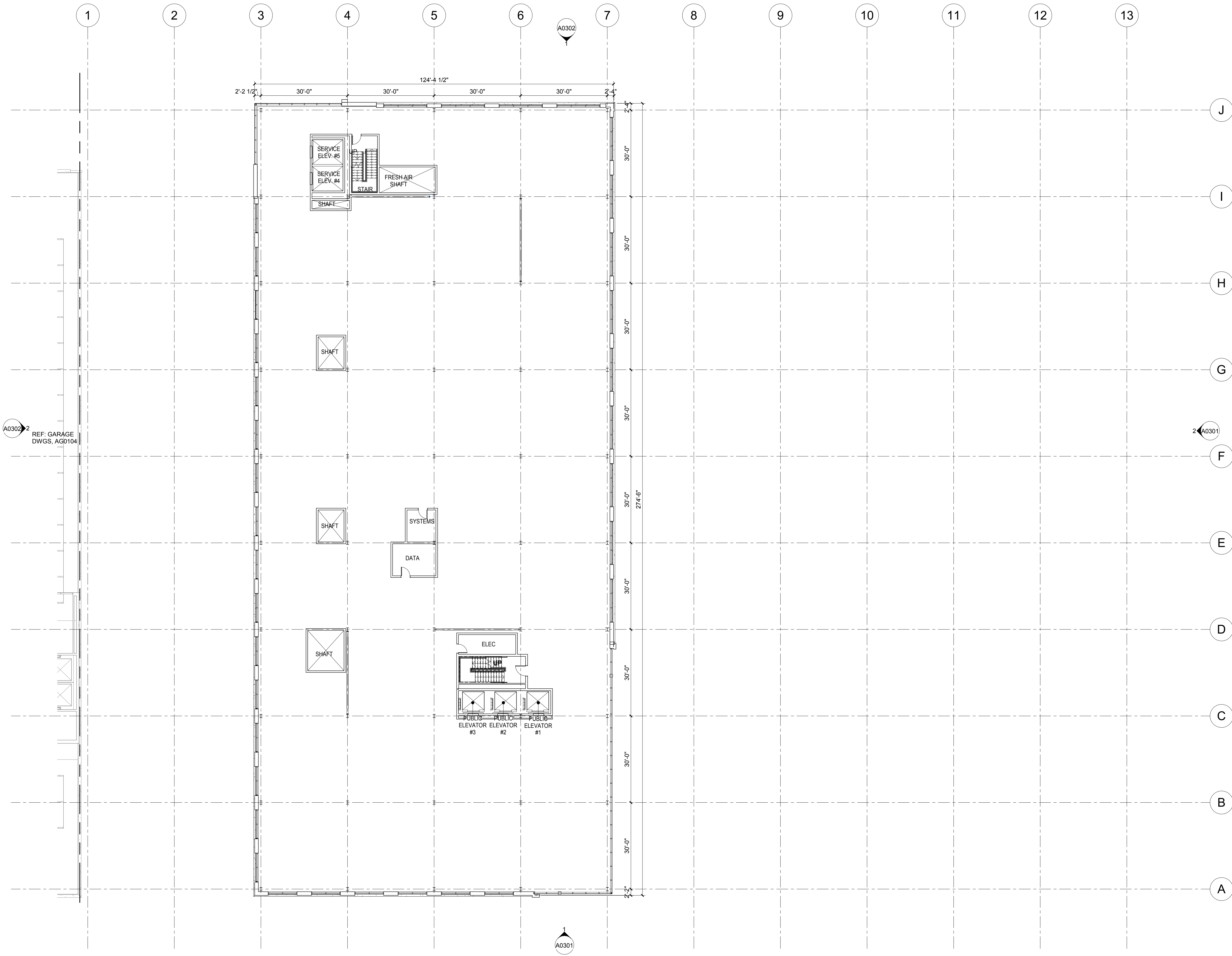
Drawing Title:

LEVEL 03 PLAN

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A0103

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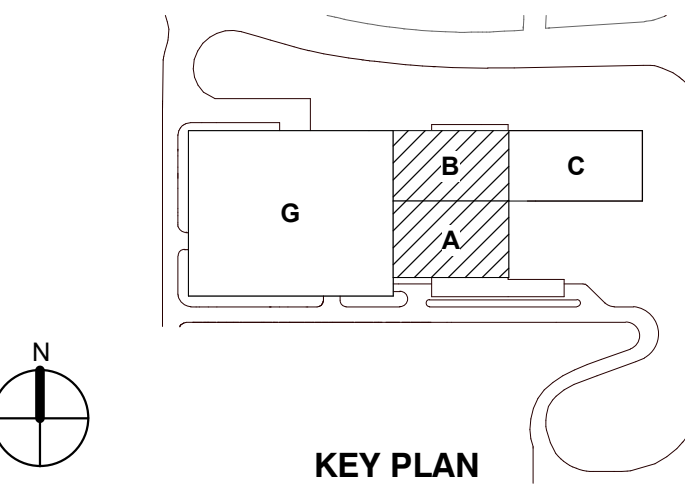


1 LEVEL 04 PLAN
1/16" = 1'-0"

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LEVEL 04 PLAN

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A0104



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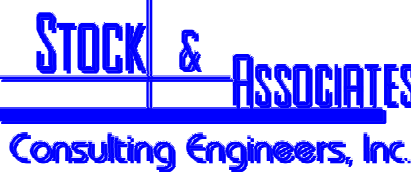
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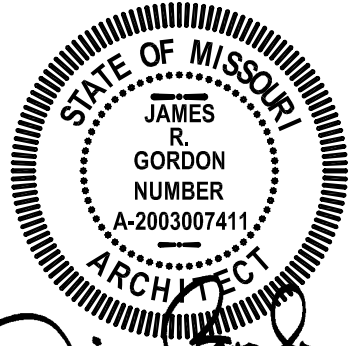
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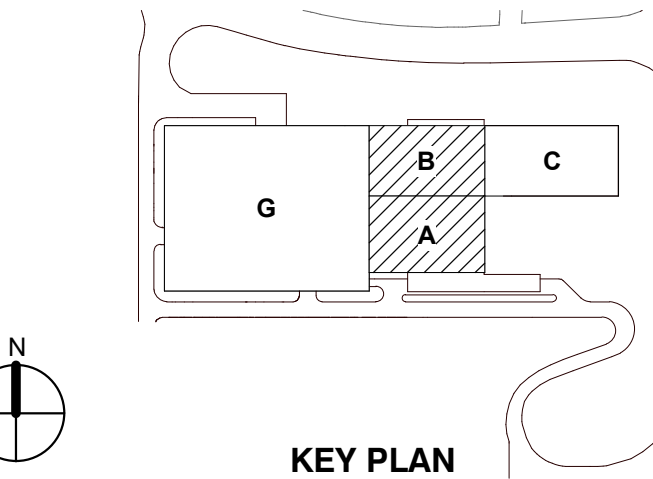


08/11/20

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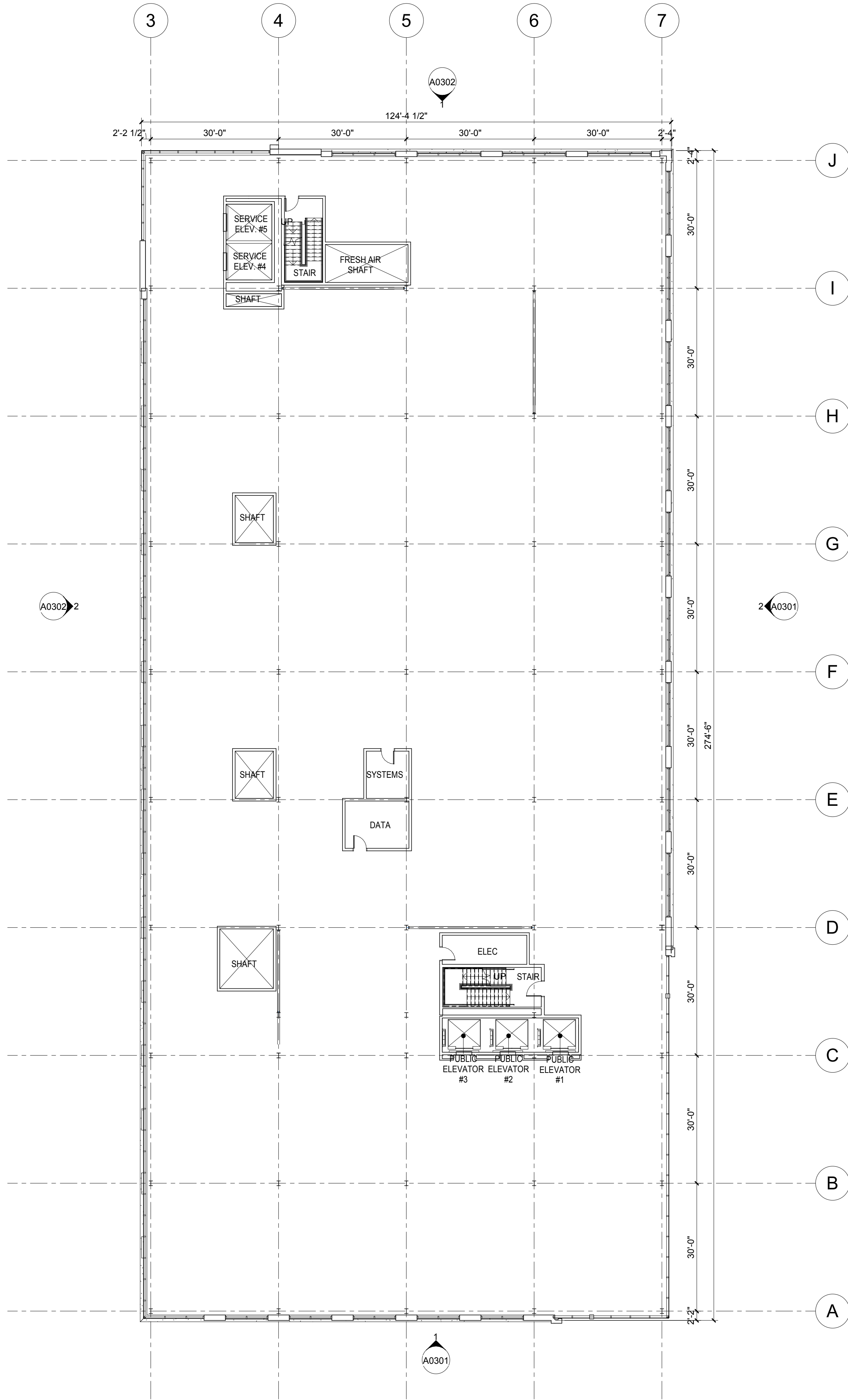


Drawing Title:

LEVEL 05 PLAN

Project No.: 006245.00 Checked by: Checker

A0105



1 LEVEL 05 PLAN
1/16" = 1'-0"



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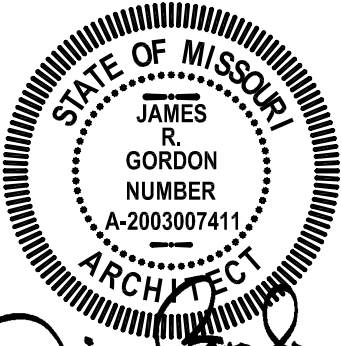
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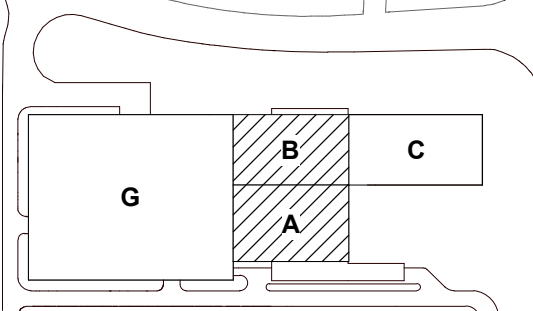


James R. Gordon
8/11/20

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A-2003007411

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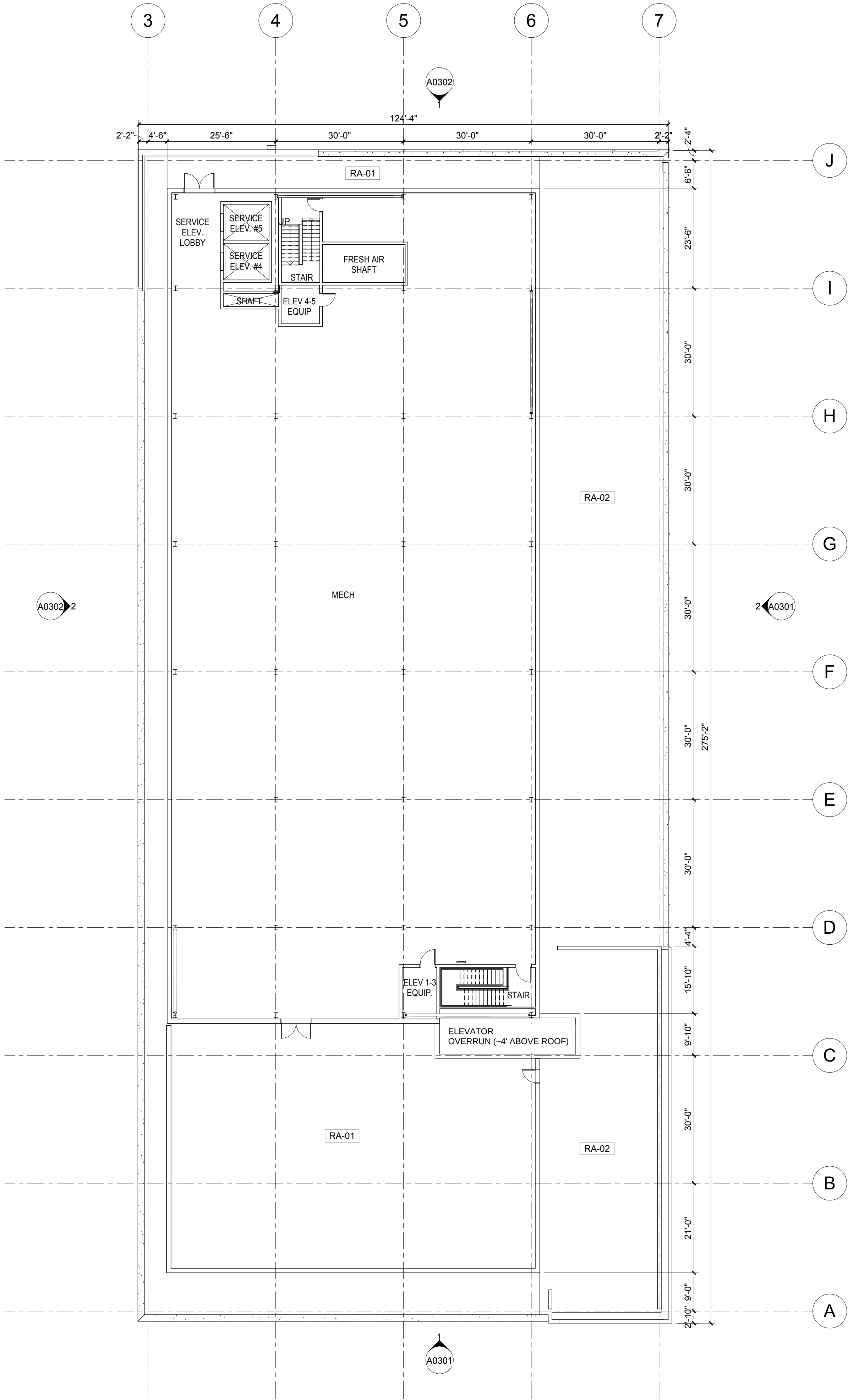
KEY PLAN

Drawing Title:

LEVEL 06 - PENTHOUSE
OVERALL PLAN

Project No.: 006245.00 Checked by: Checker

A0106



1 PENTHOUSE/ROOF OVERALL PLAN
1/16" = 1'-0"



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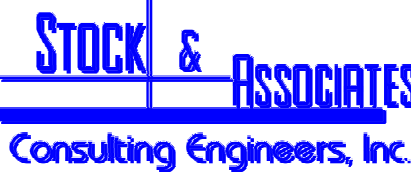
HEIDEMAN
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Heideman Associates, Inc.
MEP Engineering
240 Larkin Williams Ind Ct.
Fenton, MO 63026
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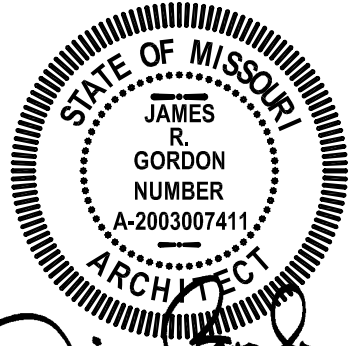
KPFF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63131
(314) 835-0524



Stock and Associates Consulting Engineers, Inc.
Civil Engineering
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(636) 530-9100



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(636) 519-9668

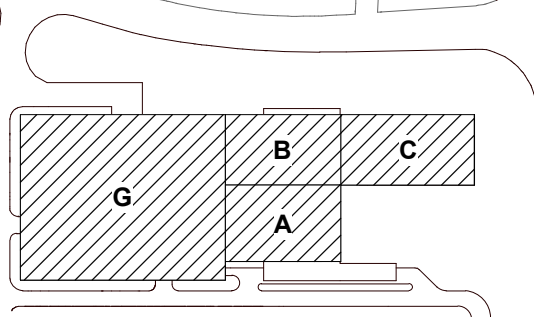


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KEY PLAN

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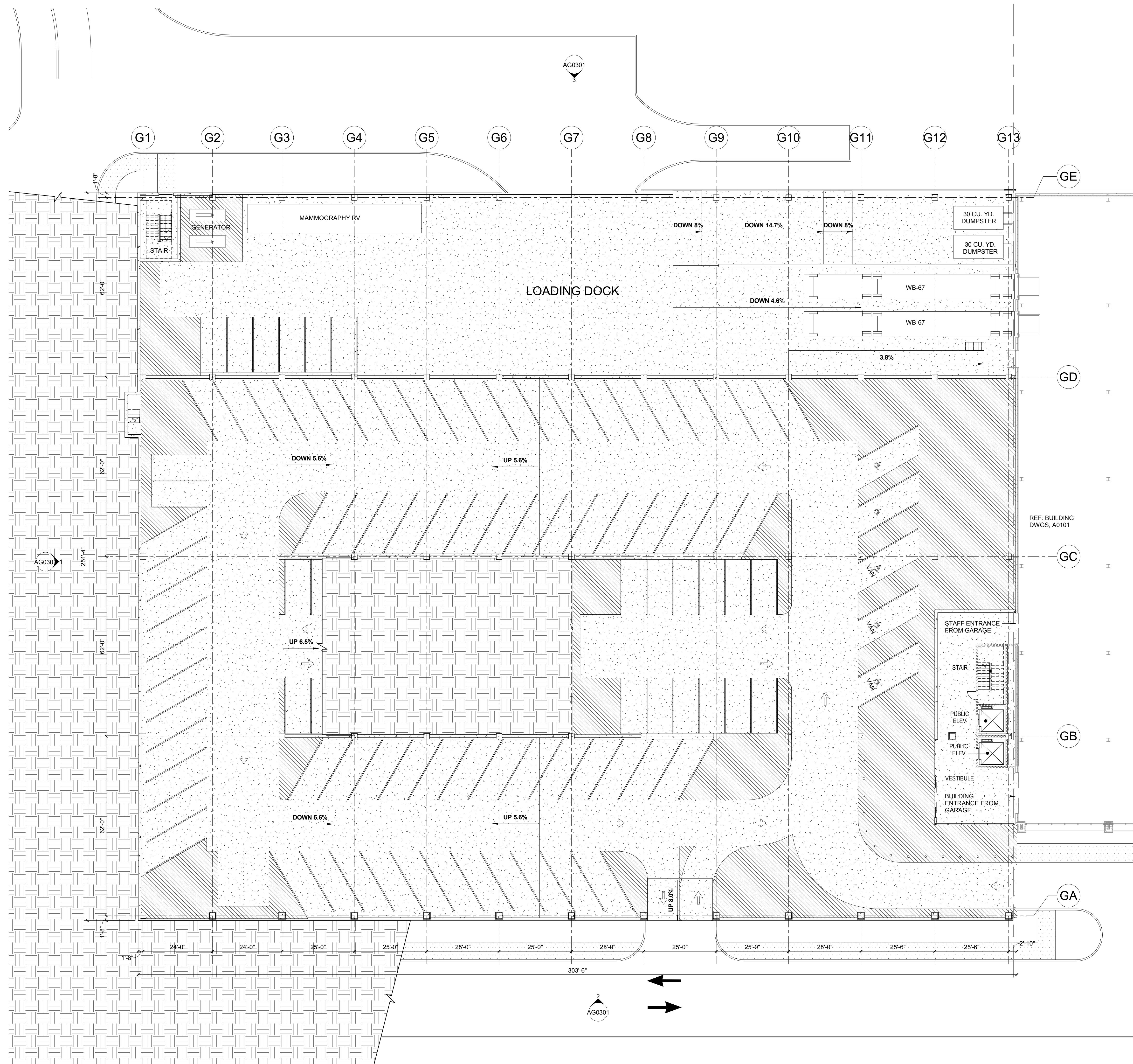
PENTHOUSE ROOF PLAN

Project No.: 006245.00 Checked by: Checker

A0107

1 ROOF OVERALL PLAN

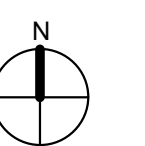
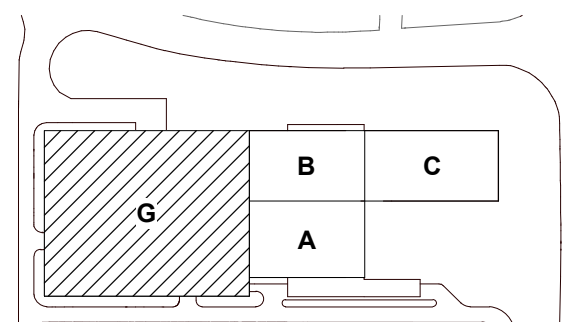
1/16" = 1'-0"



1 GARAGE LEVEL 01 PLAN
1/16" = 1'-0"

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Rev. Description Date



KEY PLAN

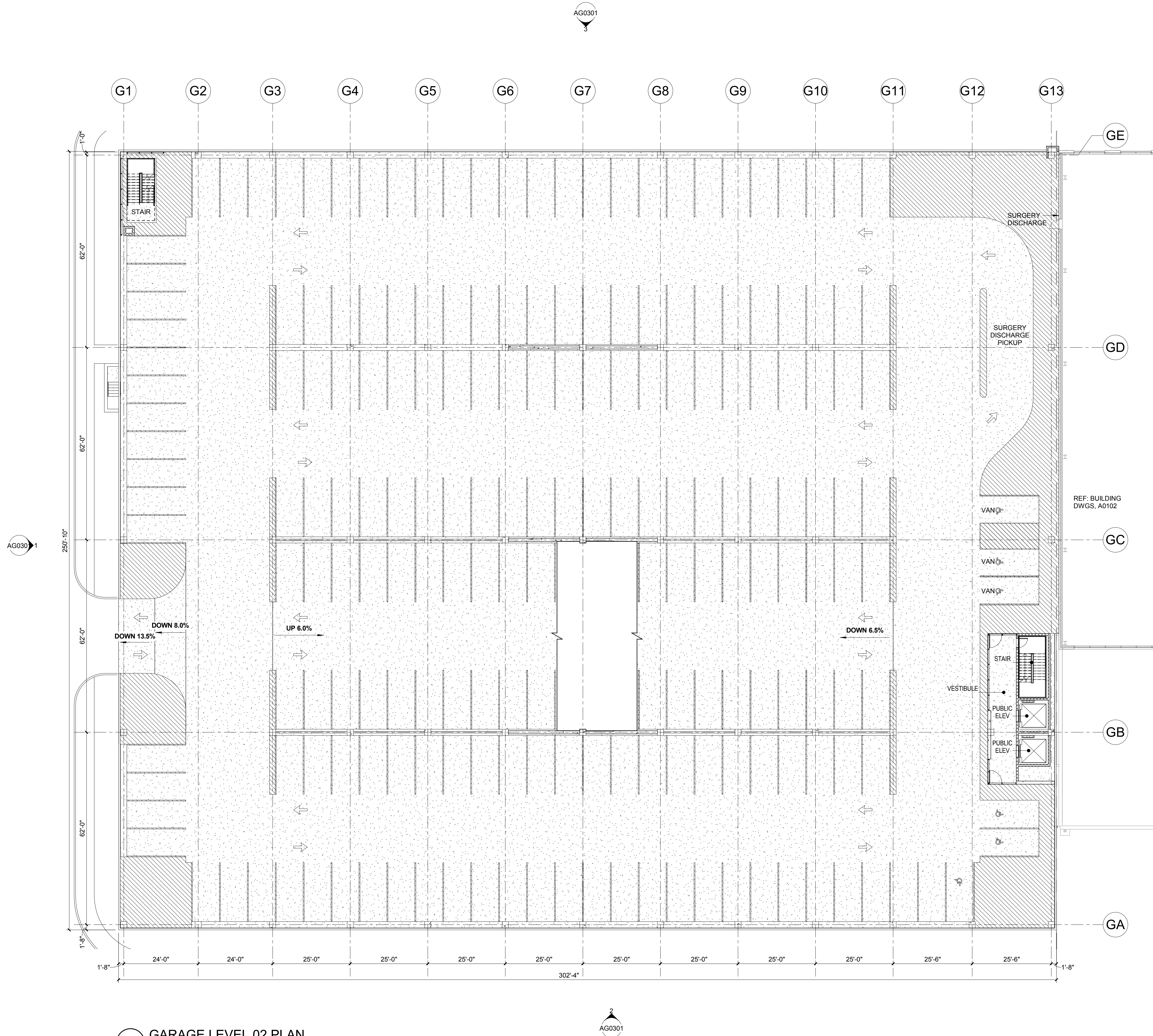
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GARAGE LEVEL 01 PLAN

Project No.: 006245.00 Checked by: Checker

AG0101

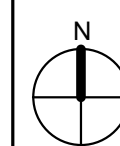
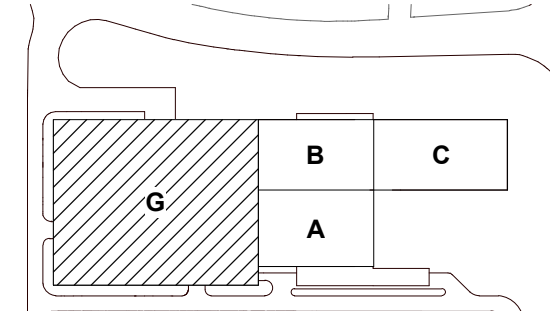
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1 GARAGE LEVEL 02 PLAN
1/16" = 1'-0"

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CREVE COEUR SUBMITTAL			07/02/2020
Rev.	Description		Date



KEY PLAN

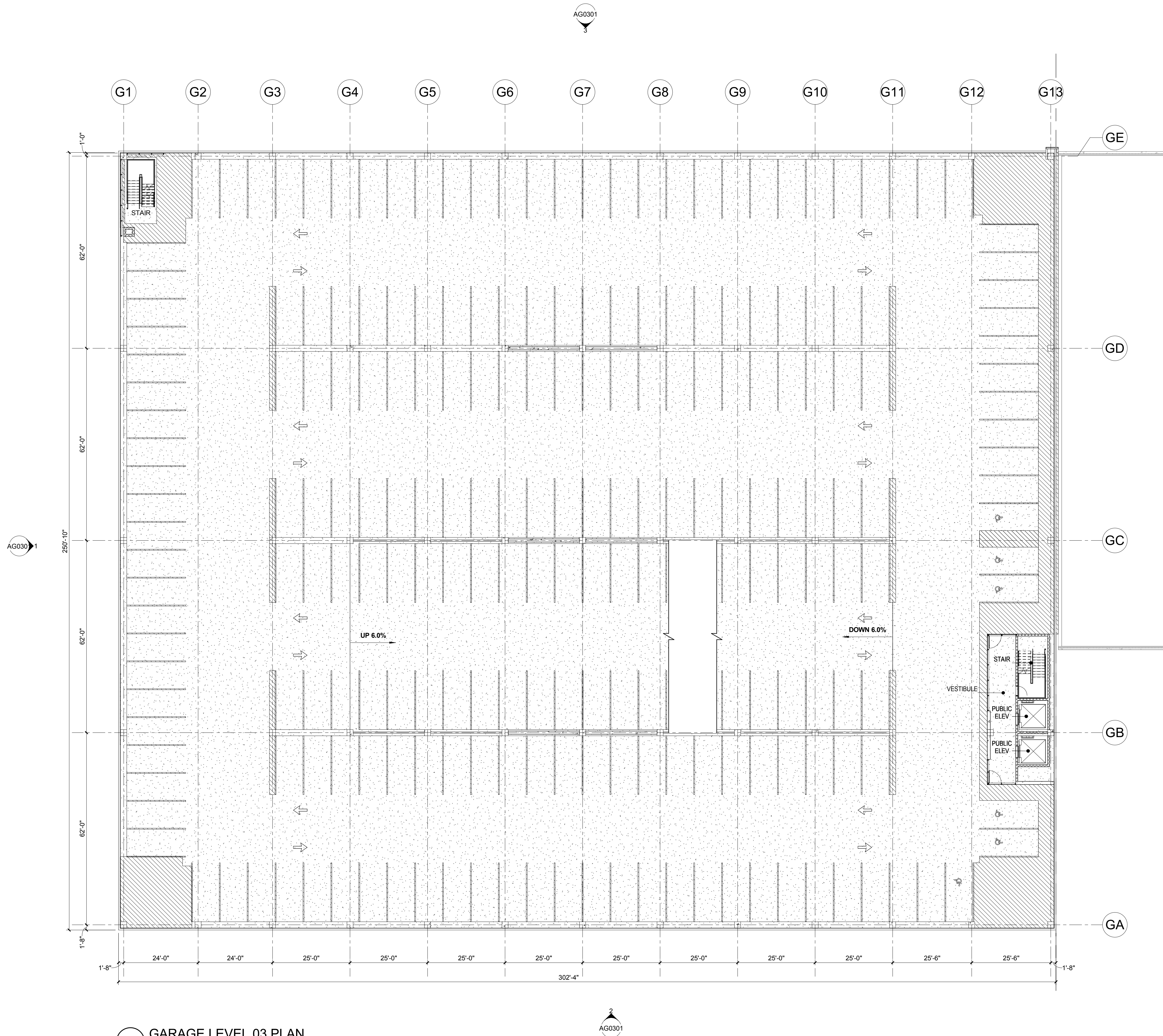
Drawing Title:

GARAGE LEVEL 02 PLAN

Project No.: 006245.00 Checked by: Checker

AG0102

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1 GARAGE LEVEL 03 PLAN
1/16" = 1'-0"



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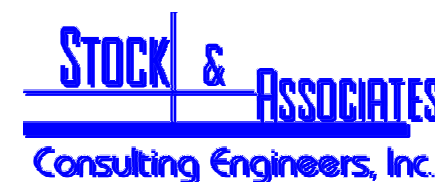
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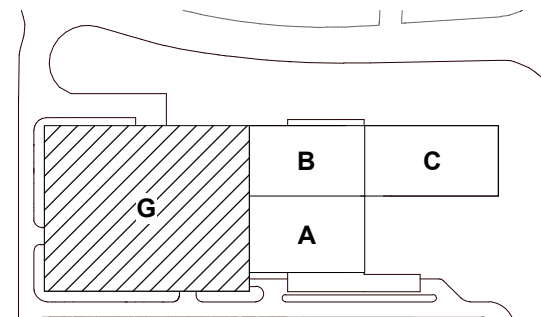


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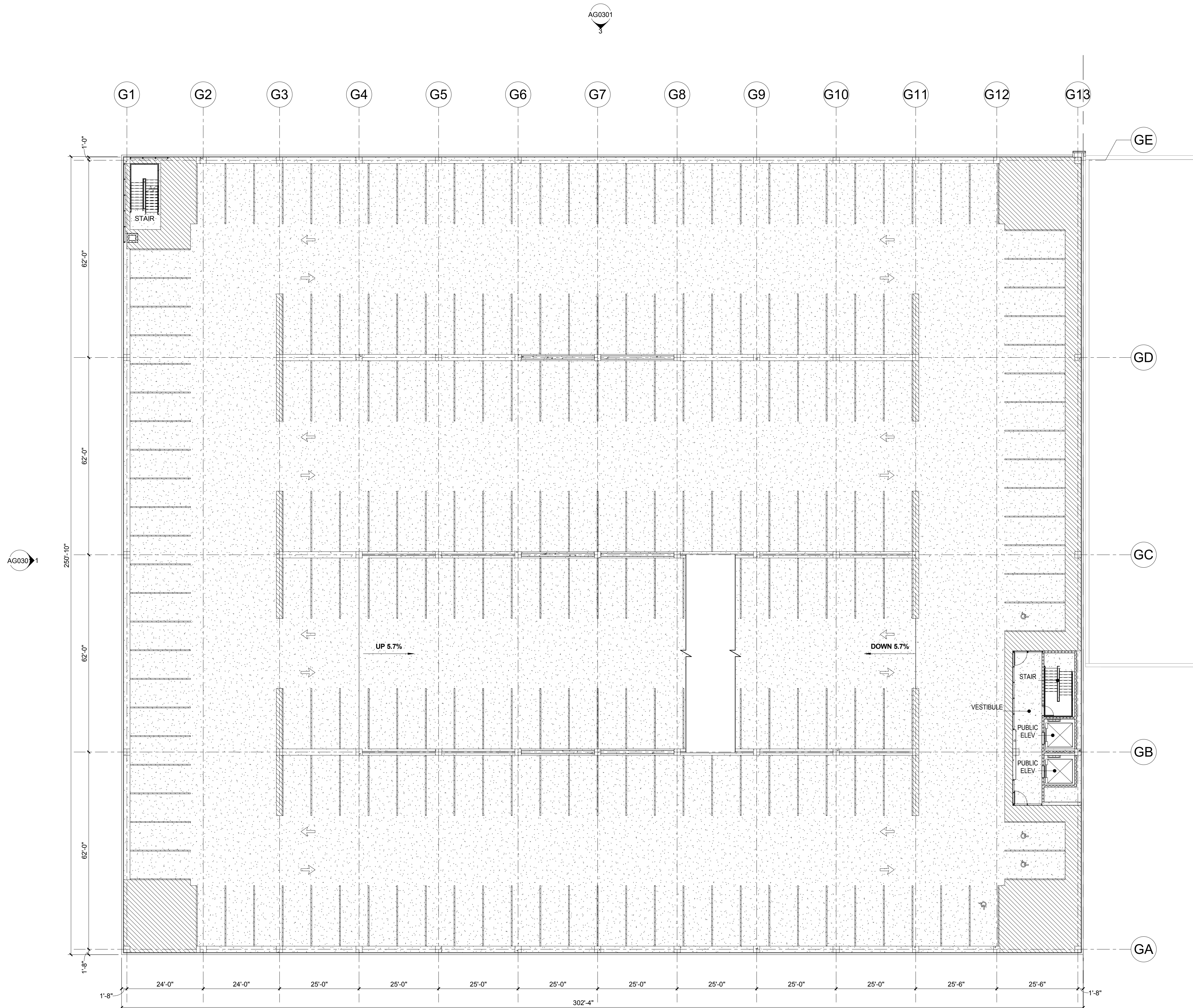
KEY PLAN

Drawing Title:

GARAGE LEVEL 03 PLAN

Project No.: 006245.00 Checked by: Checker

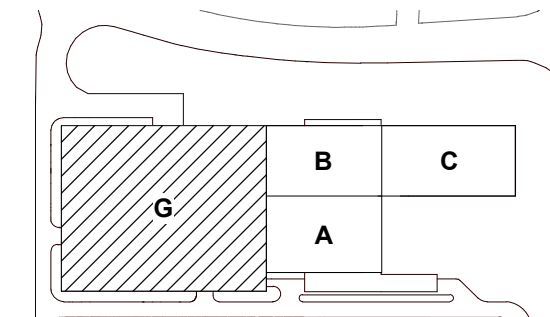
AG0103



1 GARAGE LEVEL 04 PLAN
1/16" = 1'-0"

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KEY PLAN

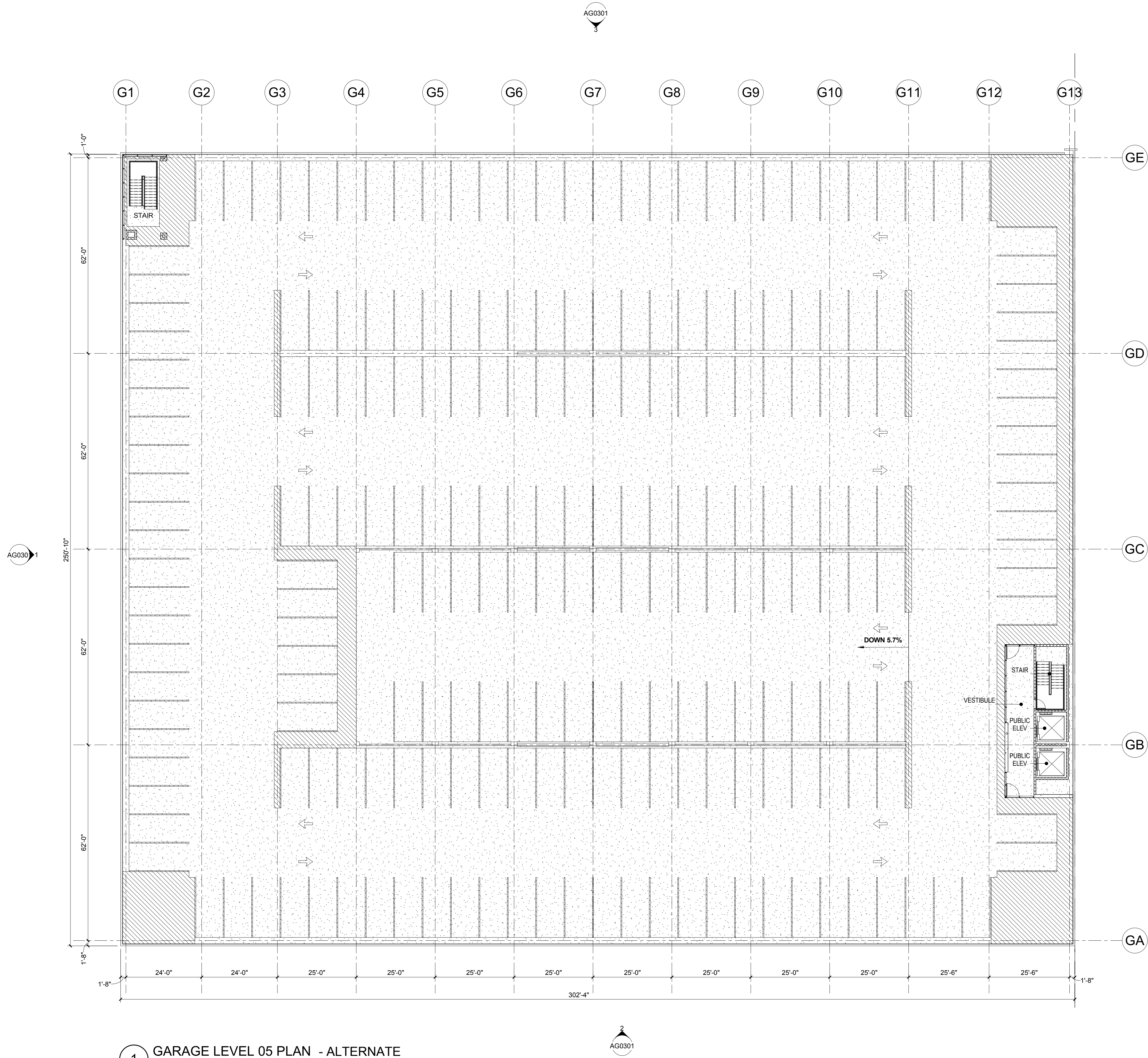
Drawing Title:

GARAGE LEVEL 04 PLAN

Project No.: 006245.00 Checked by: Checker

AG0104

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1 GARAGE LEVEL 05 PLAN - ALTERNATE
1/16" = 1'-0"



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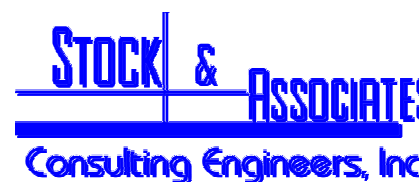
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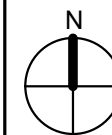
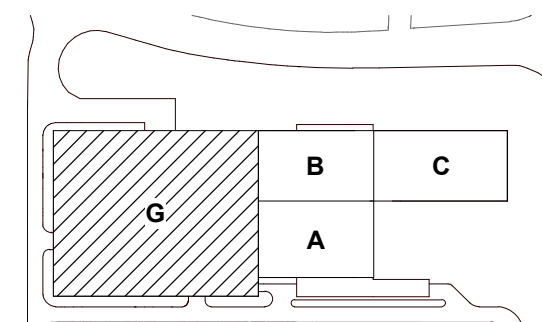
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KEY PLAN

Drawing Title:

GARAGE LEVEL 05 PLAN

Project No.: 006245.00 Checked by: Checker

AG0105

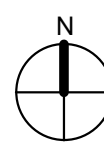
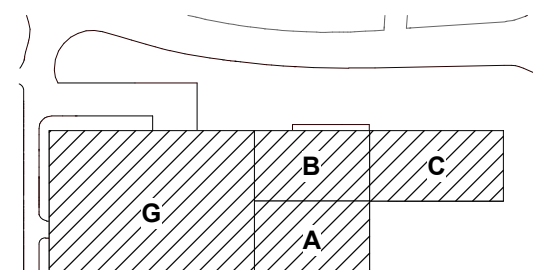
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Rev. Description Date



KEY PLAN

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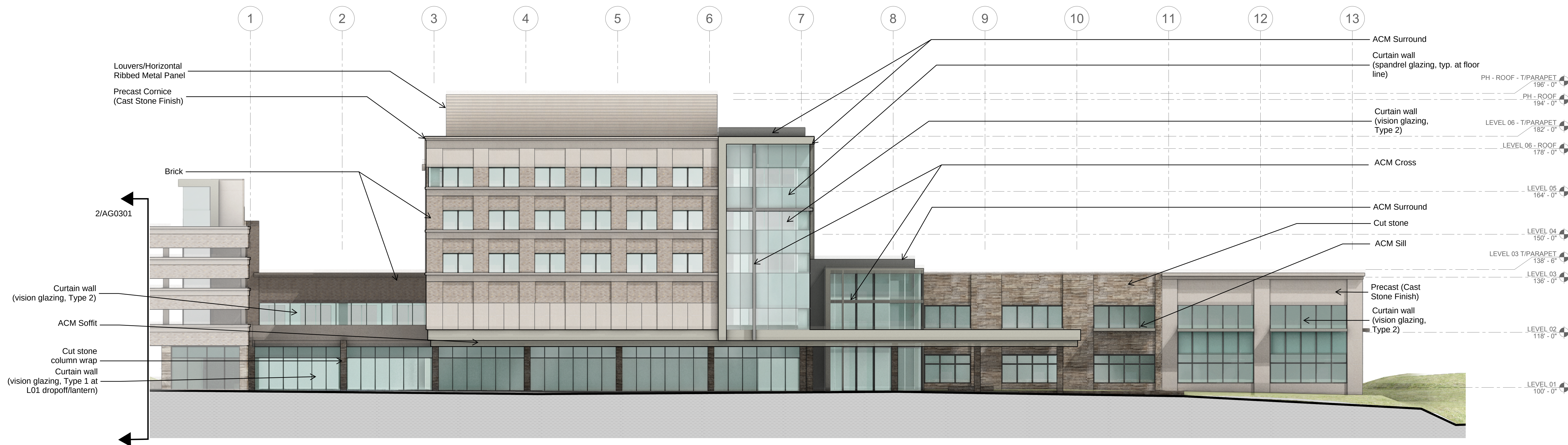
OVERALL ELEVATIONS

Project No.: 006245.00 Checked by: Checker

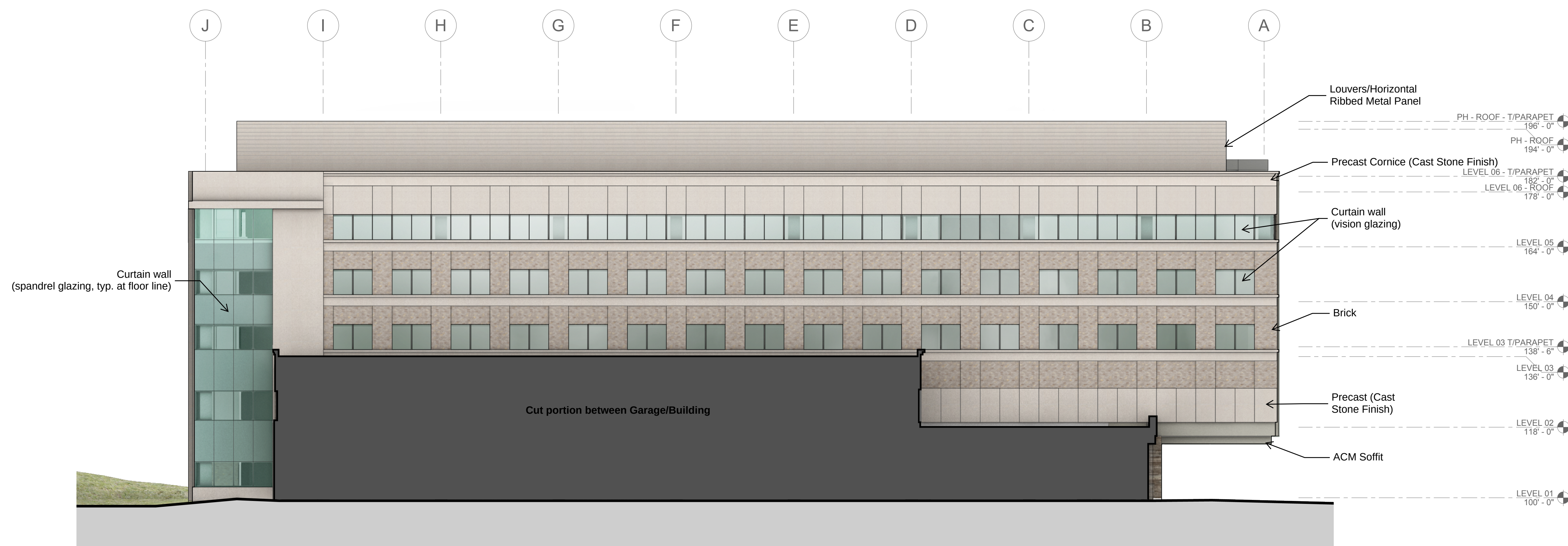
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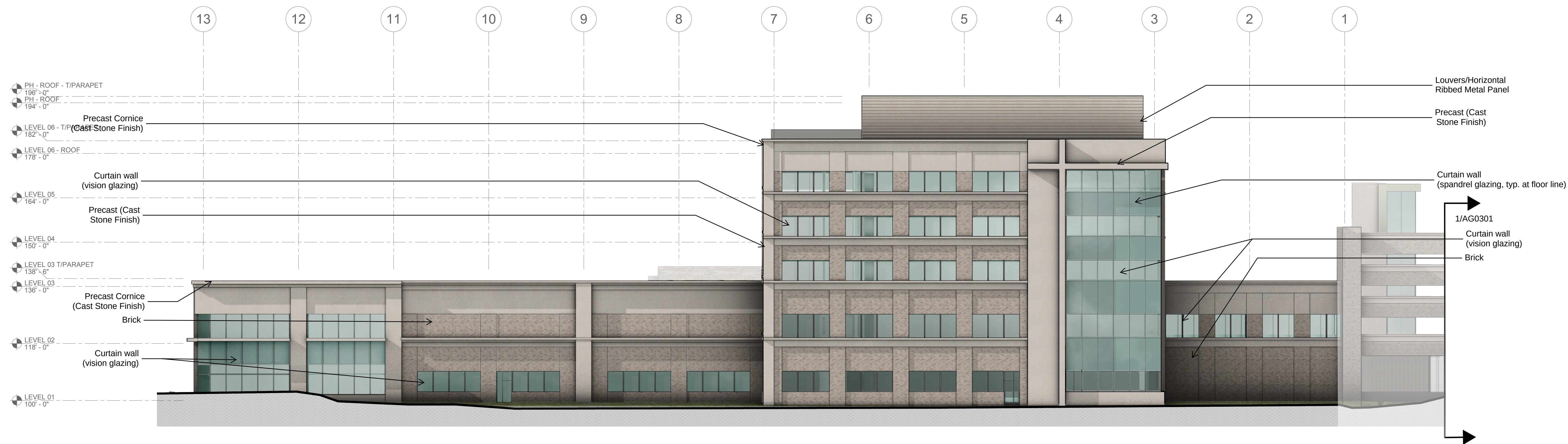
2 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



2 OVERALL ELEVATION - WEST
1/16" = 1'-0"

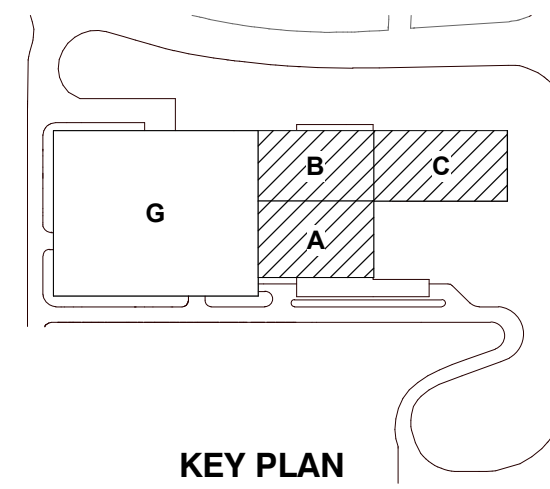


1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"

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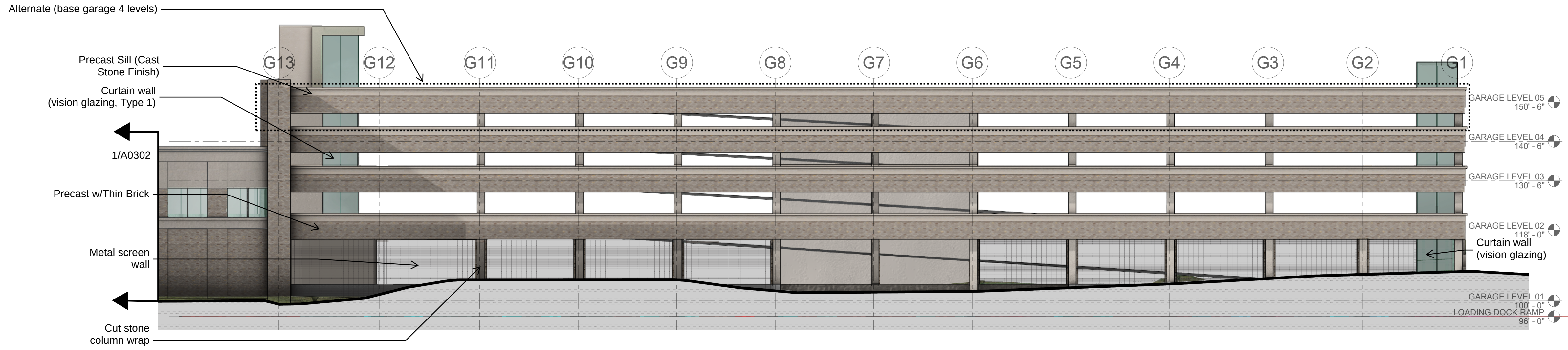
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OVERALL ELEVATIONS

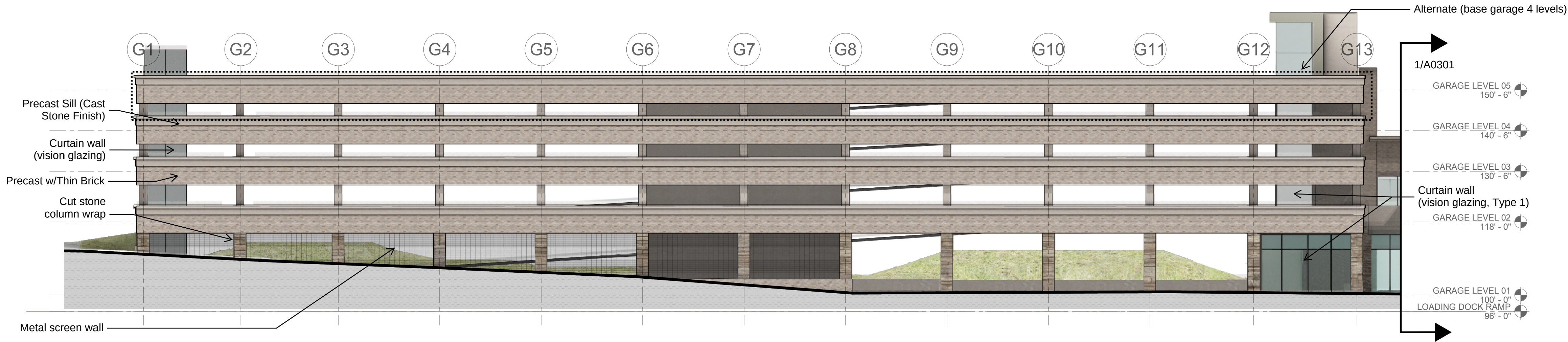
Project No.: 006245.00 Checked by: Checker

A0302

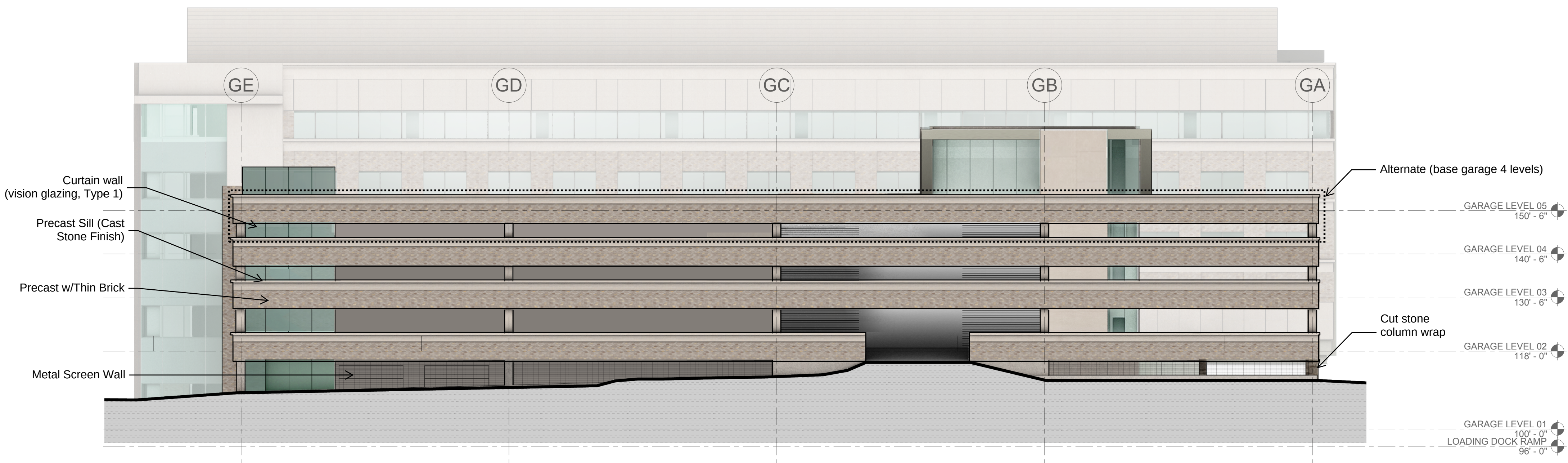
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1 GARAGE NORTH ELEVATION
1/16" = 1'-0"



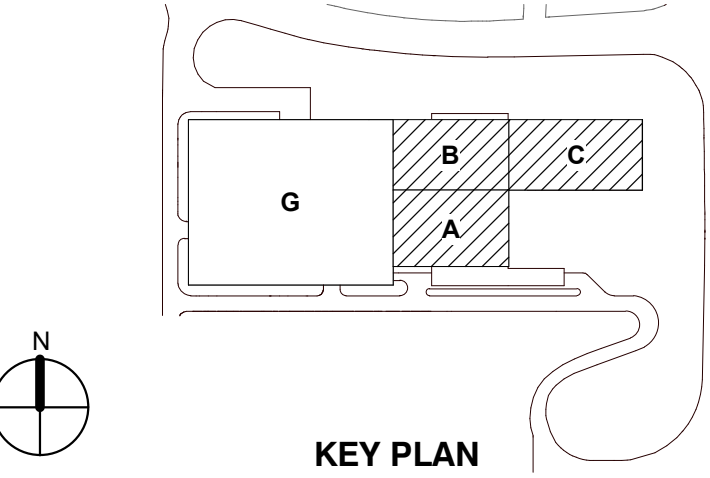
2 GARAGE SOUTH ELEVATION
1/16" = 1'-0"



3 GARAGE WEST ELEVATION
1/16" = 1'-0"

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CONSTRUCTION

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	CREVE COEUR SUBMITTAL	08/11/2020



Drawing Title:
GARAGE ELEVATIONS

Project No.: 006245.00 Checked by: Checker

AG301



Calculite LED 6" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Complete luminaire = Frame + Engine + Trim + Accessories (optional)

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Frame

example: 6RNIP

Series	Installation	Voltage/Options
6R	☐	☐
6R 6" Non-IC Round	N New construction	— Universal 120 V/277 V (specify for Power Over Ethernet) EM Emergency (see page 2 for details and limitations) ¹ IP Interact Pro ready (for 0-10V engine only)
	R Remodeler	— Universal 120 V/277 V (specify for Power Over Ethernet) IP Interact Pro ready (for 0-10V engine only)
		LC Chicago Plenum 3 347V (not compatible with ELV dimming) ² 3IP 347V with Interact Pro (for 0-10V engine only) 3 347V (not compatible with ELV dimming)

Engine

example: C6L15835NZ10U

Series	Lumens	CRI	CCT	Beam	Dimming	Voltage
C6L	☐	☐	☐	☐	☐	☐
C6L Calculite LED 6"	10 1000lm 15 1500lm 20 2000lm 25 2500lm 30 3000lm 35 3500lm 48 4800lm (Z10 only) 60 6000lm (Z10 only)	8 80 CRI 9 90 CRI	27 2700K 30 3000K 35 3500K 40 4000K	N Narrow (40°) M Medium (56°) W Wide (76°)	Z10 0-10V 1% SOL EldoLED Solo 0-10V 0.1% D Dali 0.1% L Lutron LDE1 EcoSystem (fade-to-black) DMX Digital Multiplexing	U Universal 120 V/277 V/347 V
					E ELV (for up to 2000lm only) P Power over Ethernet (PoE) Only compatible with 1000 (10) to 2500 (25) lumen configurations.	1 120 V E Ethernet 48 V DC

Trim

example: C6RDLCCP

Series	Aperture	Style	Finish	Flange
C6	R	DL	☐	☐
C6 Calculite LED 6"	R Round	DL Downlight	BK Black (anodized) CL Specular clear WH White (matte)	CC Comfort clear CD Comfort clear diffuse CZ Champagne bronze P Polished (matches aperture) F Flangeless (requires CA6RFT)
		SL Shower light (non-conductive) ³	WH White (matte)	F Flangeless (requires CA6RFT) – Not applicable

Accessories

CA6RFT	Mud-in ring for use in flangeless trim installations (ordered with a flangeless trim)
CAEM	Field instalable EM pack (for use with new construction frame only)
C6RVPWH	IP65 Rated vandal proof matte white accessory mounts onto flangeless trims (C4RDL*F) and new construction frame only
AMS	ActiLume multi-sensor (optional accessory for PoE configurations)
SWZDT	SpaceWise wireless controller with dwell time functionality (compatible with all 0-10V options, see SWZDT spec sheet)
SRAINT	InterAct Office Accessory (for use with Lightolier UniFrame 0-10V products)

- Emergency (EM) frame includes emergency battery with ceiling and reflector mountable test switch (see page 2 for details and limitations).
- The 347V frame is not compatible with lumen packages above 2000lm for lensed wall wash trims.
- Non-conductive flush mount lens with pre-installed gasket (matte white non-conductive flange with diffuse lens that is flush with the flange).

C6RDL Calculite LED 6" gen 3

Round Downlight

Frame-in-kits

New Construction:

Galvanized stamped steel for dry or plaster ceilings. Preinstalled telescoping mounting bars from 13" to 24". For 4' distances, use 1/2" EMT, 1-1/2" x 1/2" U or C channel.

Max ceiling thickness is 2.75" (70 mm) including PoE frame 4.88" (124 mm) plenum depth for installation.

Emergency:

For reflector mounted emergency test switch add "EM" to end of catalog code (example: C6RDLCCEM). Leave blank for ceiling mounted test switch. Reflector mounted test switch requires above ceiling access.

Patented install Mounting frame:

- Pre-installed mounting bars for fast and tool-less installs into T-grid & hat channel ceilings.
- Close-cut aperture design eliminates possibility of gap between ceiling opening and reflector flange.
- Separate wiring compartment for wiring frame to building allows inspection prior to light engine install.
- Simple plug-and-play connection between frame and light engine from below ceiling.

Dimming

- Advance 0-10V 1% dimming
- Lutron Hi-lume EcoSystem H Series 1% dimming
- EldoLED ECoDrive Dali 1% dimming
- EldoLED SOLOdrive 0-10V 0.1% dimming
- EldoLED DMX POWERdrive

Power over Ethernet

Powered via Lightolier PoE lighting controller:

Complies with FCC rules per Title 47 part 15 (Class A) for EMI / RFI (conducted & radiated). PoE lighting controller accessible from below ceiling.

Optical systems

Comfort throughout the space:

True 50° physical cutoff and 45° reflected cutoff

Quality of light:

2 SDCM ensures color consistency from fixture to fixture and over the luminaire's long lifetime.

Light Engine

Quick connect power pack allow for easy installation and replacement from below ceiling with no need for additional wiring. This allows for:

- Frame and ceiling installation to be performed while still finalizing details such as lumen packages, CCT and control type.
- Easy replacement of electronics at end of life with minimal wasted material and labor required.
- Ease and upgradability of technology.

Wired Controls Options

Interact Office Wired (PoE):

- PoE based IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on Personal Control, Space Management, wayfinding, room/desk reservation and offers open APIs for light control and data exchange.
- PoE lighting controller is accessible from below.
- Integral sensor option for occupancy sensing (PIR) and/or daylight harvesting available for additional energy savings.
- Optional integral emergency controller and battery pack provides 600lm nominal output.
- Test switch and indicator light mounted on side of chassis on one end.
- Emergency battery has a 3 month pre-installed shelf life, and must be stored and installed in environments of 20C to 30C (-4F to 86F) ambient, and 45-85% relative humidity.
- For more information on Interact Office Wired, visit: www.interact-lighting.com/office or www.usa.lighting.philips.com/systems/systemareas/offices.

Interact Office Wired (PoE),

Static White and Tunable White:

- A wireless IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- View all your projects under one dashboard and easily compare insights from multiple projects in one view.
- Compatible Zigbee Green Power wall dimmer and wireless Occupancy or Daylight & Occupancy sensors available.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on wayfinding, room/desk reservation and offers open APIs
- Requires compatible Interact Office Gateway and internet connectivity for commissioning.
- For more information on Interact Office Wireless, visit: www.interact-lighting.com/office or www.usa.lighting.philips.com/systems/systemareas/offices.

Interact Pro (IAP)

- Interact Pro brings the power of connected lighting to small and medium businesses without the complexity usually associated with connected lighting.
- Interact Pro includes an app, a portal and a broad portfolio of wireless Luminaires, lamps and retrofit kits all working on the same system.
- Commissioning via Interact Pro App (Android or iPhone).
- Prepare commissioning remotely via Interact Pro portal.
- Requires compatible Interact Pro Gateway and internet connectivity for commissioning.
- Compatible with UID8451/10 ZigBee Greenpower wireless dimmer switch.
- Compatible with wireless Occ sensor (OCC SENSOR IA CM IP42 WH 10/1) or wireless Day/Occ sensor (OCC MULTI SENSOR IA CM WH 10/1).
- For more information on Interact Pro visit: www.interact-lighting.com/pro.
- For more information on Interact Ready visit: www.philips.com/interact-ready.

Options and Accessories

Flangeless mud-in ring: Use CA6RFT

for use with flangeless plaster installations.

Sloped ceilings: Compatible with sloped ceiling adapters (see SCA spec sheet).

Vandal Proof: Use C6RVPWH for an IP65 rated vandal proof matte white accessory. Must be ordered with flangeless trim and new construction frame.

ENERGY STAR® exceptions

- 90 CRI configurations
- Champagne Bronze & Black finishes
- 347V & Emergency voltage/options
- Dali, EldoLED Solo & PoE drivers

Title 24 exceptions

- 1000lm configurations
- Champagne Bronze & Black finishes

Labels and Listings

- cULus listed for wet locations
- ENERGY STAR® certified
- RoHS certified
- CEC Title 24 JA8 certified
- CCEA (frames with *LC suffix)
- IP65 rated with vandal proof accessory

Warranty



5 year limited warranty
Visit Signify.com/warranties for more information on Signify's standard 5-year limited warranty on complete luminaire systems.

C6RDL Calculite LED 6" gen 3

Round Downlight

Narrow

Light engine	Input volts	Input freq	Input current	Drive current	Input power	LED power	THD power	Power factor
C6L10_NZ10U	120V	50/60Hz	0.08	230 mA	9W	8W	<15%	>0.95
	277V		0.04				<20%	>0.95
C6L15_NZ10U	120V	50/60Hz	0.11	340 mA	15W	11W	<10%	>0.95
	277V		0.05				<15%	>0.95
C6L20_NZ10U	120V	50/60Hz	0.16	460 mA	22W	16W	<10%	>0.95
	277V		0.08				<15%	>0.95
C6L25_NZ10U	120V	50/60Hz	0.20	590 mA	25W	21W	<10%	>0.95
	277V		0.10				<15%	>0.95
C6L35_NZ10U	120V	50/60Hz	0.30	900 mA	36W	30W	<10%	>0.95
	277V		0.14				<15%	>0.95
C6L48_NZ10U	120V	50/60Hz	0.42	1250 mA	51W	44W	<10%	>0.95
	277V		0.19				<15%	>0.95
C6L60_NZ10U	120V	50/60Hz	0.48	1400 mA	57W	50W	<10%	>0.95
	277V		0.21				<15%	>0.95

Medium/Wide

Light engine	Input volts	Input freq	Input current	Drive current	Input power	LED power	THD power	Power factor
C6L10_MZ10U	120V	50/60Hz	0.08	210 mA	9W	8W	<15%	>0.95
	277V		0.04				<20%	>0.95
C6L15_MZ10U	120V	50/60Hz	0.11	320 mA	15W	11W	<10%	>0.95
	277V		0.05				<15%	>0.95
C6L20_MZ10U	120V	50/60Hz	0.15	430 mA	19W	15W	<10%	>0.95
	277V		0.07				<15%	>0.95
C6L25_MZ10U	120V	50/60Hz	0.19	550 mA	23W	19W	<10%	>0.95
	277V		0.09				<15%	>0.95
C6L35_MZ10U	120V	50/60Hz	0.25	570 mA	30W	25W	<10%	>0.95
	277V		0.11				<15%	>0.95
C6L48_MZ10U	120V	50/60Hz	0.36	810 mA	40W	34W	<10%	>0.95
	277V		0.16				<15%	>0.95
C6L60_MZ10U	120V	50/60Hz	0.50	1130 mA	57W	50W	<10%	>0.95
	277V		0.22				<15%	>0.95

Narrow (Power over Ethernet)

Light engine	Input				
	Volts ¹	Voltage ²	Freq	Current	Power
C6L10___NPE	53V	51-54V	DC	160 mA	8.9 W
C6L15___NPE	53V	51-54V	DC	250 mA	13.7 W
C6L20___NPE	53V	51-54V	DC	330 mA	17.7 W
C6L25___NPE	53V	51-54V	DC	420 mA	22.8 W

Medium (Power over Ethernet)

Light engine	Input				
	Volts ¹	Voltage ²	Freq	Current	Power
C6L10___MPE	53V	51-54V	DC	160 mA	8.4 W
C6L15___MPE	53V	51-54V	DC	230 mA	12.5 W
C6L20___MPE	53V	51-54V	DC	310 mA	16.7 W
C6L25___MPE	53V	51-54V	DC	390 mA	21.4 W

Wide (Power over Ethernet)

Light engine	Input				
	Volts ¹	Voltage ²	Freq	Current	Power
C6L10___WPE	53V	51-54V	DC	160 mA	8.4 W
C6L15___WPE	53V	51-54V	DC	230 mA	12.5 W
C6L20___WPE	53V	51-54V	DC	310 mA	16.7 W
C6L25___WPE	53V	51-54V	DC	390 mA	21.4 W

1. Nominal input volts.
2. Preferred volt range.

Marked spacing applications

Light engine	4800lm	6000lm
C6L_Z10U series	X	X
C6L_LU series	—	—
C6L_DU series	—	—

Modules marked with an X require marked spacing:
 - Center-to-center of adjacent luminaires: 24" (610mm)
 - Luminaire center to side building member: 12" (305mm)

In accordance with CAN ICES-005-A/ NEB-005-A and FCC Part 15-A.

Lifetime (TM-21) data

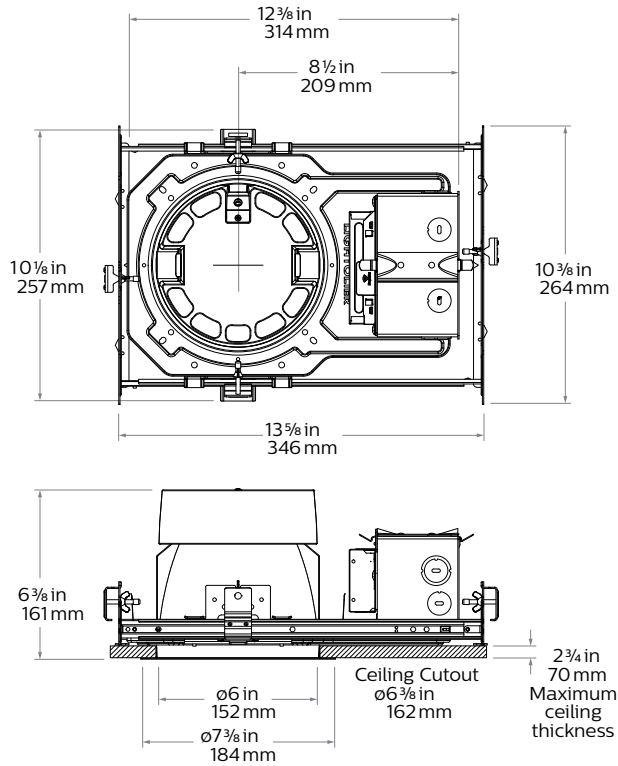
Lumens	Narrow beam	Medium/Wide beam*
1000lm 1500lm 2000lm 2500lm 3500lm* 4800lm 6000lm	L90 @ 60,000hrs.	L90 @ 60,000hrs.
	L90 @ 60,000hrs.	L80 @ 60,000hrs.

* Lutron 3500lm with Medium/Wide beam is L85 @ 60,000hrs.

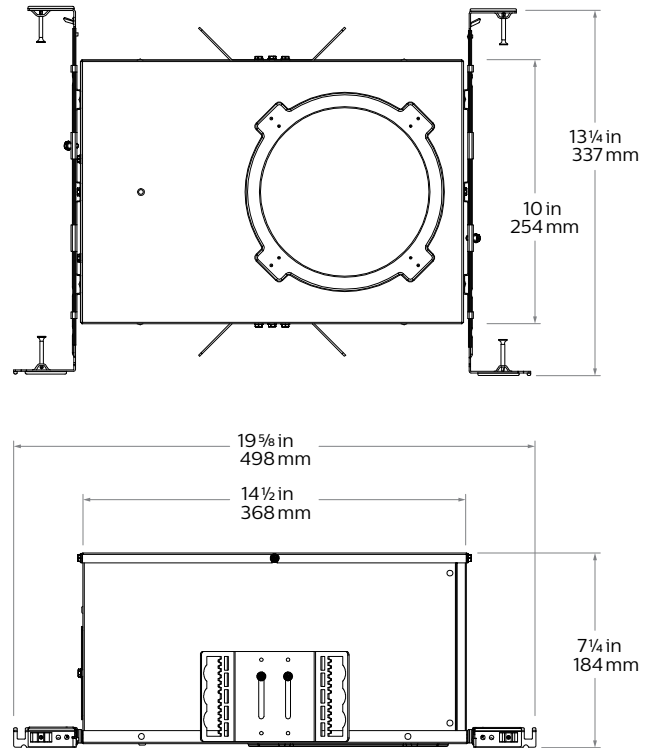
C6RDL Calculite LED 6" gen 3

Round Downlight

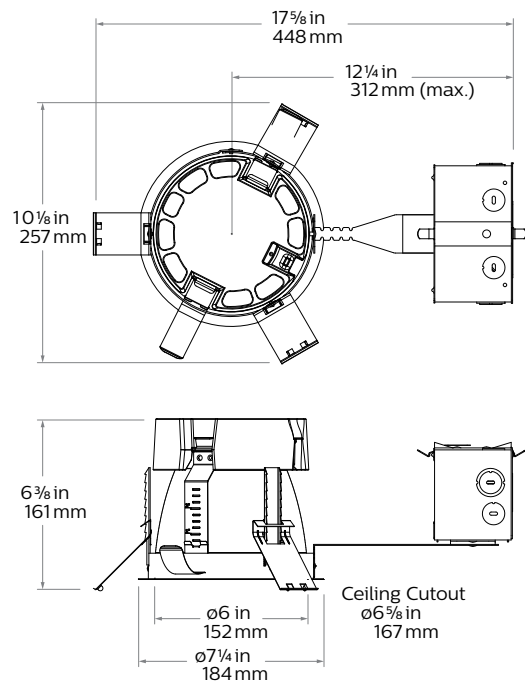
New Construction (N)



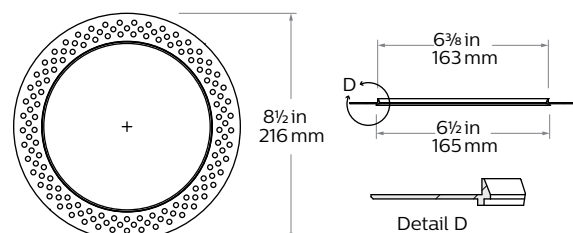
Chicago Plenum (LC)



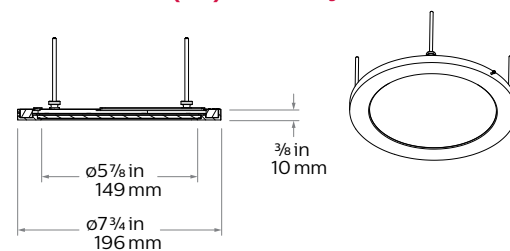
Remodeler (R)



Flangeless mud-in ring (CA6RFT) accessory



Vandal Proof (VP) accessory



C6RDL Calculite LED 6" gen 3

Round Downlight

Reflector



Specular clear (CL): Most specular and most efficient finish, delivers maximum photometric performance but can produce a mirror image effect of the interior space.



Champagne bronze (CZ): Semi-specular finish that softens light at the source of the reflector while providing a warmer reflector appearance (slightly warmer).



Comfort clear (CC): Semi-specular finish that softens the light at the source of the reflector and creates a subtle, even luminance from the reflector cone.



White (WH): (matte) Brightest illuminated aperture and provides the smoothest transition to most ceilings when off (white is only available with a white flange).



Comfort clear diffuse (CD): Slightly diffuse clear finish, that eliminates iridescence and reduces the mirror image effect inherent with specular finishes.



Black (BK): (matte) Specular finish that provides the lowest aperture brightness possible and significantly reduces source identification in a ceiling.



Vandal proof (VP): Provides an elegant solution for vandal resistant needs. One piece machined aluminum ring with impact resistant clear lens. Flangeless (F) flange must be ordered. Provides the luminaire with an IK10 impact and IP65 rating.



Shower light (SL): Wet location rated shower light applicable in any installation requiring dead front trims, interior or exterior non-corrosive applications, or where a diffused lens at the ceiling is required (non-conductive).

Flange



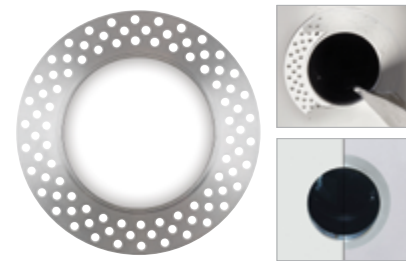
White (-): (matte) Provides the smoothest transition to ceilings when off.



Polished (P): (matches aperture) Produces a continuous look throughout the reflector (aperture matching).



Flangeless (F): (flush-mount) Creates a flush, virtually seamless transition from aperture to ceiling.



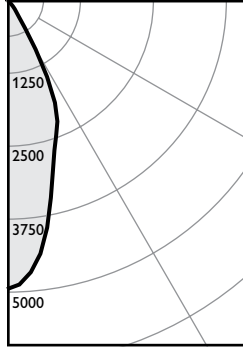
Mud-in ring (FT): Low profile, machined aluminum mud-in ring provides a raised rib to plaster up to and a 3/16" flange thickness. The ring is attached to the ceiling material as opposed to the frame-in kit to avoid conduction of heat and vibration which can cause yellowing or cracking of the plaster.

C6RDL Calculite LED 6" gen 3

Round Downlight

Narrow beam, 2500lm Engine, 103.0 lm/W or 108.0 lm/W at 22.8W (Power over Ethernet)

Candela Curve



Frame: **C6RN or 6RN**
Engine: **C6L25835NZ10U**
Trim: **C6RDLCL**

Output lumens: 2462 lms
Input watts: 23.9 W
CRI: 80 min
CCT¹: 3500K
Spacing Crit.: 0.6
Beam Angle: 40°

Zonal summary

Zone	Lumens	%Luminaire
0-30	2113	85.8%
0-40	2383	96.8%
0-60	2459	99.9%
0-90	2462	100.0%

Angle	Mean CP	Lumens
0	4938	
5	4667	423
10	3948	
15	3027	856
20	2456	
25	1936	834
30	977	
35	352	270
40	205	
45	87	72
50	13	
55	4	4
60	3	
65	2	2
70	1	
75	1	1
80	0	
85	1	0
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	198	3.0'
6'	137	3.6'
7'	101	4.2'
8'	77	4.8'
9'	61	5.4'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	114.3	1.06
6'	75.0	0.70
7'	53.6	0.50
8'	44.7	0.41
9'	35.7	0.33

38' x 38' x 10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Efficacy: 103.0 lm/w
Report²: F37145

Adjustment factors

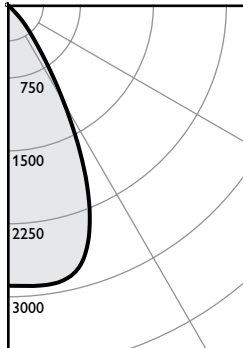
Finish	CCT	Lumens
CL = 100%	80CRI 4000K = 103%	6000lm = 202%
CC = 95%	80CRI 3500K = 100%	4800lm = 192%
CD = 87%	80CRI 3000K = 95%	3500lm = 140%
CZ = 63%	80CRI 2700K = 93%	2500lm = 100%
WH = 87%	90CRI 3000K = 83%	2000lm = 80%
BK = 57%	90CRI 2700K = 78%	1500lm = 60%
		1000lm = 40%

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	95	95
1	114	112	109	107	110	106	105	102	102	99	99	93	102	99	93	88	85
2	109	105	101	98	103	97	100	95	97	93	90	88	97	93	88	83	80
3	105	99	95	91	98	90	95	89	93	88	85	83	93	88	83	78	76
4	100	94	89	85	93	85	90	84	88	83	80	78	88	83	78	74	72
5	96	89	84	80	88	79	86	79	84	78	76	74	84	78	74	70	69
6	92	84	79	75	83	75	82	74	81	74	72	70	81	74	70	67	65
7	88	80	75	71	79	71	78	71	77	70	69	67	77	70	67	64	62
8	85	76	71	67	76	67	75	67	74	67	65	63	74	67	64	61	59
9	81	73	68	64	72	64	72	64	71	64	62	60	71	64	61	58	57
10	78	70	65	61	69	61	68	61	68	61	59	57	68	61	58	55	54

Medium beam, 2500lm Engine, 115.2 lm/W or 114.7 lm/W at 21.4W (Power over Ethernet)

Candela Curve



Frame: **C6RN or 6RN**
Engine: **C6L25835MZ10U**
Trim: **C6RDLCL**

Output lumens: 2454 lms
Input watts: 21.3 W
CRI: 80 min
CCT¹: 3500K
Spacing Crit.: 0.8
Beam Angle: 55°

Zonal summary

Zone	Lumens	%Luminaire
0-30	1896	77.2%
0-40	2319	94.5%
0-60	2450	99.8%
0-90	2454	100.0%

Angle	Mean CP	Lumens
0	2886	
5	2900	277
10	2903	
15	2809	777
20	2472	
25	1880	842
30	1178	
35	644	423
40	347	
45	153	124
50	23	
55	6	8
60	4	
65	3	3
70	2	
75	1	1
80	1	
85	1	0
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	115	4.0'
6'	80	4.8'
7'	59	5.6'
8'	45	6.4'
9'	36	7.2'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	112.7	0.94
6'	74.0	0.62
7'	52.8	0.44
8'	44.0	0.37
9'	35.2	0.30

38' x 38' x 10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Efficacy: 115.2 lm/w
Report²: F37135

Adjustment factors

Finish	CCT	Lumens
CL = 100%	80CRI 4000K = 102%	6000lm = 240%
CC = 95%	80CRI 3500K = 100%	4800lm = 192%
CD = 87%	80CRI 3000K = 97%	3500lm = 140%
CZ = 63%	80CRI 2700K = 87%	2500lm = 100%
WH = 87%	90CRI 3000K = 77%	2000lm = 80%
BK = 57%	90CRI 2700K = 73%	1500lm = 60%
		1000lm = 40%

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	94	94
1	114	111	109	107	109	105	105	102	102	99	99	93	102	99	93	88	85
2	108	104	100	97	102	96	99	94	96	92	88	85	96	92	88	83	80
3	103	97	92	89	96	88	93	87	91	85	82	80	91	85	82	78	76
4	98	91	86	82	90	81	88	80	86	79	77	74	86	79	77	74	72
5	94	86	80	76	85	76	83	75	81	74	72	70	81	74	70	67	65
6	89	81	75	71	80	71	78	70	77	70	68	66	77	70	67	64	62
7	85	76	70	66	76	66	74	66	73	66	64	62	73	66	64	61	59
8	81	72	66	62	71	62	70	62	69	62	60	58	69	62	60	57	55
9	77	68	63	59	68	59	67	58	66	58	57	55	66	58	57	54	52
10	74	65	59	55	64	55	63	55	63	55	54	52	63	55	54	51	49

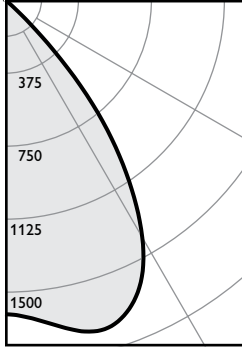
1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

C6RDL Calculite LED 6" gen 3

Round Downlight

Wide beam, 2500lm Engine, 108.3 lm/W or 107.8 lm/W at 21.4W (Power over Ethernet)

Candela Curve



Frame: **C6RN or 6RN**
Engine: **C6L25835WZ10U**
Trim: **C6RDLCL**

Output lumens: 2307 lms
Input watts: 21.3 W
CRI: 80 min
CCT¹: 3500K
Spacing Crit.: 1.1
Beam Angle: 72°

Zonal summary

Zone	Lumens	%Luminaire
0-30	1394	60.4%
0-40	2059	89.2%
0-60	2302	99.8%
0-90	2307	100.0%

Angle	Mean CP	Lumens
0	1612	
5	1641	159
10	1705	
15	1760	495
20	1740	
25	1629	740
30	1408	
35	1083	665
40	700	
45	270	232
50	39	
55	9	12
60	5	
65	3	3
70	2	
75	1	1
80	1	
85	1	1
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	64	5.5'
6'	45	6.6'
7'	33	7.7'
8'	25	8.8'
9'	20	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	104.1	0.94
6'	68.3	0.62
7'	48.8	0.44
8'	40.7	0.37
9'	32.5	0.30

38' x 38' x 10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Efficacy: 108.3 lm/w
Report#: F37140

Adjustment factors

Finish	CCT	Lumens
CL = 100%	80CRI 4000K = 102%	6000lm = 240%
CC = 95%	80CRI 3500K = 100%	4800lm = 192%
CD = 87%	80CRI 3000K = 97%	3500lm = 140%
CZ = 63%	80CRI 2700K = 87%	2500lm = 100%
WH = 87%	90CRI 3000K = 77%	2000lm = 80%
BK = 57%	90CRI 2700K = 73%	1500lm = 60%
		1000lm = 40%

Coefficients of utilization

Celling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	97	93
1	113	110	108	105	108	104	104	104	100	100	97	93	94	89	85	85	85
2	107	102	98	94	100	93	97	91	94	89	85	81	88	81	79	79	79
3	101	94	89	85	93	84	90	83	88	81	79	72	82	75	72	72	72
4	95	87	81	77	86	76	84	76	82	76	72	66	77	69	66	66	66
5	90	81	75	70	80	70	78	69	77	69	66	61	72	63	61	61	61
6	85	75	69	64	75	64	73	64	72	63	61	57	67	58	57	57	57
7	80	70	64	59	70	59	68	59	67	58	57	52	63	54	52	52	52
8	76	66	59	55	65	55	64	54	63	54	52	49	59	50	49	49	49
9	72	61	55	51	61	51	60	50	59	50	49	45	55	47	45	45	45
10	68	57	51	47	57	47	56	47	55	47	45						

1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.





by Signify

Site & Area

EcoForm

ECF-S small area light



5.j



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

							Options					Finish
Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	
ECF-S												
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	530 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2	AR Arm Mount (standard) ² <i>The following mounting kits must be ordered separately (See accessories)</i> SF Slip Fitter Mount ³ (fits to 2 ³ / ₈ " O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ²	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	DD 0-10V External dimming (by others) ⁴ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,7} LLC Integral wireless module ^{4,6,8,17} BL Bi-level functionality ^{4,17} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8}	IMRI3 Integral with #3 lens ¹⁵ IMRI7 Integral with #7 lens ¹⁶	PCB Photocontrol Button ^{8,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/ Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block ¹² RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹³ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	900 900 mA 1A 1050 mA 1.2A 1200 mA	CW-G2 Cool White 5000K, 70 CRI Generation 2		Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270°							
	64L 64 LEDs (4 modules)	900 900 mA 1A 1050 mA			Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°							

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.

8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.

14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.



ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Shielding Accessories



House Side shield

Standard optic orientation:

HIS-32-H¹⁸ Internal House Side Shield for 32 LEDs (2 modules)

HIS-48-H¹⁸ Internal House Side Shield for 48 LEDs (3 modules)

HIS-64-H¹⁸ Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:

HIS-32-V¹⁸ Internal House Side Shield for 32 LEDs (2 modules)

HIS-48-V¹⁸ Internal House Side Shield for 48 LEDs (3 modules)

HIS-64-H¹⁸ Internal House Side Shield for 48 LEDs (4 modules)

18. Not available with Type 5 or 5W optics

Luminaire Accessories



ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

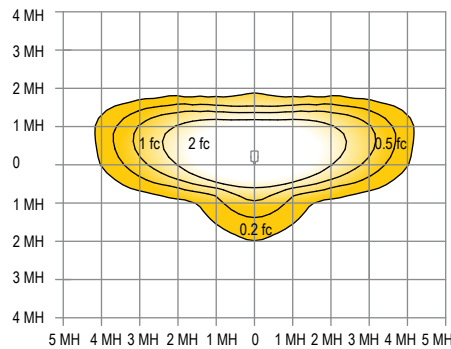
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

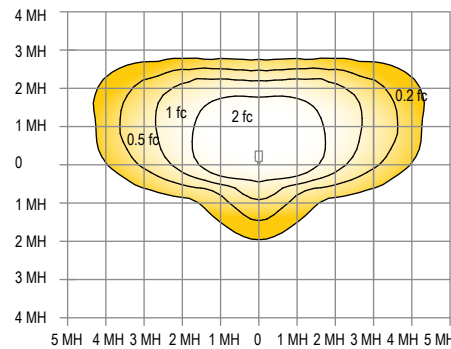
Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

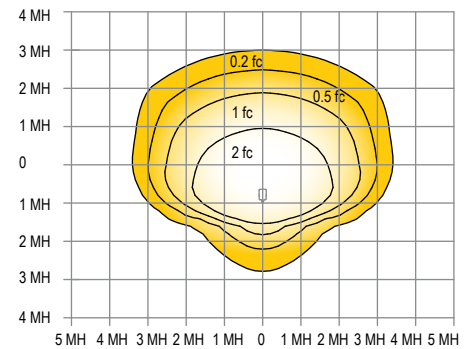
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



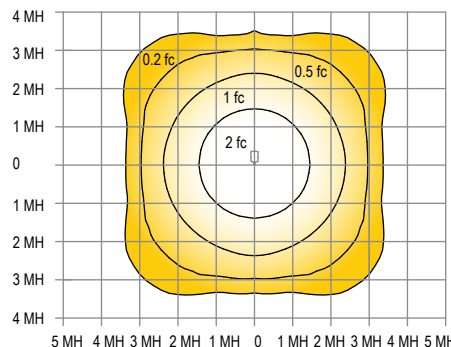
Type 2



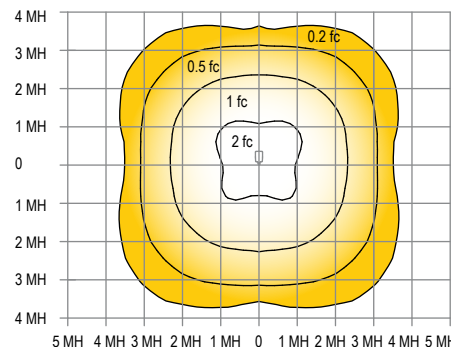
Type 3



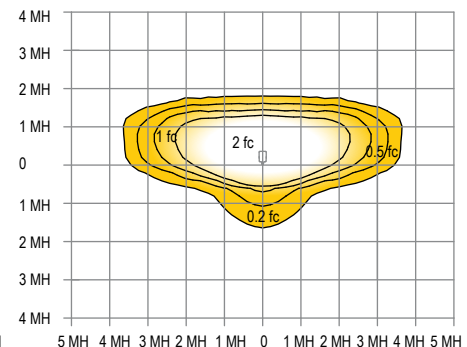
Type 4



Type 5



Type 5W



AFR

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,178	B2-U0-G1	111	6,044	B1-U0-G2	109	6,323	B1-U0-G2	114
ECF-S-32L-700-WW-G2-x	32	700	3000	73	7,968	B2-U0-G2	109	7,795	B1-U0-G2	107	8,156	B1-U0-G2	112
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,218	B2-U0-G2	106	10,974	B2-U0-G2	104	11,482	B2-U0-G2	109
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,443	B3-U0-G2	102	12,173	B2-U0-G2	100	12,736	B2-U0-G3	105
ECF-S-48L-900-WW-G2-x	48	900	3000	135	14,768	B3-U0-G3	109	14,448	B2-U0-G3	107	15,116	B2-U0-G3	112
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	16,723	B3-U0-G3	105	16,360	B3-U0-G3	103	17,116	B2-U0-G3	108
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	18,564	B3-U0-G3	102	18,162	B3-U0-G3	99	19,001	B3-U0-G4	104
ECF-S-64L-900-WW-G2-x	64	900	3000	178	19,545	B3-U0-G3	110	19,121	B3-U0-G3	108	20,005	B3-U0-G4	113
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,020	B3-U0-G3	107	21,543	B3-U0-G4	105	22,538	B3-U0-G4	109

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,400	B2-U0-G1	115	6,672	B3-U0-G2	120	6,458	B3-U0-G2	116
ECF-S-32L-700-WW-G2-x	32	700	3000	73	8,254	B2-U0-G1	113	8,606	B3-U0-G2	118	8,330	B4-U0-G2	114
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,621	B3-U0-G2	110	12,116	B4-U0-G2	115	11,727	B4-U0-G2	111
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,890	B3-U0-G2	106	13,440	B4-U0-G2	111	13,008	B4-U0-G2	107
ECF-S-48L-900-WW-G2-x	48	900	3000	135	15,299	B3-U0-G2	113	15,951	B4-U0-G2	118	15,438	B4-U0-G2	114
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	17,324	B3-U0-G2	109	18,062	B4-U0-G2	114	17,482	B5-U0-G3	110
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	19,231	B3-U0-G2	105	20,051	B5-U0-G3	110	19,407	B5-U0-G3	106
ECF-S-64L-900-WW-G2-x	64	900	3000	178	20,247	B3-U0-G2	114	21,111	B5-U0-G3	119	20,432	B5-U0-G3	115
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,811	B3-U0-G2	111	23,784	B5-U0-G3	116	23,020	B5-U0-G3	112

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,658	B2-U0-G2	120	6,514	B1-U0-G2	117	6,815	B1-U0-G2	122
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,588	B2-U0-G2	118	8,402	B2-U0-G2	115	8,790	B1-U0-G2	121
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,090	B3-U0-G2	114	11,828	B2-U0-G2	112	12,375	B2-U0-G3	117
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,411	B3-U0-G3	110	13,120	B2-U0-G3	108	13,726	B2-U0-G3	113
ECF-S-48L-900-CW-G2-x	48	900	5000	135	15,917	B3-U0-G3	118	15,572	B2-U0-G3	115	16,291	B2-U0-G3	121
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,023	B3-U0-G3	114	17,633	B3-U0-G3	111	18,447	B2-U0-G4	116
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,008	B3-U0-G3	110	19,574	B3-U0-G4	107	20,479	B3-U0-G4	112
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,065	B3-U0-G3	118	20,609	B3-U0-G4	116	21,561	B3-U0-G4	121
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	23,733	B3-U0-G3	115	23,218	B3-U0-G4	113	24,291	B3-U0-G4	118

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,897	B2-U0-G1	124	7,191	B3-U0-G2	129	6,960	B3-U0-G2	125
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,896	B2-U0-G1	122	9,276	B3-U0-G2	127	8,978	B4-U0-G2	123
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,524	B3-U0-G2	119	13,058	B4-U0-G2	124	12,639	B4-U0-G2	120
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,893	B3-U0-G2	114	14,485	B4-U0-G2	119	14,020	B4-U0-G2	115
ECF-S-48L-900-CW-G2-x	48	900	5000	135	16,489	B3-U0-G2	122	17,192	B4-U0-G2	127	16,639	B5-U0-G3	123
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,671	B3-U0-G2	118	19,467	B5-U0-G3	123	18,841	B5-U0-G3	119
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,727	B3-U0-G2	113	21,611	B5-U0-G3	118	20,916	B5-U0-G3	114
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,822	B3-U0-G2	123	22,753	B5-U0-G3	128	22,021	B5-U0-G3	124
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	24,586	B3-U0-G2	119	25,634	B5-U0-G3	124	24,810	B5-U0-G4	120

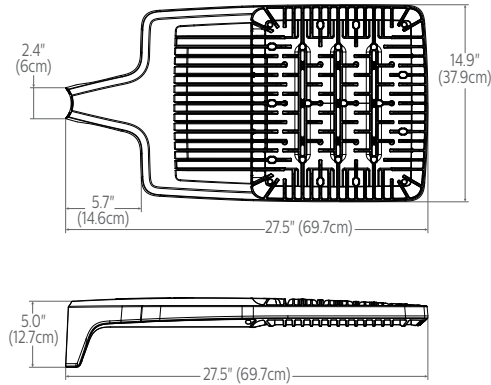
ECF-S EcoForm small

Area lumineuse

Dimensions

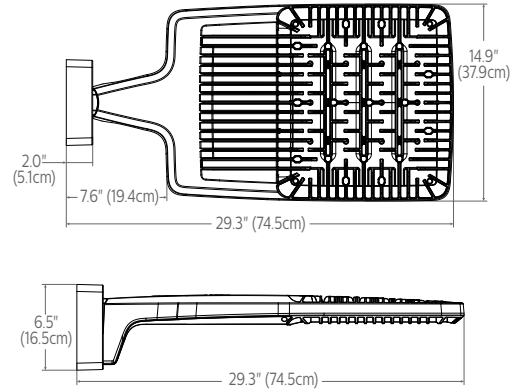
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



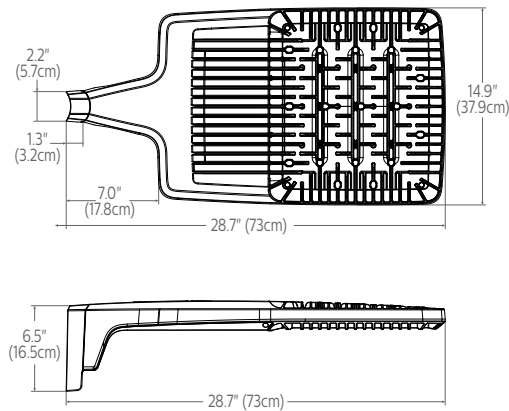
Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft² (.025m²)



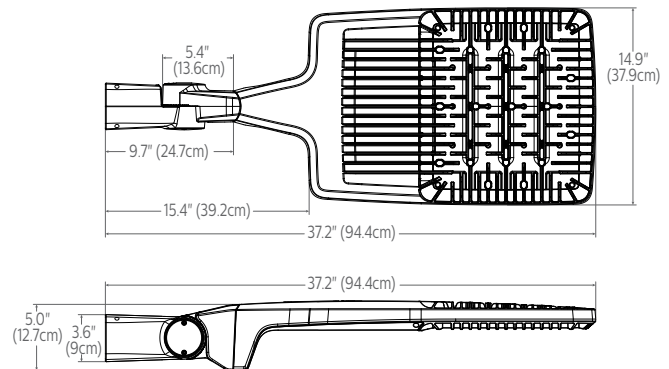
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

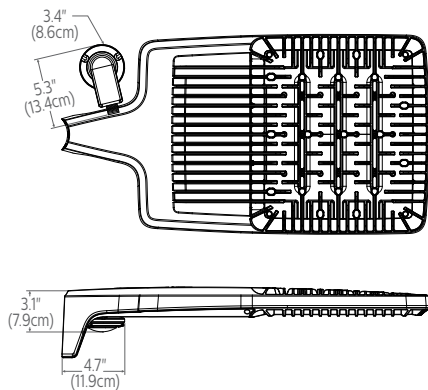


Slip fitter (SF)

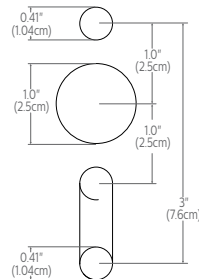
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



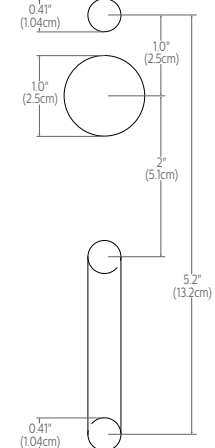
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



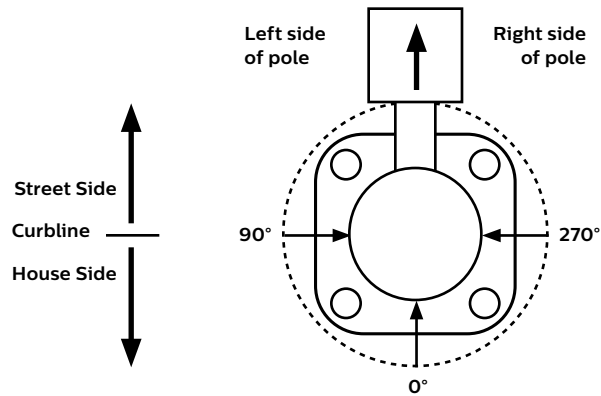
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Area luminaire

Optical Orientation Information

Standard Optic Position

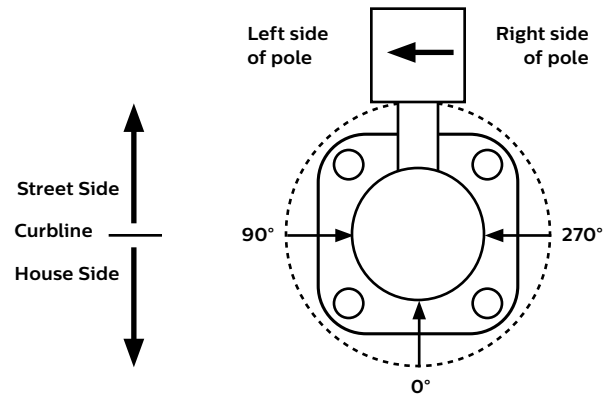
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

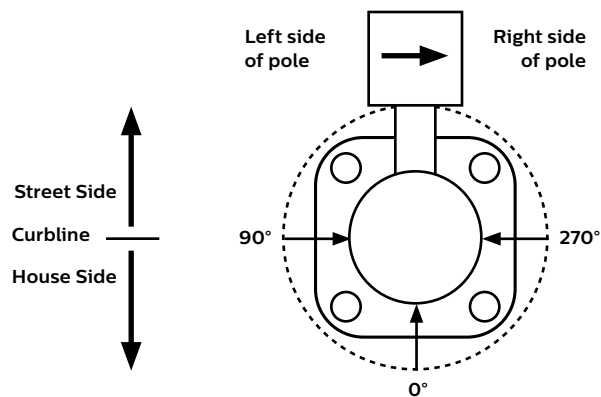
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

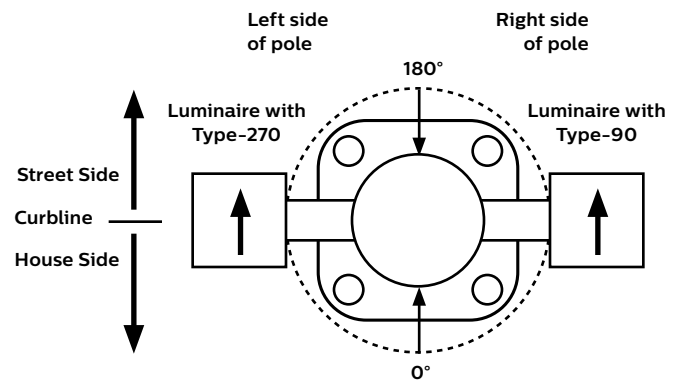
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

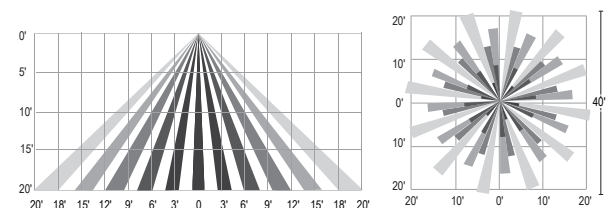
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

ECF-S EcoForm small

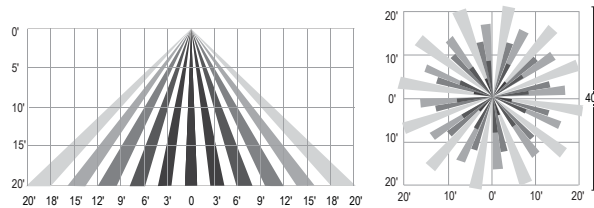
Area luminaire

Specifications

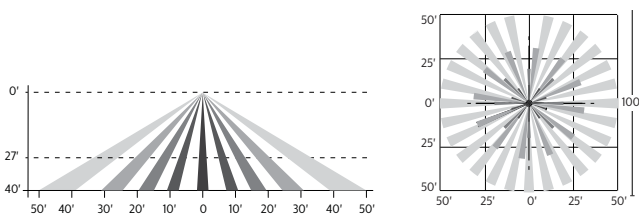
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.





Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Ordering guide

example: PBL-42-14L-450-NW-G2-5-UNV

Prefix	Shaft Height	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
PBL							
PBL PureForm bollard	36 Standard Shaft 36"	14L 14 LEDs (full ring)	100 100 mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 ¹ AM-G2 Direct Amber (590nm) Generation 2 ^{1,14}	Type 3 3 Type 3 Type 5 5 Type 5	Leave blank for no battery EBP Emergency battery ^{2,8,11}	120 120V
	42 Standard Shaft 42"		200 200 mA				208 208V
	60 Standard Shaft 60"		350 350 mA				240 240V
			450 450 mA				277 277V
			600 600 mA				347 347V
			800 800 mA				480 480V
1050 1050 mA	UNV 120-277V (50/60Hz)						

Options							
Dimming controls		Motion sensing	Photo-sensing	Electrical	Finish		
DD	0-10V External dimming (by others) ^{4,5}	IMRI Integral infrared ^{7,12}	PCB Photocontrol Button ^{9,13}	Fusing		Textured	
FAWS	Field Adjustable ^{4,5}			F1	Single (120, 277, 347VAC) ⁹	BK	Black
SW	Interface module for SiteWise ^{3,4,5,6}			F2	Double (208, 240, 480VAC) ⁹	WH	White
LLC	Wireless controls without PIR sensor ^{4,5,6}			F3	Canadian Double Pull (208, 240, 480VAC) ⁹	DGY	Dark Gray
BL	Bi-level functionary with motion sensor ^{4,12}					MGY	Medium Gray
DynaDimmer: Automatic Profile Dimming ^{4,5}						Surge Protection (10kA standard)	
CS50	Security 50% Dimming, 7 hours	SP2 Increased 20kA		RAL Specify optional color or RAL (ex: RAL7024)			
CM50	Median 50% Dimming, 8 hours	GFCI Ground Fault Interrupt Outlet ¹⁰		CC Custom color (Must supply color chip for required factory quote)			
CS30	Security 30% Dimming, 7 hours						
CM30	Median 30% Dimming, 8 hours						

- Extended lead times apply. Contact factory for details.
- Not available in 100, 200 or 350mA.
- Available in 120V or 277V only.
- Not available with other control options.
- Not available with motion sensor.

- Not available with photocontrol.
- Available only with BL dimming control.
- Not available with SW, LLC, and CS/CM.
- Must specify input voltage.
- Available in 120V only.

- Not available in 347 or 480V.
- Not available in 100, 200, and 1050mA.
- Not available with SW or LLC.
- Not available in 800 and 1050mA.

PBL PureForm LED bollard

Site & Area

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts	Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
PBL-14L-100-NW-G2-xx	14	100	4000	6.1	492	B0-U0-G0	81	538	B1-U0-G0	88
PBL-14L-200-NW-G2-xx	14	200	4000	10.6	965	B0-U0-G0	91	1055	B1-U0-G0	100
PBL-14L-350-NW-G2-xx	14	350	4000	17.7	1608	B0-U0-G0	91	1758	B1-U0-G0	99
PBL-14L-450-NW-G2-xx	14	450	4000	23.1	2007	B0-U0-G1	87	2195	B2-U0-G1	95
PBL-14L-600-NW-G2-xx	14	600	4000	30.3	2551	B1-U0-G1	84	2789	B2-U0-G1	92
PBL-14L-800-NW-G2-xx	14	800	4000	40.5	3198	B1-U0-G1	79	3497	B2-U0-G1	86
PBL-14L-1050-NW-G2-xx	14	1050	4000	53.8	3853	B1-U0-G1	72	4213	B3-U0-G1	78

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts		Lumen Outputs			
				Normal Mode	Emergency Mode	Type 3		Type 5	
						Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
PBL-14L-450-NW-G2-xx-EBP	14	450	4000	23.1	10.4	2007	1211	2195	1324
PBL-14L-600-NW-G2-xx-EBP	14	600	4000	30.3	10.4	2551	1211	2789	1324
PBL-14L-800-NW-G2-xx-EBP	14	800	4000	40.5	10.4	3198	1211	3497	1324
PBL-14L-1050-NW-G2-xx-EBP	14	1050	4000	53.8	10.4	3853	1211	4213	1324

For emergency EBP option, publish values are based on initial lumens.

Predicted Lumen Depreciation Data

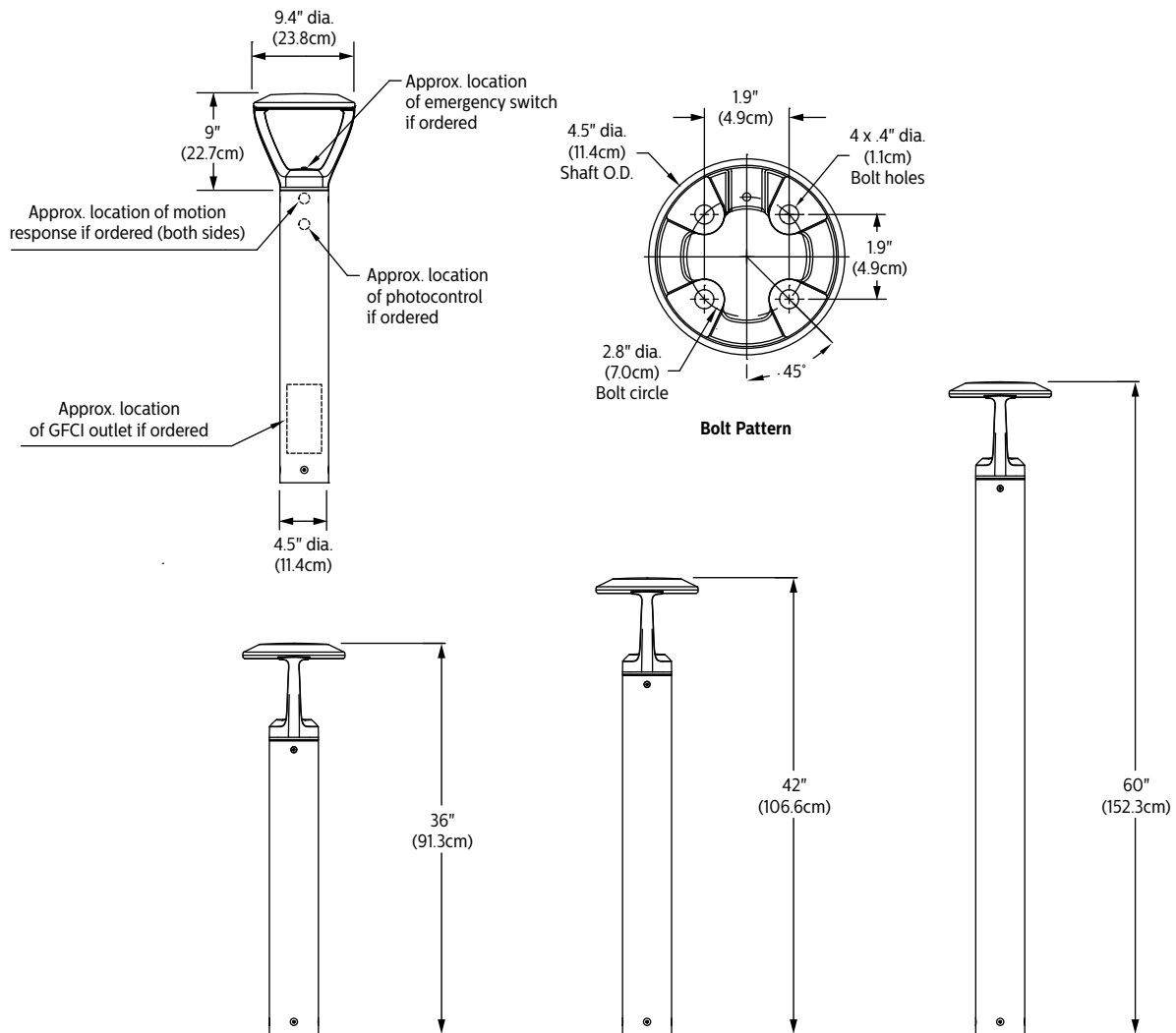
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050mA	>100,000 hours	>60,000 hours	>95%

PBL PureForm LED bollard

Site & Area

Dimensions – bollard



PBL PureForm LED bollard

Site & Area

Specifications

Housing

Main body housing and yoke made of low copper cast aluminum alloy for a high resistance to corrosion. Luminaire shaft features a cylindrical extruded aluminum base housing. Bottom section has a casted ring for ease of assembly. It attaches to base assembly with four (4) hex head set screws. Most electrical components are integrated in the shaft of the bollard by design. This allows for the sleek profile, giving the freedom to have a clean minimalist aesthetic design with minimum obstruction to optical performance. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Light engine

Light engine comprises of a 14-LED module made out of aluminum metal clad board fully sealed with optics. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K and Amber (590nm) with extended lead times. Contact factory for details. LED light engine is rated IP66 in accordance to IEC 60598.

Energy saving benefits

System efficacy up to 100 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 3 and 5 distributions available. Performance tested per LM-79 and TM-15 certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Base assembly consists of a cast aluminum platform. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" (.953 cm x 20.32 cm x 3.81 cm)-16 anchor bolts on a 2 3/4" (6.9 cm) bolt circle.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through base of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. Cannot be used with other control options, motion response or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at signify.com/sitewise.

Automatic Profile Dimming (CS/CM): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule.

Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

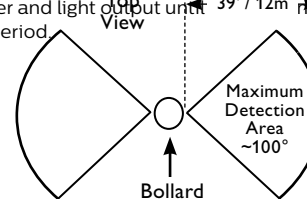
All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Motion response capability can be installed in other luminaires in the mesh or on a remote pod accessory where pod is mounted to pole or wall.

Emergency Battery Pack (EBP): Emergency battery packs included integral to the luminaire, allowing for no field installation of remote emergency equipment. EBP is suitable for use in ambient temperature conditions from 0°C (-32°F) to 40°C (100°F) available on 450mA and up. The system is designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Motion response options

Infrared Motion Response Integral (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 20% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: When motion is not detected for a 5 -minute period, luminaires automatically dim to 20% power and light, gradually over a 2 -minute period. Once Motion is detected, luminaires immediately ramp to full power and light output until 39' / 12m not detected for a 5-minute period.



PBL PureForm LED bollard

Site & Area

Specifications (cont'd)

Electrical

Driver: Driver efficiency (>90% standard). 120-277V available. Bollards with 347V or 480V input require and include a step-down transformer (placed within the bollard shaft) to provide proper input voltage to the LED power supply. Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Surge protection: Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Ground Fault Interrupt Outlet (GFCI): Optional Class A Rated White 15-Amp GFCI (Ground Fault Circuit Interrupter) Duplex Outlet provides electrical shock protection and prevents the risk of electrical fire caused by ground fault current.

Listings

UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Most PureForm PBL configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details.

Finish

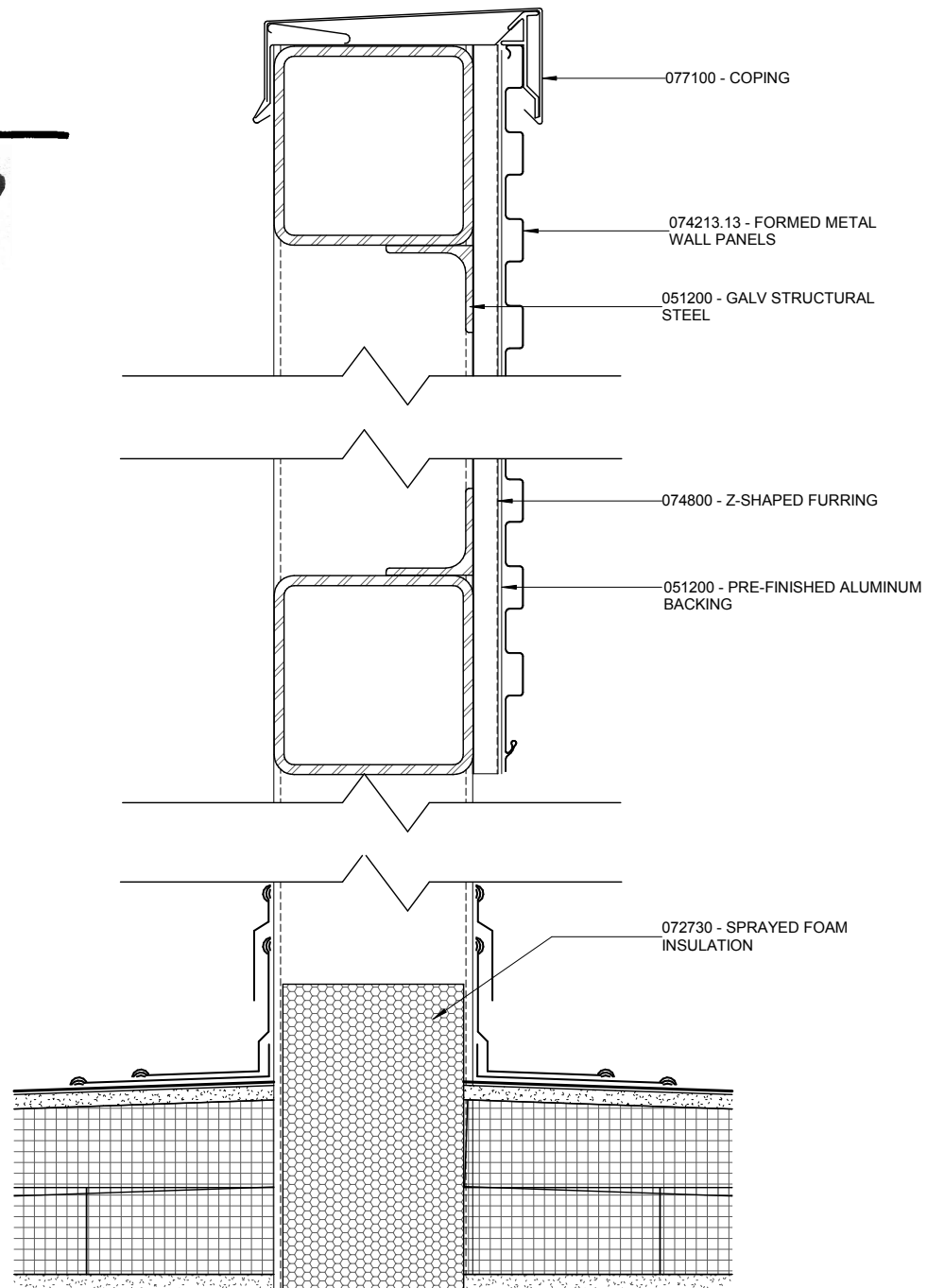
Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

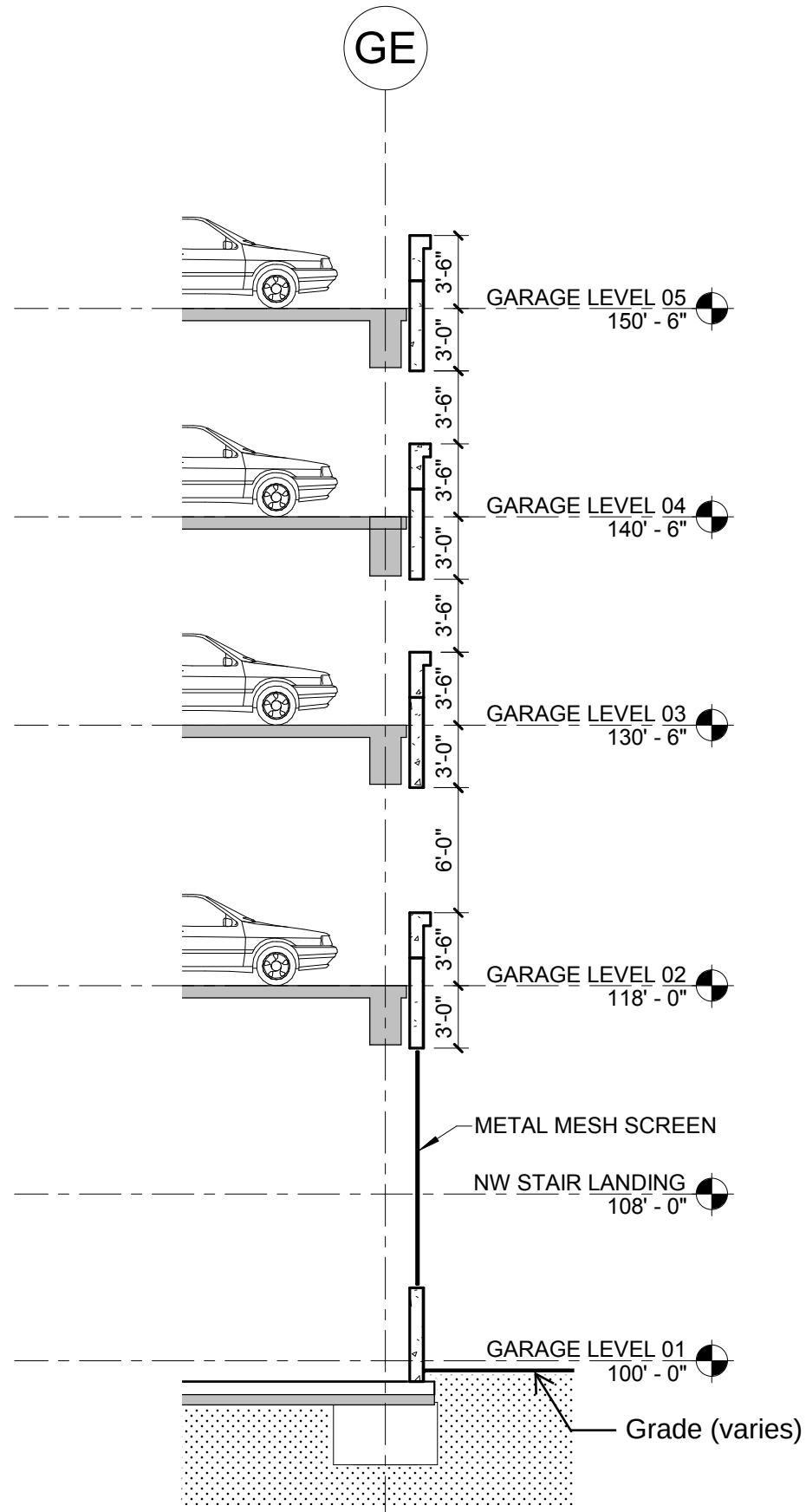
PureForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.



STATE OF MISSOURI
JAMES R. GORDON
NUMBER
A-2003007411
ARCHITECT
Jim Gordon
8/11/20
ARCHITECT OF RECORD
A-2003007411



TYPICAL MECH. SCREEN SECTION DTL



TYPICAL GARAGE WALL SECTION

BILL NO. 5695ORDINANCE NO. 5573

**AN ORDINANCE APPROVING A SITE CONCEPT PLAN FOR MERCY HOSPITAL
CAMPUS AND SITE DEVELOPMENT PLAN FOR A 260,100 SQUARE FOOT
OUTPATIENT CENTER ON THE SOUTH CAMPUS**

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 George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of a new site concept plan for the Mercy Campus and site development plan for a new 260,100 sq. ft. outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, February 05, 2018, beginning at 6:30 p.m., or immediately following the close of the previous agenda item, on said application for the 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 5-0 vote, recommended approval of the site development plan, subject to conditions, at its meeting on Monday, February 05, 2018; 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 site development 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.

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

Section 1: The Site Development Plan is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. 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 as received on January 22, 2018, as bound together and submitted in conjunction with Application #18-002 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on January 22, 2018, as bound together and submitted in conjunction with Application #18-002 by Stock and Associates, and as amended below.
3. The connection between the parking structure and the main building shall be revised to provide for a more architecturally and meaningful designed connection that makes it one overall structure in order to comply with the Zoning Requirements as discussed in the

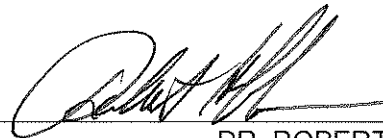
BILL NO. 5695ORDINANCE NO. 5513

Planning and Zoning Commission meeting of February 5, 2018 for the Zoning Administrator's approval.

4. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
5. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road.
6. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site.
8. The Applicant shall comply with MoDOT requirements for any improvements.
9. 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.
10. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
11. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The service area enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
13. 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.
14. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

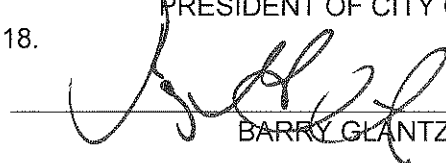
Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 26 DAY OF February, 2018.



DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF February, 2018.



BARRY GLANTZ, MAYOR

ATTEST:



DEBORAH RYAN, CITY CLERK



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 #18-002: SITE CONCEPT PLAN AND SITE DEVELOPMENT PLAN APPROVAL FOR MERCY HOSPITAL FOR A 260,100 SQUARE FOOT OUTPATIENT CENTER AT 12120, 12130 CONWAY ROAD & 3011 BALLAS ROAD

FOR THE MEETING OF: February 5, 2018

LOCATION: 615 S. New Ballas. Zoned PH Planned Hospital District

REQUEST: George Stock, Stock and Associates Consulting Engineers, Inc, behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for a new site concept plan for the Mercy Campus and site development plan for a new 260,100 sq. ft. outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road.

ADDITIONAL INFORMATION: Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the District, as provided for in Section 405.1080. The Mercy Campus is located at the northwest and southwest corners of S. New Ballas Road and Conway Road, extending southward to Town and Country. The north campus area is 70.42 acres, and the area of the south campus within the City of Creve Coeur is approximately 9.95 acres. In January 17, 2017 the Boundary Adjustment was approved between the Hospital and the Temple Emanuel in anticipation of the redevelopment of this area. Additionally, a text amendment was approved by the City Council to clarify the buffer requirements when adjacent to residentially zoned institutions.

Key Issues:

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

Creve Coeur 2030 Plan References

- Campus (CP) District

Zoning Code References

- Section 405.310 "PH" Planned Hospital District
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Catherine Grasso
Mercy Hospital – St. Louis
615 S. New Ballas Road
Creve Coeur, MO 63141

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



REPORT PREPARED BY: Jason Jaggi, AICP Director of Community Development; Whitney Kelly, AICP, City Planner

DATE: 2/2/2018

ATTACHMENTS: Applicant's Materials submitted January 22, 2017
Applicant's Traffic Impact Study and response to City's consultant review
City's Consulting Traffic Engineer Memo

PROPOSAL

The site plan shows the University of Illinois at Chicago (UIC) campus. The proposed building location is marked with a red line. The plan includes various campus buildings, parking lots, and roads. Two inset maps provide detailed views of the building's location relative to the surrounding campus and the city of Chicago.

Inset Map 1 (Top Left): Shows the building location relative to the surrounding campus. The building is located near the intersection of North Campus Drive and East Campus Drive. The map includes labels for various buildings and parking lots.

Inset Map 2 (Bottom Left): Shows the building location relative to the city of Chicago. The building is located near the intersection of North Campus Drive and East Campus Drive. The map includes labels for various buildings and parking lots.

Inset Map 3 (Bottom Right): Shows the building location relative to the city of Chicago. The building is located near the intersection of North Campus Drive and East Campus Drive. The map includes labels for various buildings and parking lots.

Packet Pg. 164

- Natural Stone – 4%
- Brick – 13%
- Precast Stone – 6%
- Glazing – 49%
- Precast Cornice & Trim – 2%
- Aluminum Composite – 5%
- Louvers – 2%
- EIFS – 18%

Packet Pg. 165

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Future Mercy South Campus Expansion	City of Town and Country	I-270/I-64
East	Single-family residences	Westwood Village residential	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Mercy Hospital is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type articulated vision. Staff finds that the proposal meets with the recommendations of the Comprehensive Plan, with significant well-designed landscaping along the frontages.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, and with primary building entrances that are clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as by means of recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatment, where one or more unrelated materials are placed upon the building should be avoided, and where there is more than one building on the site, coordination in the design of the structures should be provided. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.

The Design Guidelines state that Exterior Insulating Finishing Systems (EIFS) and concrete masonry should not be the predominant building material. EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse. Concrete masonry should be limited to split face or burnished units (p. 9). Additionally, rooftop screening should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure and be part of the architectural design with similar detailing and materials and not appear as add-ons. The proposed material includes accents of natural stone at 4% of the overall building material, 13% brick, 6% Precast Stone, 2% Cornice and Trim and 18% EIFS on the remaining structure on all of the upper floors to give the appearance of precast stone to be consistent with other Mercy clinics. Although the percentages are such, Staff would view the EIFS as the predominant building material, given windows are not generally considered as part of the building material, and therefore inconsistent with these recommendations. Staff recommends that the amount of brick and precast stone should be increased to be consistent with the buildings on the north campus.

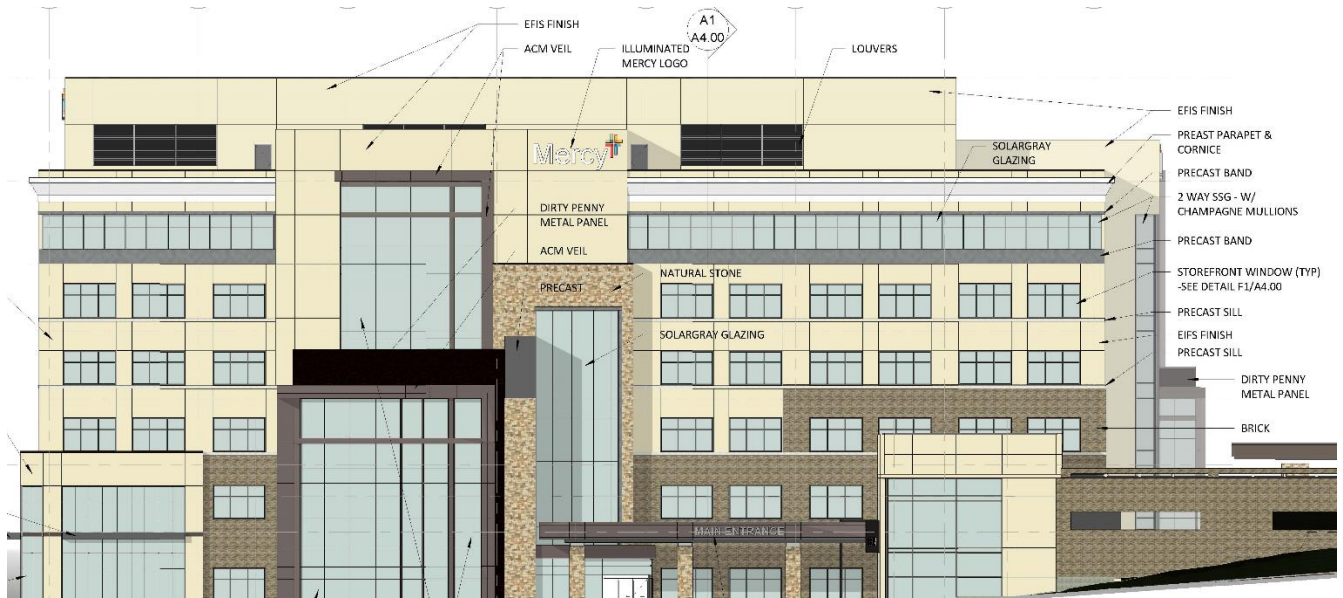


Figure 5: close-up of the proposed front elevation with material call outs.



Figure 6: Google Earth view of the Pratt Cancer Center Building located on the main campus, built in 2003 that utilized precast architectural concrete, brick and window glazing.

The Design Guidelines also suggest that parking lots need to be broken up into smaller spaces with landscaped pedestrian linkages; and that parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas are strongly encouraged. Parking design should minimize glare, reflection and visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas.

The main entrance is along S. New Ballas, with all of the parking located in front of the building. The proposal includes a five story parking structure, of which two floors are located below grade. Due to the location of the structure along two street frontages, the design and screening becomes a significant consideration. The Applicant has addressed this issue by increasing the height of the walls on the top level to shield vehicles on the upper deck, as well as providing berming and well-designed landscaping along the frontages, as well as on the surface lot in front of the building to meet with the intent of the

Architectural elevation drawing of a building facade. The drawing shows a long, low-profile structure with a series of vertical supports and horizontal bands. Key components and materials labeled include:

- PRECAST PANEL
- BRICK
- PRECAST GUARDRAIL
- BRICK RAIL
- ALUM. REVEAL (TYP.)
- PRECAST TRIM
- SOLARGRAY GLAZING
- 2 WAY SSG - CHAMPAGNE
- GARAGE ENTRY
- INEL CANOPY W/ 'SS LETTERS
- SOLARGRAY GLAZING
- PRECAST BASE TYP.
- ACM PANEL CANOPY W/ DIE CUT SS LETTERS

COOLING TOWERS BEYOND
MANSARD BROWN MTL. ROOF SCREEN
PRE-FINISHED METAL COPING

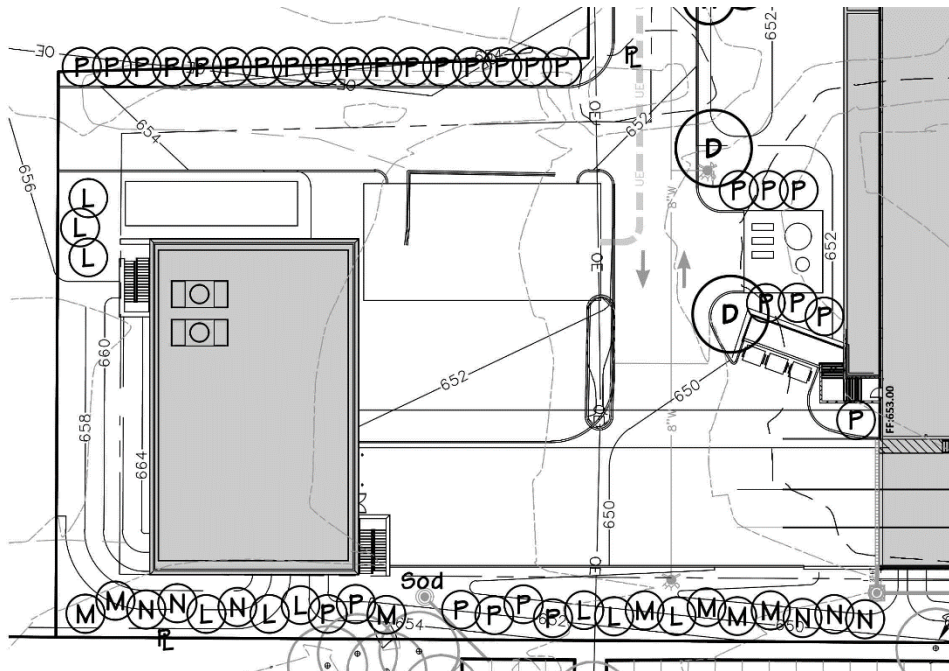


Figure 10: Close-up of the Landscape Plan screening of the building's central utility plant and delivery areas.

Overall, the proposal meets with the intent of the Creve Coeur 2030 Plan, and the City's Design Guidelines, with the exception of the amount of EIFS on the building.

ZONING REVIEW

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

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. Individual site development plans are intended to provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

As discussed earlier, Section 405.310(D) of the Zoning Code states that site concept and site development plan approval by the Planning and Zoning Commission and the City Council shall be required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the District.

Section 405.310(E)(2)(a)(2) of the Planned Hospital District, states: Sites Fifty-Five And One-Hundredth (55.01) Acres Or More. On sites in excess of fifty-five (55) acres, no building or structure shall exceed seven (7) stories nor exceed one hundred five (105) feet. However, no building or structure located within

four hundred (400) feet of residentially zoned property shall exceed three (3) stories or forty-five (45) feet in height, except that this additional limitation shall not apply if the adjacent property is devoted to an institutional use. The text amendment in 2017 removed the requirement of the buffer yard when adjacent to a residentially zoned institution, to allow for the six story building to be pushed to the southwest corner of the site to comply with the 400 foot buffer requirement from the residential homes to the east, and thereby relocating the garage in front of the building.

Maximum site coverage for the PH District is 63% and the proposed new outpatient building will increase the total site coverage of the entire campus to 56.2%

Section 405.460(D)(4) of the Accessory Uses and Structures Regulations states that detached garages shall not be located in front of the main building, along any street frontage. And subsection (1) provides that if an accessory-type building shares a structural wall with a principal building, it shall be deemed to be a part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building. The Applicant believes that the structures are connected at the foundation which is below grade. The proposal also includes attaching the garage through a canopy structure. However, Staff does not believe that this enough of a connection to be a single structure. Therefore, a more architecturally and meaningful connection is needed to comply with the Zoning Requirements. The Planning and Zoning Commission should discuss options and provide direction to the Applicant. The proposal meets with all other regulations of the PH District.

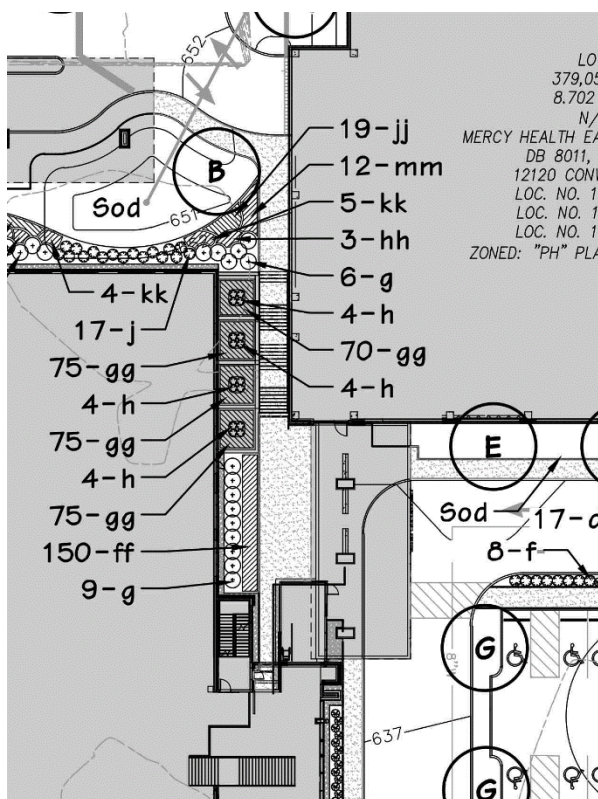


Figure 11: close-up of the Landscape Plan showing the connection of the parking garage to the main building.



Figure 12: Close-up of Rendering E of the Canopy between the buildings.



Figure 13: View of the Exterior Rendering D of the Main Entry Canopy connecting the two structures.

As discussed above, Staff finds the overall landscaping to be well-designed throughout the site, with lush year round landscaping along Conway Road and S. New Ballas Road. Section 405.540 discusses the landscaping requirements of a site development plan. Street trees are required at a ratio of 1, three inch tree for every lineal feet of roadway frontage. The plans show conformance with this requirement along both Conway Road and S. New Ballas Road, and as well as the required trees within the surface parking area. The parking lots contain appropriate landscaping as required by code and the Design Guidelines which require parking rows be broken up by landscaped islands, however the specific calculation of square footage has not been provided. As discussed with the Site Concept Plan review, the Applicant is proposing a sloped landscaped berm to screen the parking structure from Conway Road. The design of this berm appears to be effective to screen the vehicles. Staff has included a condition of approval that proper tree protection be provided of the existing tree grove at the northeast corner of the site.

Sidewalks

Section 405.730 Sidewalks requires that all sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. All sidewalks appear to meet with the minimum width standards for the most part, however, in some of the connections within the parking lot to the main walkway, the sidewalks are measuring at 4 feet in width, and the use of a textured material is not indicated. Therefore, Staff has included a condition of approval that all sidewalks shall comply with Section 405.730 of the Zoning Ordinance.

Additionally, Staff recommends that additional pedestrian connection at the lighted intersection of the main entrance connecting the north and south campus area be provided, which would be located closer to the building.

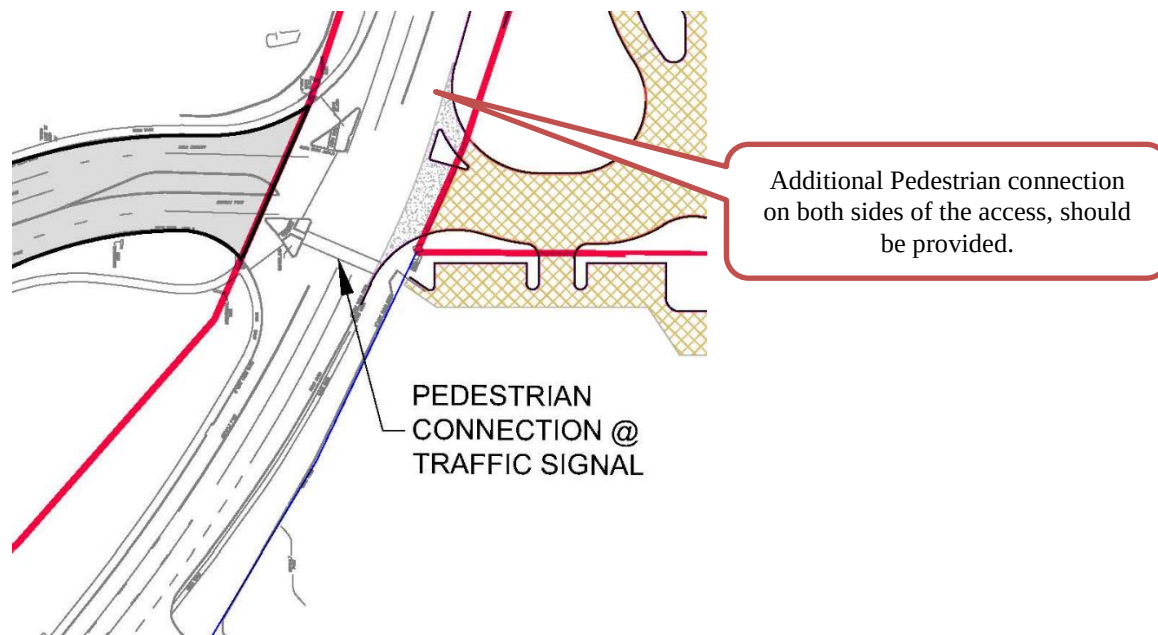


Figure 14: Close-up of the Site Concept Plan of the Pedestrian connection, Staff recommends that an additional connection be provided to the north

Since new signage is required for this building and as well as recommended as part of the Traffic Impact Study, discussed below, a condition of approval requires that Mercy pursue a revision to the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.

TRAFFIC IMPACT STUDY

The Applicant has submitted a traffic impact study completed by the Lochmueller Group, which been reviewed by the City's Engineer and Traffic Consultant. MoDOT has not yet provided comments at this time.

The City's Engineer and Traffic Consultant recommends that the access drive in front of the Ronald McDonald House to Conway Road should be removed with this proposal, and extending the median, and improve signage and pavement marking for eastbound traffic on Conway Road. As this was proposed to be removed under the prior Site Concept Plans, Staff has included a condition the it be completed with this application. Additionally, wayfinding sign in the immediate area of the Mercy campus would assist drivers with ingress and egress, specifically guiding those exiting on Conway Road to the exact lane for the interstate or arterial they need. Furthermore, wayfinding signs should include information for both 1-64 and 1-270 and be consistent throughout the campus. The existing signage for eastbound traffic on Conway is poor. The overhead sign in the median was originally intended to have multiple signs to guide drivers into the correct right-turn lanes for highway 64/40, but the overhead sign would get too close to the electric wires. What is in place was a compromise among Ameren, Mercy, and the City. With the removal of the access drive from the Ronald McDonald House the median could be adjusted to provide for the necessary wayfinding signage. Therefore, Staff has included a condition that updated signage be provided for this area as well as the South Campus with an amendment to the Master Sign Plan.

Further, the City's Director of Public Works, on behalf of the City, recommends that as part of the current Mercy project, Mercy should install video detection cameras on the traffic signal located at their northern entrance on Ballas and any necessary controller cabinet modifications. Currently there is no vehicle detection at that location so the signal is on a loop and continuously repeats the programmed cycle. The addition of Video detection equipment on each of the three mast arms would allow the signal timing to be more efficient. This will not only be a benefit to Mercy Staff and visitors, it will be a benefit to all motorists on S. New Ballas Road as well.

SUMMARY AND RECOMMENDATION

The new Site Concept Plan and site development plan are overall consistent with the City's Comprehensive Plan, and the PH-Planned Hospital District. There are a few notable discussion items the Commission members should review and provide direction to the Applicant, and as Staff has not received comments from MoDOT, a draft ordinance has not been prepared at this time. If the Commission feels comfortable making a recommendation, a condition of approval would be compliance with any recommendations from MoDOT

In addition to the traffic and roadway impacts, the Commission should consider these key items for review with the applicant in relation to the City's Design Guidelines and as discussed with the approval of the Site Concept Plan:

- The use of EIFS of the new Outpatient Building, is inconsistent with the City's Design Guidelines, and with the buildings on the north Campus. The materials should be adjusted to utilize more brick and precast architectural panels in a consistent manner as the Cancer Center on the North Campus.
- The connection between the parking structure and the main building should provide for a more architecturally and meaningful designed connection to make it one overall structure to comply with the Zoning Requirements discussed above.

- Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
- The access drive in front of the Ronald McDonald House to Conway Road should, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road.
- Mercy shall pursue a revision to the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
- Proper tree protection shall be provided of the existing tree grove at the northeast corner of the site.
- A video detection cameras on the traffic signal located at their northern entrance on Ballas and any necessary controller cabinet modifications should be installed to allow the signal timing to be more efficient.
- Compliance with MODOT requirements is required.

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code and all impacts have been addressed, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions. Staff will then prepare a draft ordinance for City Council based upon the Commission's decision.

ACTION

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

"I move to continue Application #18-002 for the Site Concept Plan and Site Development Plan for Mercy Outpatient Center to the February 20, 2018 meeting to allow the Applicant to address any desired changes and to provide additional information based upon the discussion and direction from the Commission regarding the design, and any comments from MoDOT." (Specific conditions may be added, eliminated, or modified by preceding motion).

Should the Commission wish to move the project forward to City Council for review, the following is an example of an appropriate motion:

"I move to recommend approval of Application #18-002 for the Site Concept Plan and Site Development Plan for Mercy Outpatient Center and direct Staff to prepare a draft ordinance based upon the discussion from the meeting of February 5, 2018, including all conditions recommended in Staff's report." (Specific conditions discussed and approved by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

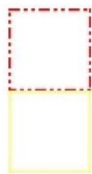
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Mercy Hospital, 615 S. New Ballas Road



City Limits

Parcels

January 23, 2017



Prepared By

HORNER+SHIFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:2/2/2018



Description: View from the Site looking southeast toward the I-64 ramp entrance area.



Description: View looking west along Conway Road at the existing past arm in the median.



Description: View looking north along Conway Road at blocked Ronald McDonald entrance that is recommended to be removed.



Description: View looking southwest from the Outpatient Center site at the adjacent office buildings in Town and Country.

SUBSTITUTE BILL NO. 5818ORDINANCE NO. 5695

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5573 APPROVING AN
AMENDED SITE CONCEPT PLAN FOR MERCY HOSPITAL CAMPUS AND
APPROVING THE SITE DEVELOPMENT PLAN FOR A 17,230 SQUARE
FOOT ADDITION TO THE PRATT CANCER CENTER ON THE MERCY
HEALTHCARE CAMPUS**

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, City Council approved the site concept plan for Mercy Hospital campus and the site development plans for a new 260,100 square foot outpatient center, Mercy Ballas, located on the south campus at 12130 Conway Road and 2011 Ballas Road, on February 26, 2018, in Ordinance Number 5573; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the amended site concept plan and site development plan, subject to conditions, at its meeting on Monday, March 16, 2020; 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 amended site concept plan and site development 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.

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

Section 1: Ordinance 5573 is hereby amended to approve the amended Site Concept Plan subject to the following conditions:

1. The Site Concept Plan shall be amended to include the proposed additions as presented in the revised drawings received March 4, 2020, and as amended below.
2. Cardinal Ritter Drive access shall be terminated with bollards removed, landscaping added, and curbing and sidewalks extended, all subject to approval of the Zoning Administrator. Additional screening along Conway Road frontage for Zoning Administrator approval to be provided for the portion of Cardinal Ritter Drive which will remain until completion of Mercy Ballas at which time the full extent of the roadway shall be removed.
3. Shared parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or

SUBSTITUTE BILL NO. 5818ORDINANCE NO. 5695

- landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.
4. A comprehensive parking study for the Mercy hospital campus shall be submitted with any revisions to the Mercy Ballas request. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
 5. Two (2) temporary gravel parking lots as depicted on the site plan prepared by Stock and Associates, stamped received April 6, 2020, and the partial conversion of the South Parking Garage to a temporary hospital to provide emergency patient beds in response to the COVID-19 pandemic are permitted as long as St. Louis County remains under a declaration of emergency ordered by the County Executive and/or the Governor of the State of Missouri. When the emergency order is lifted, the hospital shall remove and restore these locations to their original condition.
 6. The Director of Community Development, in consultation with the City Administrator and Mayor, shall have the authority to approve additional temporary structures and uses that may be required to provide the necessary medical response to the pandemic as long as the emergency declarations remain in effect. When, the emergency order is lifted, the hospital shall remove and restore these locations to their original condition.
 7. All other conditions of Ordinance 5573 shall remain in effect.

Section 2: The Site Development Plan for the Pratt Cancer Center Proton Therapy Addition is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. 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 as received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the City for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
3. Video detection cameras on the traffic signal located at the northern entrance on Ballas and any necessary controller cabinet modifications shall be provided to allow the signal timing. Illuminated street name sign for Muckerman entrance and illuminated hospital H with arrows on the mast arms shall be installed. The placement and coordination of the installation of these items may be coordinated with the construction of the Outpatient Center on the South Campus and in conjunction with the other traffic improvements that will be undertaken pursuant to Ordinance 5573, under the direction of the City's Public Work's Director, and prior to the final occupancy of the outpatient center, Mercy Ballas.
4. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730
5. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.

SUBSTITUTE BILL NO. 5818ORDINANCE NO. 5695

6. 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.
7. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
8. Any additional ground mounted mechanical equipment installed for the site shall be properly screened with approved materials.
9. All new signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
10. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 13th DAY OF April, 2020.

DocuSigned by:

Council President Lawrence

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ELLEN LAWRENCE

PRESIDENT OF CITY COUNCIL

APPROVED THIS 13th DAY OF April, 2020.

DocuSigned by:

Mayor Glantz

A365D853F744465

BARRY GLANTZ
MAYOR

ATTEST:

DocuSigned by:

deborah ryan

3BF7E95BA23D47C

DEBORAH RYAN, MPCC
CITY CLERK



Mercy Health East Communities: Mercy Ballas (Outpatient Services Center)

12120 & 12130 Conway Road and 3011 Ballas Road, City of Creve Coeur (Mercy)
 763 & 777 South New Ballas Road, City of Town & Country (Mercy)
 767 South New Ballas Road, City of Town & Country (Ameren)

August 17, 2020 City of Creve Coeur Planning and Zoning Commission:

Petition for approval of a “Text Amendment Application”

Petition for approval of a “Site Concept Plan & Site Development Plan”

Existing Zoning : Planned Hospital “PH” Zoning District – City of Creve Coeur

Existing Zoning : Office “O” Zoning District – City of Town & Country

Development Team:

Mr. Donald Kalicak – V.P. Business Development & Planning and Executive Administration (Mercy)

Mr. Chris Viviano, CHC – Senior Project Engineer (Mercy)

Mr. Michael Puksza– Principal – Cannon Design

Mr. Jim Gordon – Senior Vice President: Architecture– Cannon Design

Mr. Whitman Rogers – Associate Vice President – Cannon Design

Ms. Allison Mendez – Associate Vice President – Cannon Design

Mr. George Stock, P.E. – President – Stock & Associates Consulting Engineers, Inc.

Mr. Josh Barcus, P.E. – Associate – Stock & Associates Consulting Engineers, Inc.

Mr. Rusty Saunders – Loomis Associates (Landscape Architect)

Text Amendment Request:

Request to Amend Zoning Code to allow Drive-Through Pharmacy Kiosks as a Conditional Use in the Planned Hospital Zoning District:

1. Applicant Request:

BACKGROUND AND REQUEST

The applicant has submitted a proposed text amendment request affecting the regulations of the PH-Planned Hospital District of the Zoning Ordinance, Section 405.310. Table A would need to be revised as follows:

Use Code	2012 NAICS Title	ZONING DISTRICTS														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							<u>C</u>			C	C	C	C	C	

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

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

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "PC", "GC" and "CB" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use.

2. Staff Recommendations:

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

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

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "MX" "PC", "GC" and "CB" and "LI" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. When provided in the "PH" District drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

With these requirements in place, it would appear that there should be sufficient protections to meet with the recommendations of the Comprehensive Plan that protect residents, as well as provide a service to the patients of both hospitals that are zoned PH-District. However, Staff has not been able to fully review the potential impacts on the BJC-West County site without a proposal for that area.

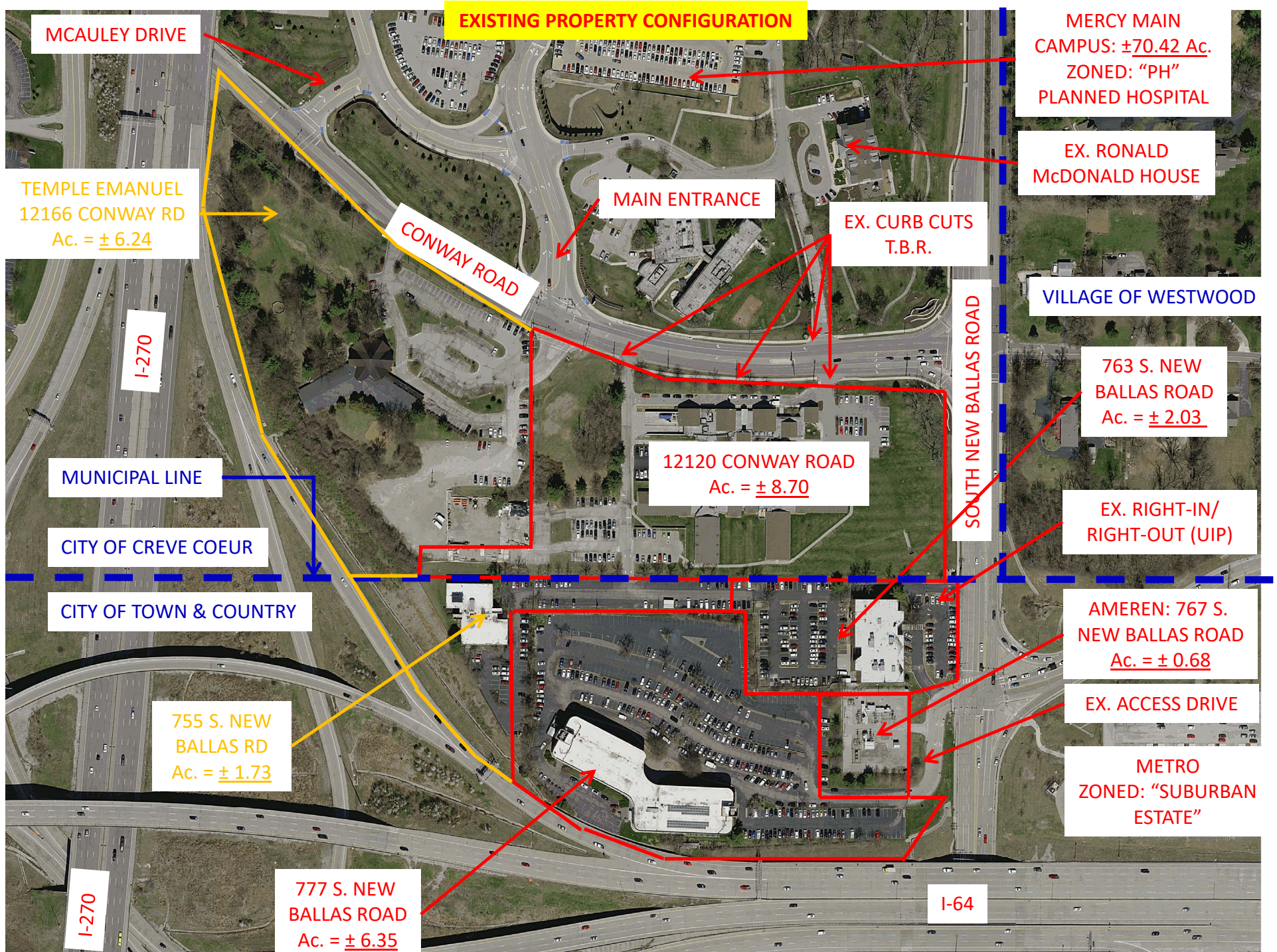


Project Request:

Implementation of Mercy Ballas Expansion to the South includes:

1. Six (6) story 272,117 s.f. Outpatient Services Building with six (5) floors of occupied space and the top floor as a “penthouse” for mechanical systems, with one (1) basement level. Attached to the Outpatient Services Building is a four (4) level parking facility, with the option to be five (5) stories. Three (3) or four (4) levels above grade and one (1) level at grade.
2. Street intersection improvements at S. New Ballas Road, I-64 Ramp, and the Project Site. This access is located within City of Town & Country.
 - a. This Improvement requires the: Relocation of the Ameren Substation (Complete Summer 2020) and removal of the existing 763 S. New Ballas Road Building.
 - a. The Ameren Substation relocation was completed summer 2020 and the Boundary Adjustment Plat recorded swapping the Ameren and Mercy owned property was recorded in P.B. 368, Pages 388-389.
3. Street intersection improvements on Conway Road, at the main entrance of the Mercy North Campus and Temple Emanuel, to create the Conway Road Signalized Entrance. This access is located within the City of Creve Coeur.
4. As part of the Implementation certain Improvements will be located in the City of Town & Country:
 - a. Removal of the 763 S. New Ballas Road Building
 - b. Relocation of the Ameren Substation, including revised access, fencing and landscaping.
 - c. Street intersection improvement & Ballas Road widening.
 - d. Reconfiguration of the internal parking and drive access for the 777 and 755 S. New Ballas Road Buildings, including new lighting and landscaping.

A Public Hearing on this project will be held at the Planning Commission City of Town & Country on 08/19/20.



Project Narrative

- Our Presentation tonight is to review the updated **Site Concept Plan**. And the **Site Development Plan** Package.
 - This includes the Proposed Mercy Ballas Building to the South along with revised access plan which included the relocation of the Ameren Substation recently completed.
 - Relative to the North Campus the Amended Maser Site Concept Plan remains as approved by the City Council on April 13, 2020. (Proton Therapy)
 - Relative to Mercy Ballas, Site Development Plan was approved by the City Council on February 26, 2018.
 - Focus tonight on the Site Development Plan with the Planning Commission the: Comprehensive Plan Compliance, Design Guidelines, Zoning, and Traffic.

A. **Comprehensive Plan Compliance**

Staff has found this project to meet the recommendations of the Comprehensive Plan. The Mercy Project is located within the “Campus Place” Type District. The “CP District” (referenced in the Creve Coeur 2030 Plan) is intended for development of large multi building structures of many different uses, including healthcare facilities. This Campus provides the desired setbacks from the primary streets allowing it be compatible with neighboring residential properties to the East & West of the campus. Staff concluded that the project provides well-desired landscaping along all frontages.

B. **Design Guidelines**

City Design Guidelines “encourage” interesting, articulated & high quality structures, that are designed with an architectural & urban scale compatible with the neighboring developments. In addition, the primary entrances are clearly defined & provide a sense of entry, oriented to the street with projecting canopies & other similar features. The proposed re-design eliminates the use of EIFS, with materials consisting of brick, pre-cast stone, and cut-stone accents that better complement the existing north campus areas and better meets the recommendations of the Design Guidelines and Comprehensive Plan.

The parking garage structure is designed with the same building material to match the main building, consistent with the Design Guidelines that recommend that accessory structures match the principal building on the site. The garage consists of predominately thin brick on precast concrete panels, that match the main building, with cut stone columns on the lower level of the garage and cast stone sill element at the upper portions of the garage utilizing elements similar to those found on the building.

Project Narrative Continued

Staff has commented they have a concern that the 3.5 feet high precast wall assembly on the upper levels will not provide adequate screening for eastbound traffic on Conway Road. (Our team believes that the provided street level landscaping and location of the parking relative to Conway Road that adequate screening of parking is provided as designed)

The Planning Commission concurred with Staff that these design issues are addressed through the use of:

Staff concluded that the overall Landscape Plan is well designed along both street frontages & is consistent with the Planning Comprehensive Plan and the intent of the Creve Coeur 2030 Plan, and the City's Design Guidelines.

A bulk oxygen tank within the surface parking area at the south west corner of the property is adjacent to the Temple Emmanuel residentially zoned district. Staff has conditioned that the enclosure shall consist of a ten (10) foot tall masonry wall that will match the building with the same brick on CMU with cast stone cap. (Our team understands and agrees)

C. Zoning

Key Items:

1. No building shall exceed seven (7) stories nor one hundred five (105) feet.
2. Four hundred (400) feet setback for structures exceeding three (3) stories or forty-five (45) feet from Residentially Zoned and occupied property.
3. Maximum site coverage 63%, project is at 57.92%
4. Section 405.310(E)(3)(d) Buffer Yards for any tract or site abutting a residential use within a single family residential district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use. However, provided further that the setback for parking and driveways shall be reduced to zero to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

Staff believes that the location of the Bulk Oxygen tank could be justified due to the surrounding parking and screening.

(Our team Agrees)

Project Narrative Continued

D. Landscaping

Staff has found the overall landscaping to be well design throughout the site, with lush year-round landscaping along Conway Road and S. New Ballas Road, though has added a conditioned that all trees shall have a minimum of 3” caliper to comply with the landscape regulations in the Zoning Ordinance. (Our team agrees.)

The fire access lanes shown on the plans have been discussed with Creve Coeur Fire Protection District. The Fire District expressed concerns with the grass paver system due to concerns with maintenance of the pavers required to support a 78,000 lb emergency vehicle, they agreed to review alternates. These will be reviewed formally through the permitting process for the project. The goal is to allow these areas to be as green and as vegetated as possible, while still meeting the needs of emergency vehicle access. Staff has conditioned that signage prohibiting parking in this area will be necessary to ensure that it remains the appearance of a green lawn to the extent possible while also complying with the Creve Coeur Fire Protection District. (Our team agrees)

The surface parking lot along the shared property line with the Temple Emmanuel property was reduced to a zero feet setback for parking or driveways, provided that the institutional use maintains an easement providing for shared access to both properties. The access easement was recorded at the time of the Boundary Adjustment Plat under Plat Book 22458, Pages 1576-1587. Staff has requested as a condition, Mercy submit a maintenance agreement for the landscaping be submitted for review and approval by the City Attorney. (Our team agrees)

D. Sidewalks

Section 405.370 requires that all sidewalk shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of three (3) foot greenspace or landscaped area, and all sidewalks shall be six (6) feet in width, or eight (8) feet in width if directly adjacent to a curb. While it is noted by staff that all walks are six (6) feet in width with a greenspace separation, there are portions of the sidewalk along the west and south side of the proposed garage that are currently shown at six (6) feet in width and directly adjacent to the curb. These walks will be corrected to meet either the eight (8) foot width, or shifted to allow for the greenspace buffer. Staff had previously and continues to condition that an additional pedestrian connection be provided at the signalized intersection at Conway Road. (Our team agrees.)

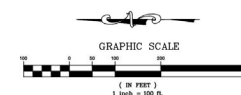
AMENDED MASTER SITE CONCEPT PLAN

AMENDED MASTER CONCEPT PLAN FOR MERCY HOSPITAL ST. LOUIS

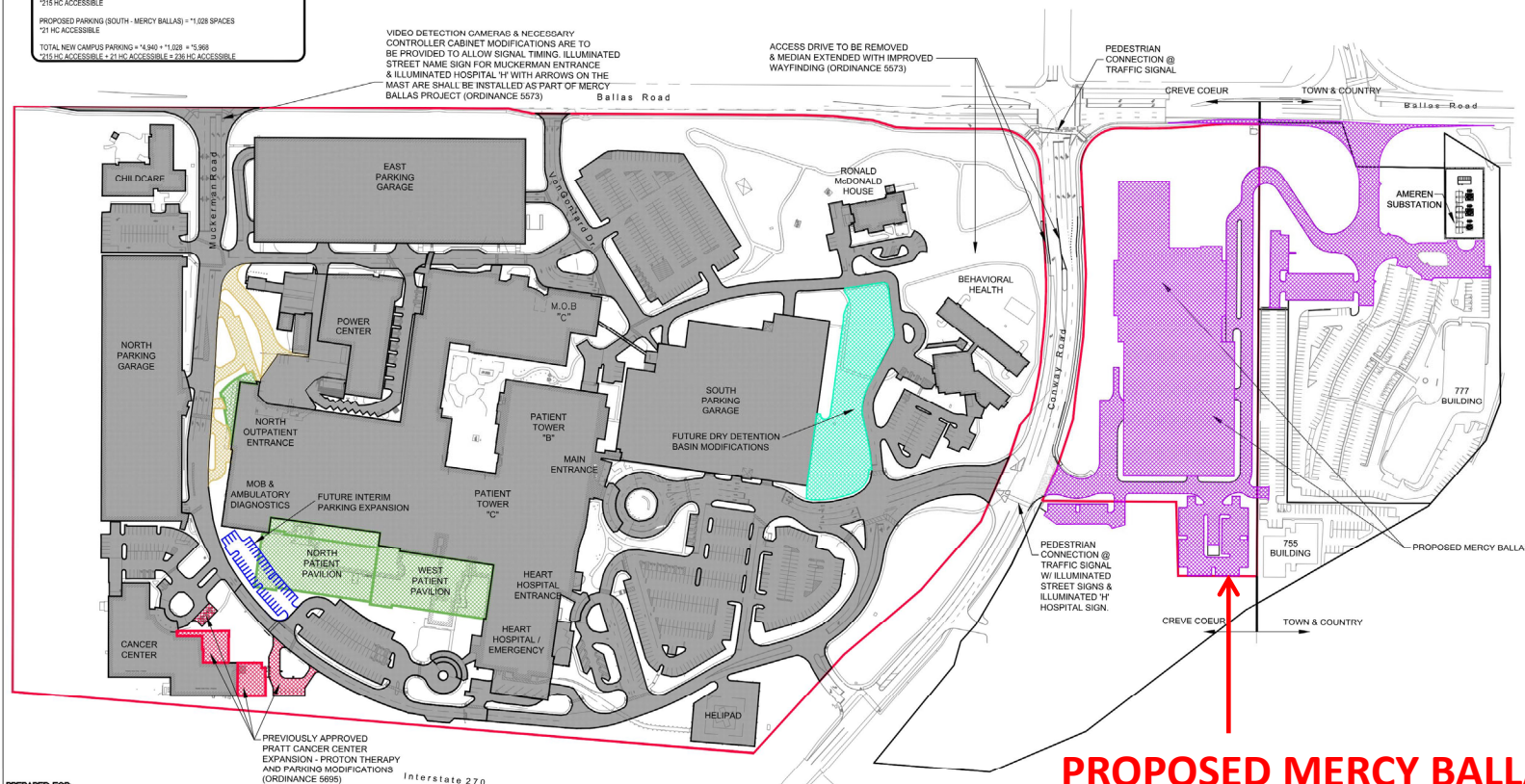
SITE DATA	
ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)	
DEVELOPMENT AREA	
CAMPUS	70.42 Acres
*SKILLED NURSING FACILITY	5.70 Acres
OLD & O.V. TAKINGS	1.25 Acres
TOTAL AREA	80.37 Acres (3,500,917 Sq. Ft.)
*SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)	
F.A.R. (FLOOR AREA RATIO)	
EXISTING -	2.42 S.F. Sq. Ft. 3,500,917 Sq. Ft. = 0.69 FAR
PREVIOUSLY APPROVED -	2,428,578 + 17,230 Sq. Ft. (PROTON THERAPY ADD.) 3,500,917 Sq. Ft. = 0.70 FAR
PROPOSED -	2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS) 3,500,917 Sq. Ft. = 0.78 FAR
(MAXIMUM ALLOWED BY ZONING = 1.0)	
GROSS BUILDING AREA	
EXISTING -	52.32% (42.05 Ac. - BASED ON 80.37 Ac.)
PREVIOUSLY APPROVED -	57.73% (46.40 Ac. - BASED ON 80.37 Ac.)
PROPOSED -	57.92% (46.55 Ac. - BASED ON 80.37 Ac.)
(MAXIMUM SITE COVERAGE = 63%)	
CAMPUS PARKING - w/ 4 STORY MERCY BALLAS GARAGE	
EXISTING PARKING (NORTH) =	4,940 SPACES *215 HC ACCESSIBLE
PROPOSED PARKING (SOUTH - MERCY BALLAS) =	796 SPACES *21 HC ACCESSIBLE
TOTAL NEW CAMPUS PARKING =	4,940 + 796 = 5,736
*215 HC ACCESSIBLE + 21 HC ACCESSIBLE =	236 HC ACCESSIBLE
CAMPUS PARKING - w/ 5 STORY MERCY BALLAS GARAGE	
EXISTING PARKING (NORTH) =	4,940 SPACES *215 HC ACCESSIBLE
PROPOSED PARKING (SOUTH - MERCY BALLAS) =	1,028 SPACES *11 HC ACCESSIBLE
TOTAL NEW CAMPUS PARKING =	4,940 + 1,028 = 5,968
*215 HC ACCESSIBLE + 21 HC ACCESSIBLE =	236 HC ACCESSIBLE

PROPOSED CAMPUS PARKING CALCULATIONS (w/ 4 STORY MERCY BALLAS GARAGE)	
CANCER CENTER - 134,397 S.F. (PROTON ADDITION 17,230 S.F. - 7,440 S.F. VAULT AREA)	
MEDICAL OFFICE BUILDINGS - 360,143 S.F.	
CONFERENCE CENTER - 17,520 S.F.	
MERCY BALLAS - 232,559 S.F. (272,117 S.F. - 39,558 S.F. MECHANICAL PENTHOUSE & BASEMENT)	
TOTAL = 744,619 S.F.	
PARKING REQUIRED = (744,619)/(0.85)/(3.1/1000) =	2,088 SPACES
HOSPITAL BEDS = 859 BEDS	
PARKING REQUIRED = (859)/(0.60) =	510 SPACES
EMPLOYEES = 4,550 FULL TIME EMPLOYEES	
PARKING REQUIRED = (4,550)/(0.65) =	2,958 SPACES
TOTAL REQUIRED PARKING =	5,562 SPACES
TOTAL PROPOSED PARKING =	5,736 SPACES (INCLUDING 236 HC ACCESSIBLE)

PARKING CALCULATIONS (w/ 5 STORY MERCY BALLAS GARAGE)	
134,397 S.F. (PROTON ADDITION 17,230 S.F. - 7,440 S.F. VAULT AREA)	
MEDICAL OFFICE BUILDINGS - 360,143 S.F.	
CONFERENCE CENTER - 17,520 S.F.	
MERCY BALLAS - 232,559 S.F. (272,117 S.F. - 39,558 S.F. MECHANICAL PENTHOUSE & BASEMENT)	
TOTAL = 744,619 S.F.	
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TOTAL REQUIRED PARKING =	5,562 SPACES
TOTAL PROPOSED PARKING =	5,968 SPACES (INCLUDING 236 HC ACCESSIBLE)



LEGEND	
	EXISTING BUILDINGS + PAVEMENT
	PREVIOUSLY APPROVED PRATT CANCER CENTER EXPANSION - PROTON THERAPY AND PARKING MODIFICATIONS (ORDINANCE 5695)
	PROPOSED MERCY BALLAS
	FUTURE BUILDING ADDITIONS
	FUTURE ROADWAY MODIFICATIONS
	FUTURE DRY DETENTION BASIN MODIFICATIONS
	FUTURE INTERIM PARKING EXPANSION
	PLANNED HOSPITAL ZONING BOUNDARY



PROPOSED MERCY BALLAS

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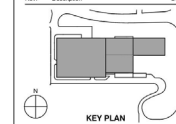
LOOMIS ASSOCIATES

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George M. Stock - E-22116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL	2020-08-11
ST. LOUIS SUBMITTAL	2020-07-09
ST. LOUIS SUBMITTAL	2020-07-09



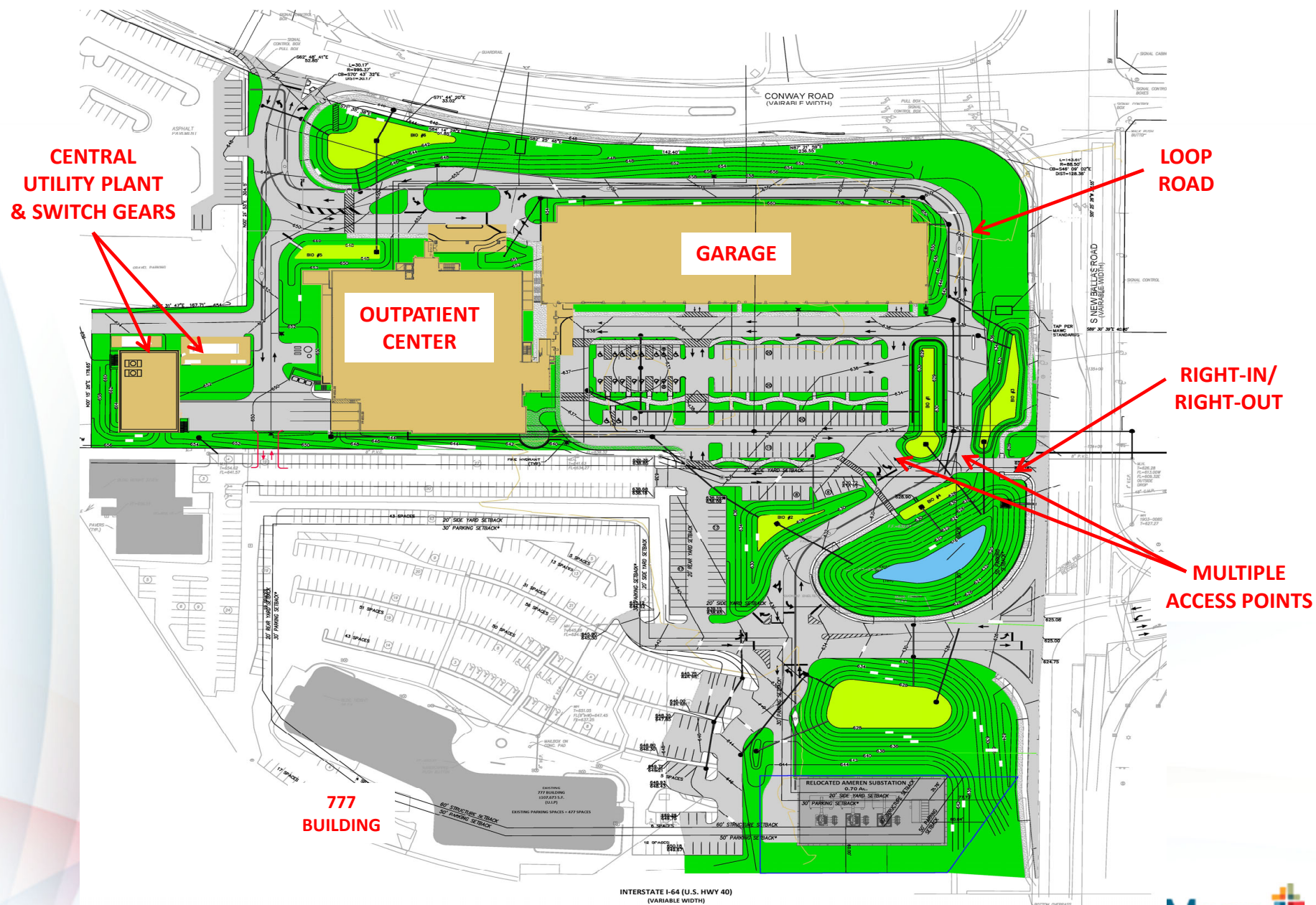
AMENDED MASTER CONCEPT PLAN

Project No.: 215-0003.10 Checked by:

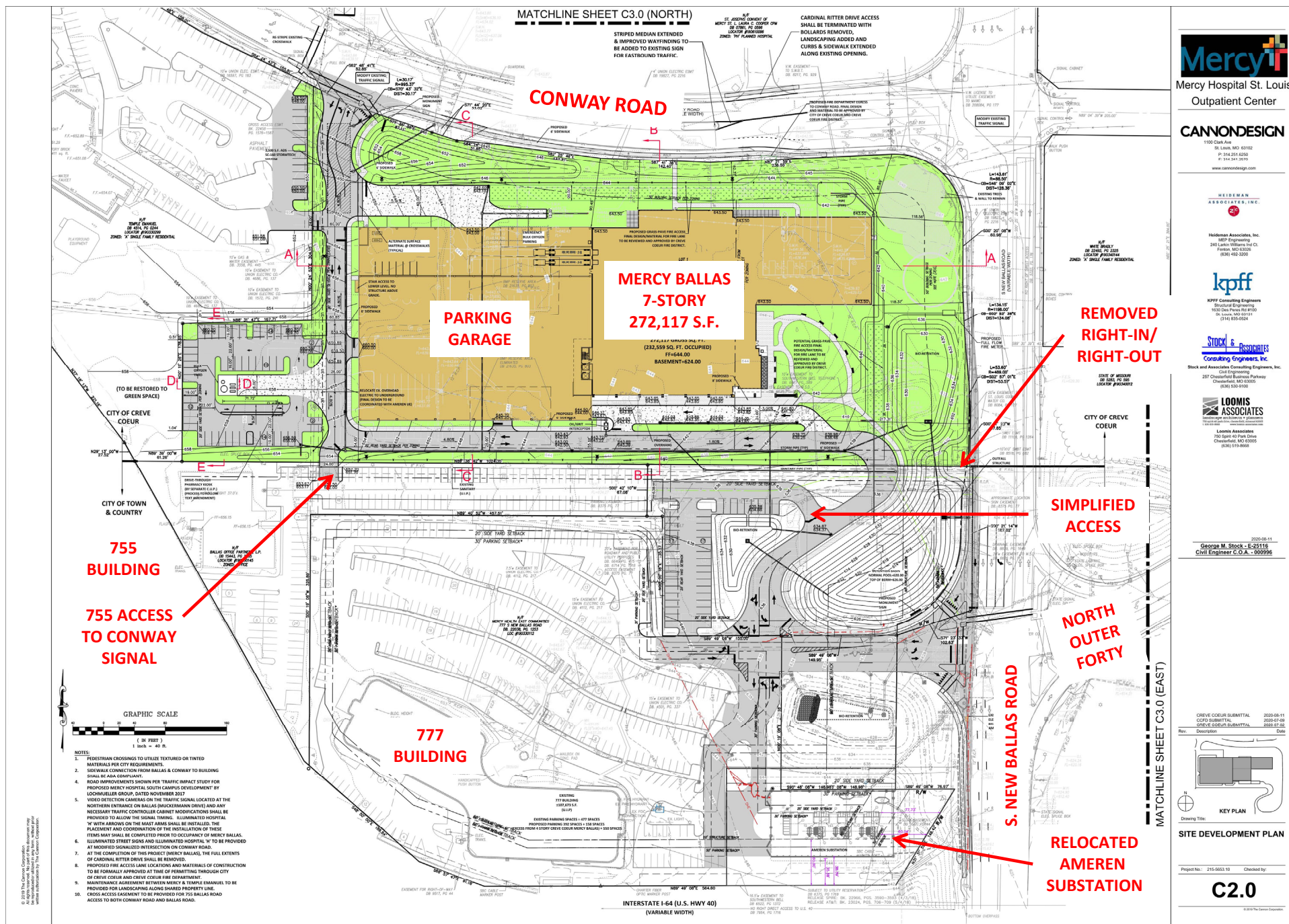
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PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN – FEBRUARY 26, 2018

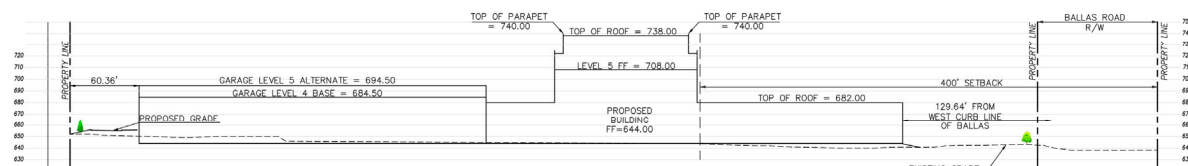
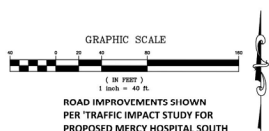
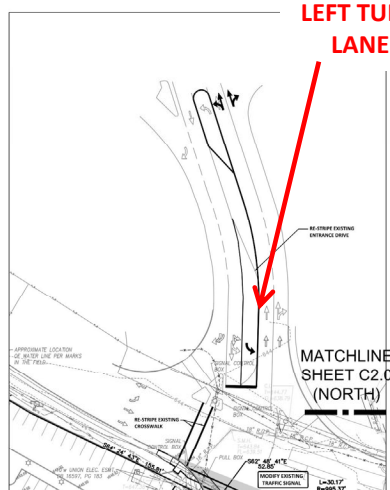


SITE DEVELOPMENT PLAN

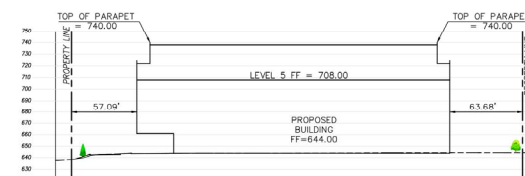


OFFSITE ROADWORK PLAN AND SITE SECTIONS

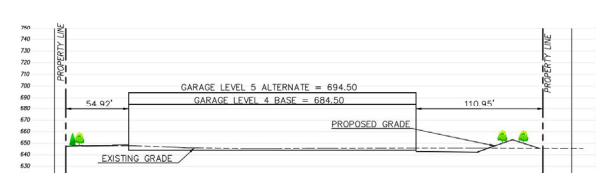
ADDED
LEFT TURN
LANE



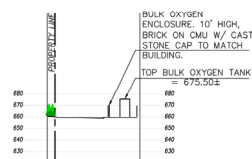
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VERTICAL SCALE: 1" = 40'



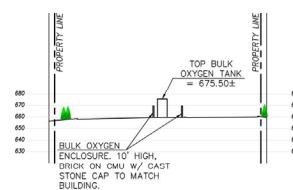
SECTION B-B
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VERTICAL SCALE: 1" = 40'



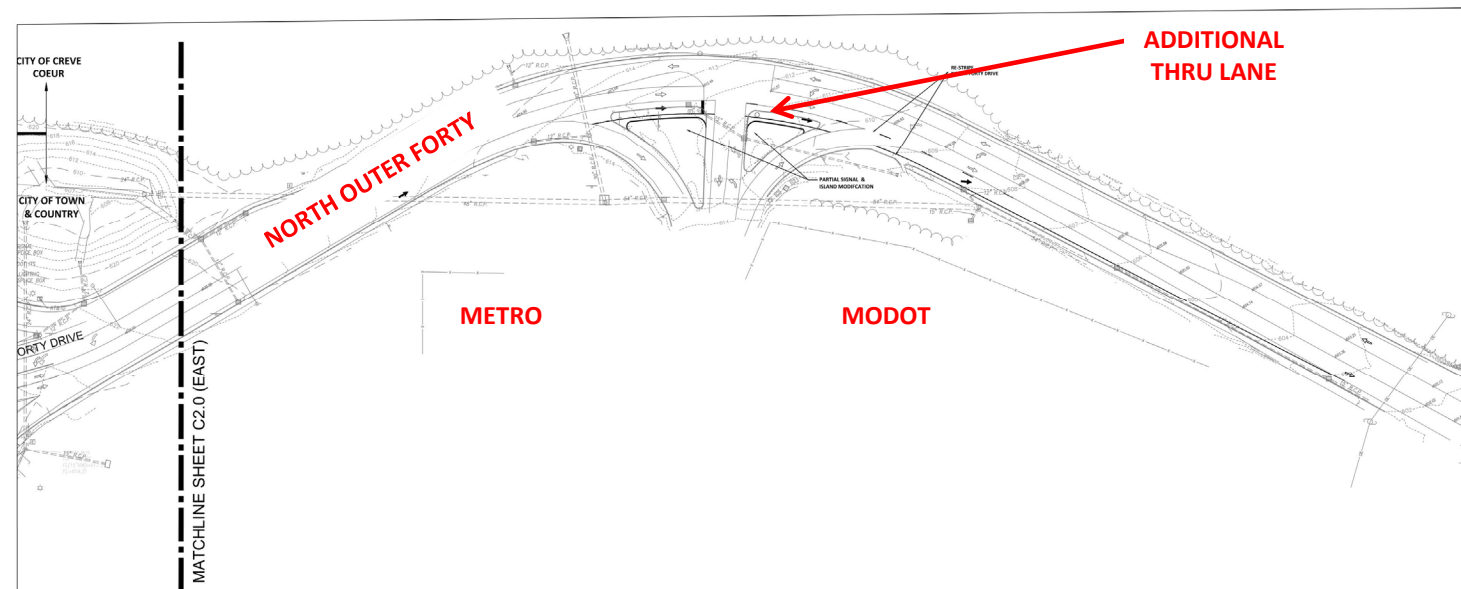
SECTION C-C
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



SECTION D-D
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



SECTION E-E
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



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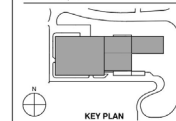
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2020-08-11
George M. Stock - E-25116
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CREVE COEUR SUBMITTAL 2020-08-11
COPD SUBMITTAL 2020-07-09
CREVE COEUR SUBMITTAL 2020-07-09
Rev. Description Date



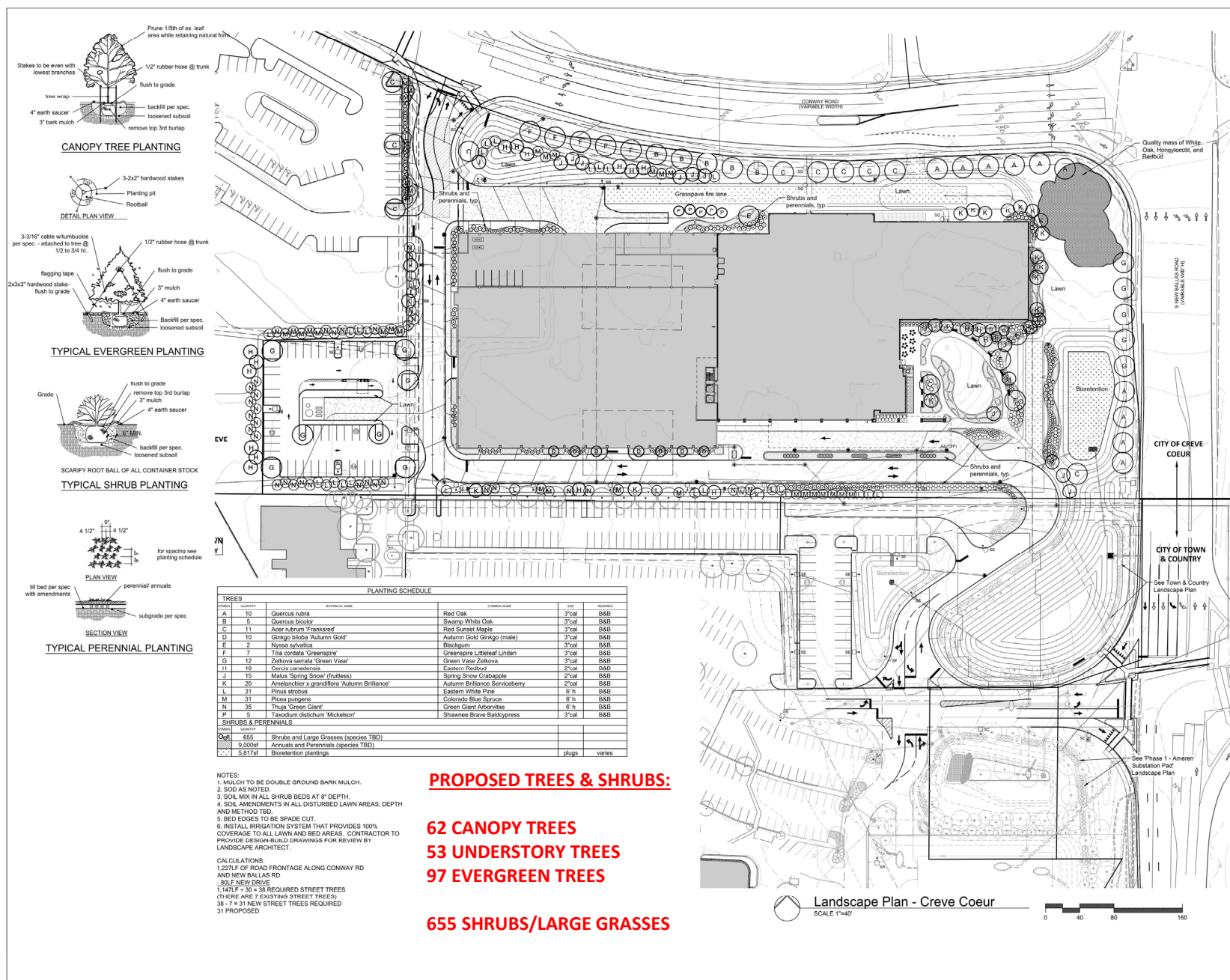
SITE SECTIONS & OFFSITE ROADWORK PLAN

Project No.: 215-5653.10 Checked by:

C3.0

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LANDSCAPE PLAN



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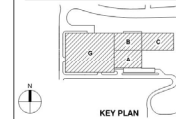
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Jerald Saunders - Landscape Architect
MO License # LA-007

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Rev. Description Date

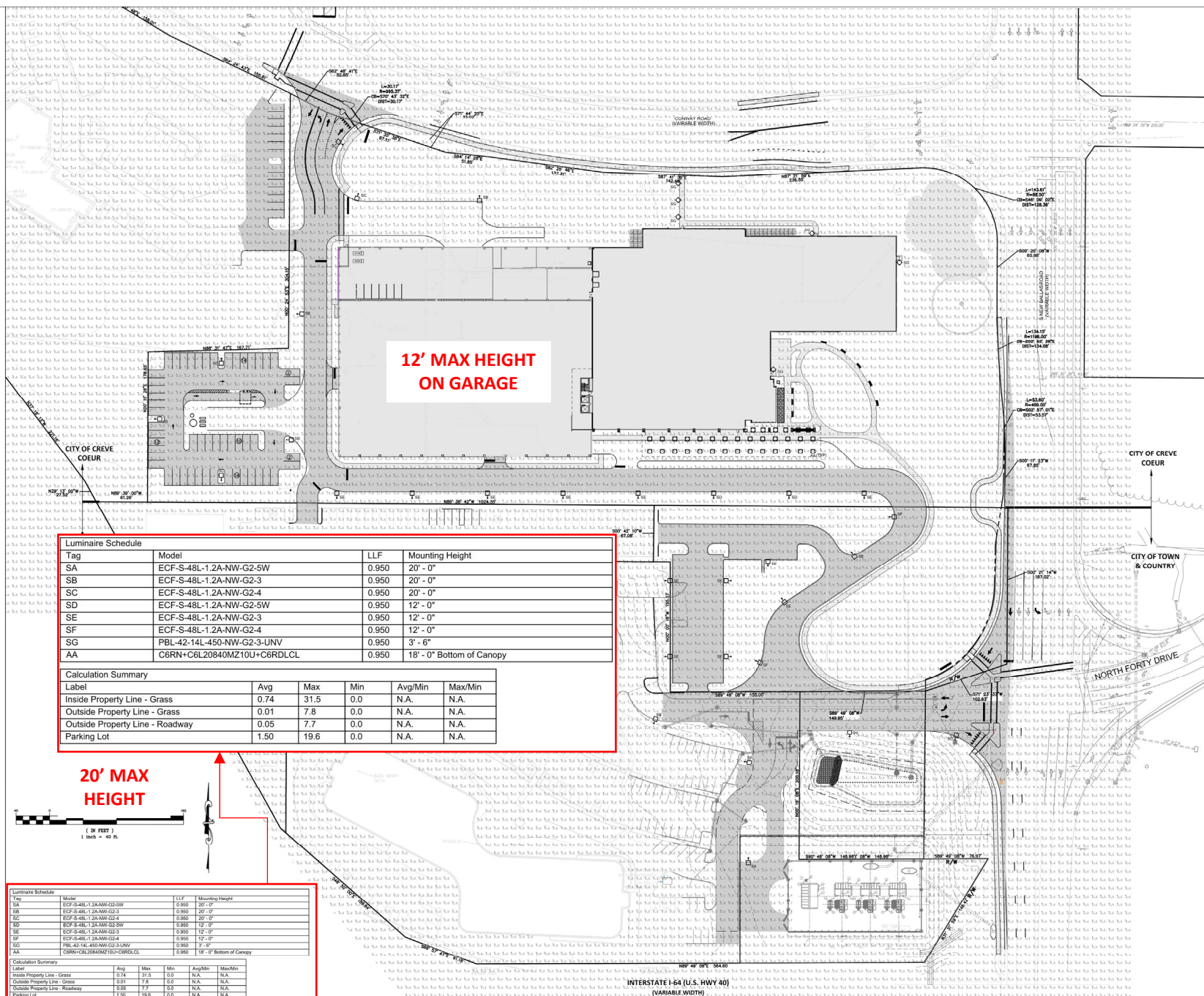


Landscape Plan

Project No.: 000245.00 Checked by: JAS

L1.1

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Aerial (from Southeast looking Northwest)



View of entry approach (from Southeast corner, looking Northwest)



View of entry (from South, looking North)



View of North side of building and parking (from eastbound Conway Rd, before Entrance Dr)



View of North side of building (from Eastbound Conway Rd, past Entrance Dr)



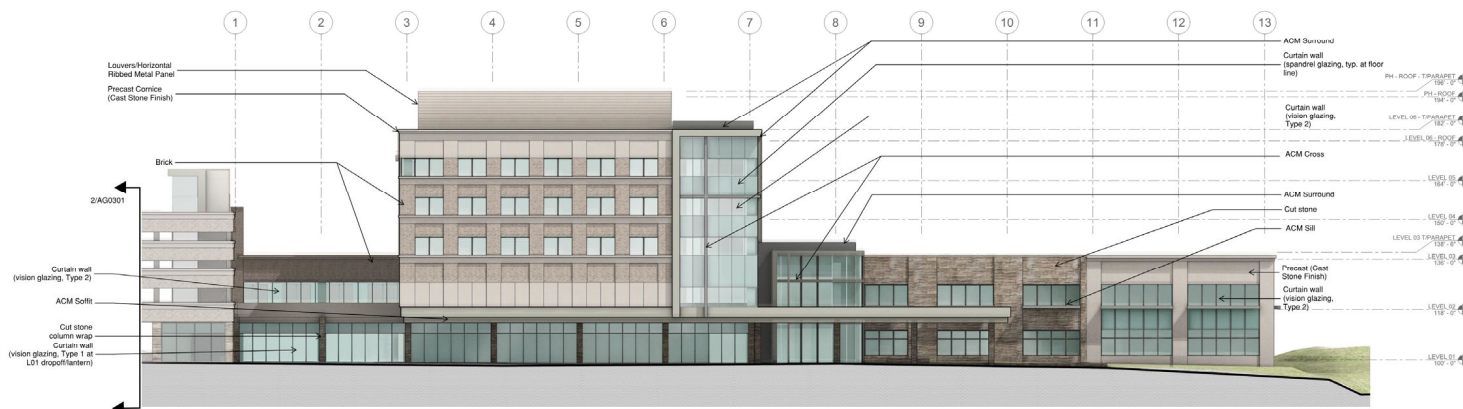
View of Northeast corner (from intersection of Conway Rd and S. New Ballas Rd)



Your life is our life's work.



2 OVERALL BUILDING ELEVATION - EAST
1/8" = 1'-0"



1 OVERALL BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



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NOT FOR
CONSTRUCTION

CREW COLOR SUBMITTAL 08/11/2020

Rev. Description Date

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2 08/11/2020

3 08/11/2020

4 08/11/2020

5 08/11/2020

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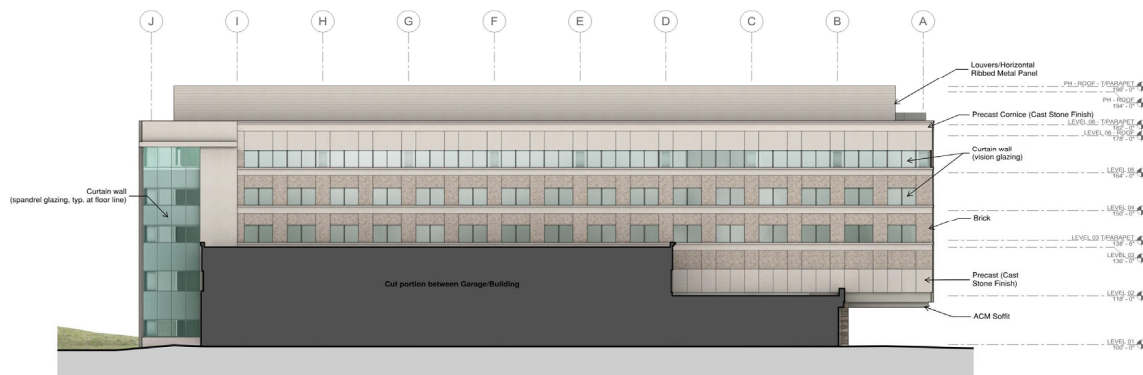
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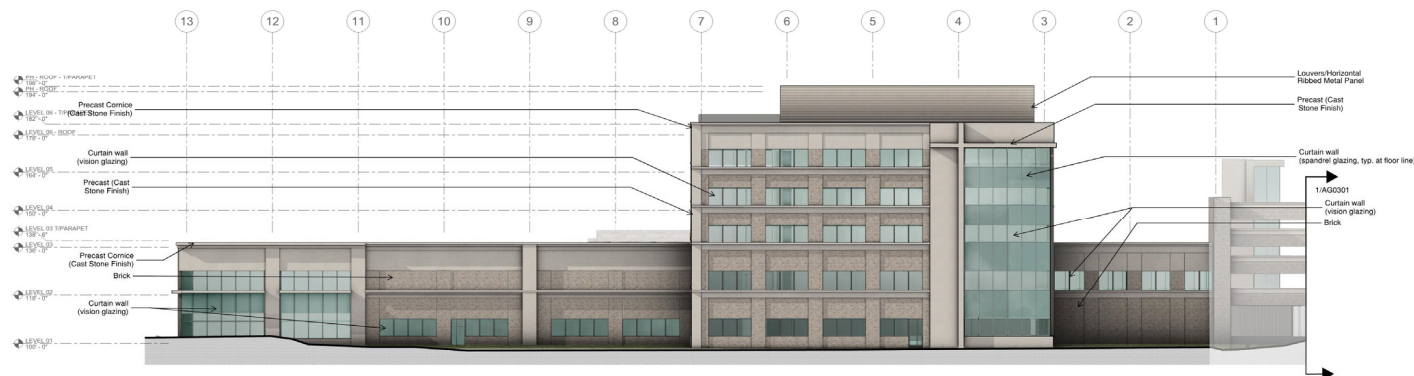
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Your life is our life's work.



2 OVERALL ELEVATION - WEST
3/8" = 1'-0"



1 OVERALL BUILDING ELEVATION - NORTH
3/8" = 1'-0"



Mercy Hospital St. Louis
Outpatient Center

CANNON DESIGN

1100 Clark Ave.
St. Louis, MO 63102
P: 314 241 6200
F: 314 241 1911
www.cannondesign.com

REGISTERED

ARCHITECT, INC.

Holden Associates, Inc.
MEP Engineering
240 Larkin Williams Rd. Cl.
Fenton, MO 63009
(314) 455-3000



KPFF Consulting Engineers
Structural Engineering
1818 Oak Plaza Rd. 100
St. Louis, MO 63111
(314) 535-4524



Stucke & Associates
Consulting Engineers, Inc.
Block and Associates Consulting Engineers, Inc.
Civil Engineering
2910 Clay Street, Suite 100
Chesterfield, MO 63005
(636) 536-9100



Loomis Associates
2800 E. Plaza, 10th Floor
Overland Park, MO 66150
(913) 215-8668



ARCHITECT OF RECORD
A-000000000

**NOT FOR
CONSTRUCTION**

DESIGN CORRECTION SUBMITTAL 08/11/2020

Rev. Description Date



KEY PLAN

Drawing Title

OVERALL ELEVATIONS

Project No.: 000245.00 Checked by: Checker

A0302

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THANK YOU



Planning and Zoning Commission August 17, 2020

Applications #20-024: Amend The Site Concept Plan And Approve A Site Development Plan For A New Outpatient Services Building, Mercy Ballas, At 12120, 12130 Conway Road & 3011 Ballas Road

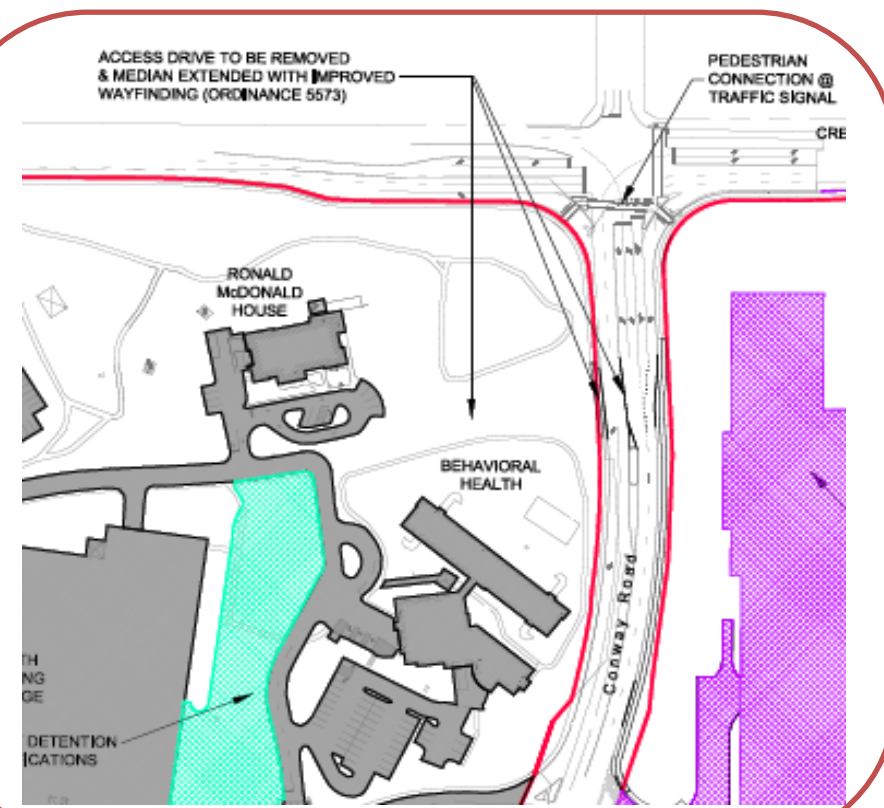
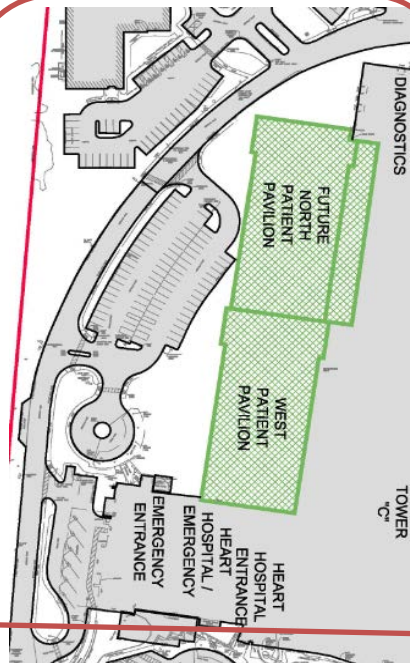
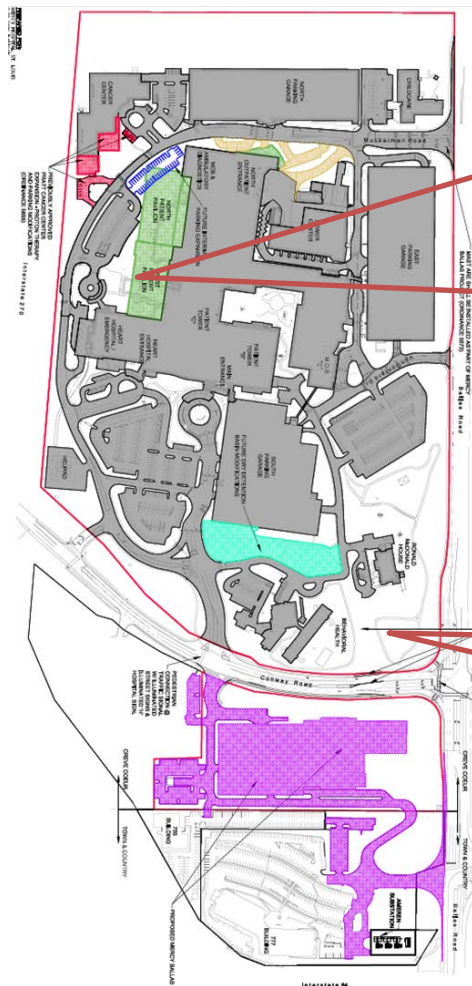
Jason Jaggi, AICP Director of Community Development
Whitney Kelly, AICP City Planner

STAFF REPORT PRESENTATION OUTLINE

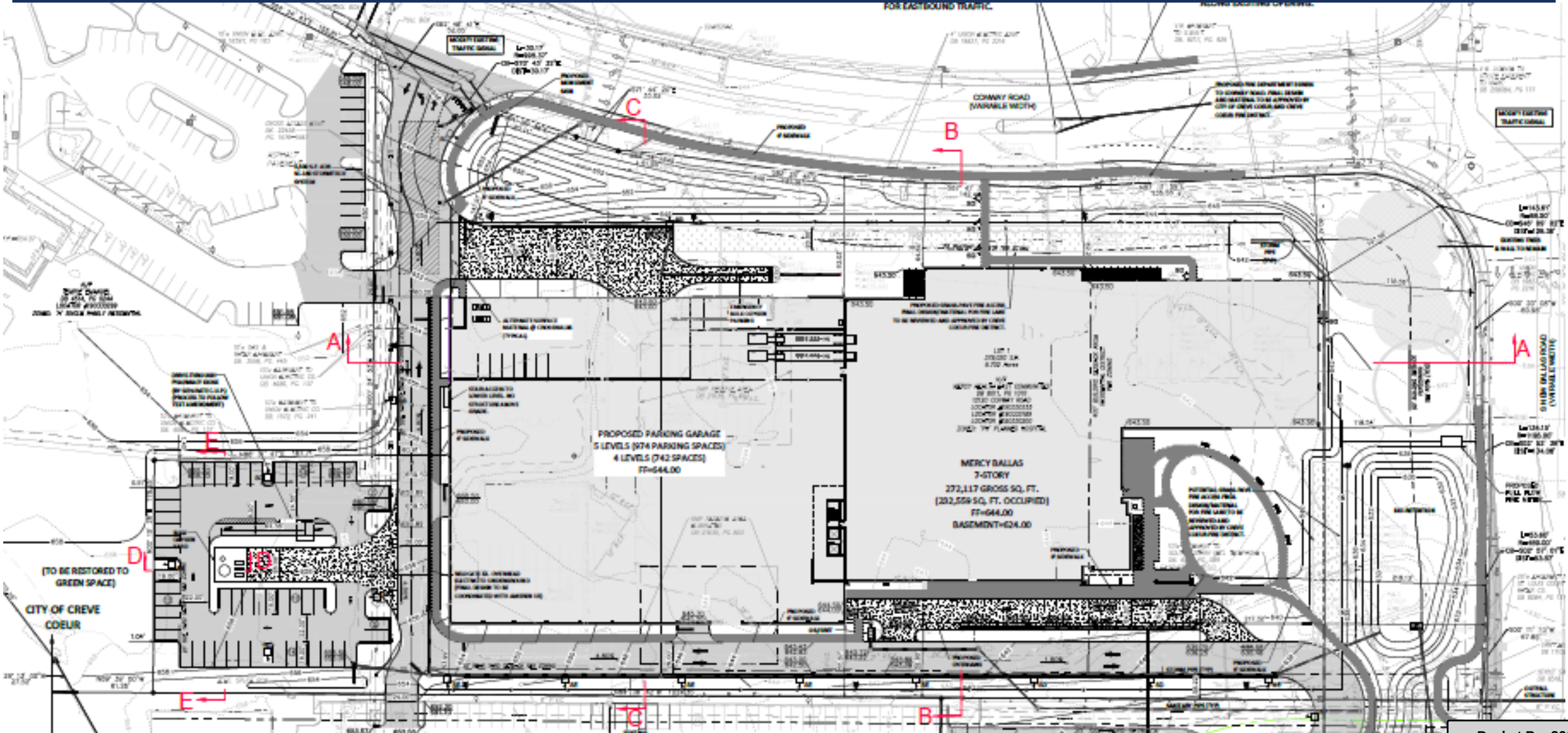
- **Amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces**
- **5 floor option for the parking garage that will increase the total parking spaces to 974 spaces**
- **In February 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project.**



SITE CONCEPT PLAN



SITE DEVELOPMENT PLAN



AERIAL RENDERING



EAST ELEVATION

- The Location Of The Parking Is Now Re-oriented Behind The Building At The Southwest Corner Of The Site And Is Fully Connected To The New Outpatient Center.
- The New Design Of The Building Eliminates The Prior EIFS
- Now All Brick And Pre-cast Stone And Cut-stone Accents On The Ground Floor.

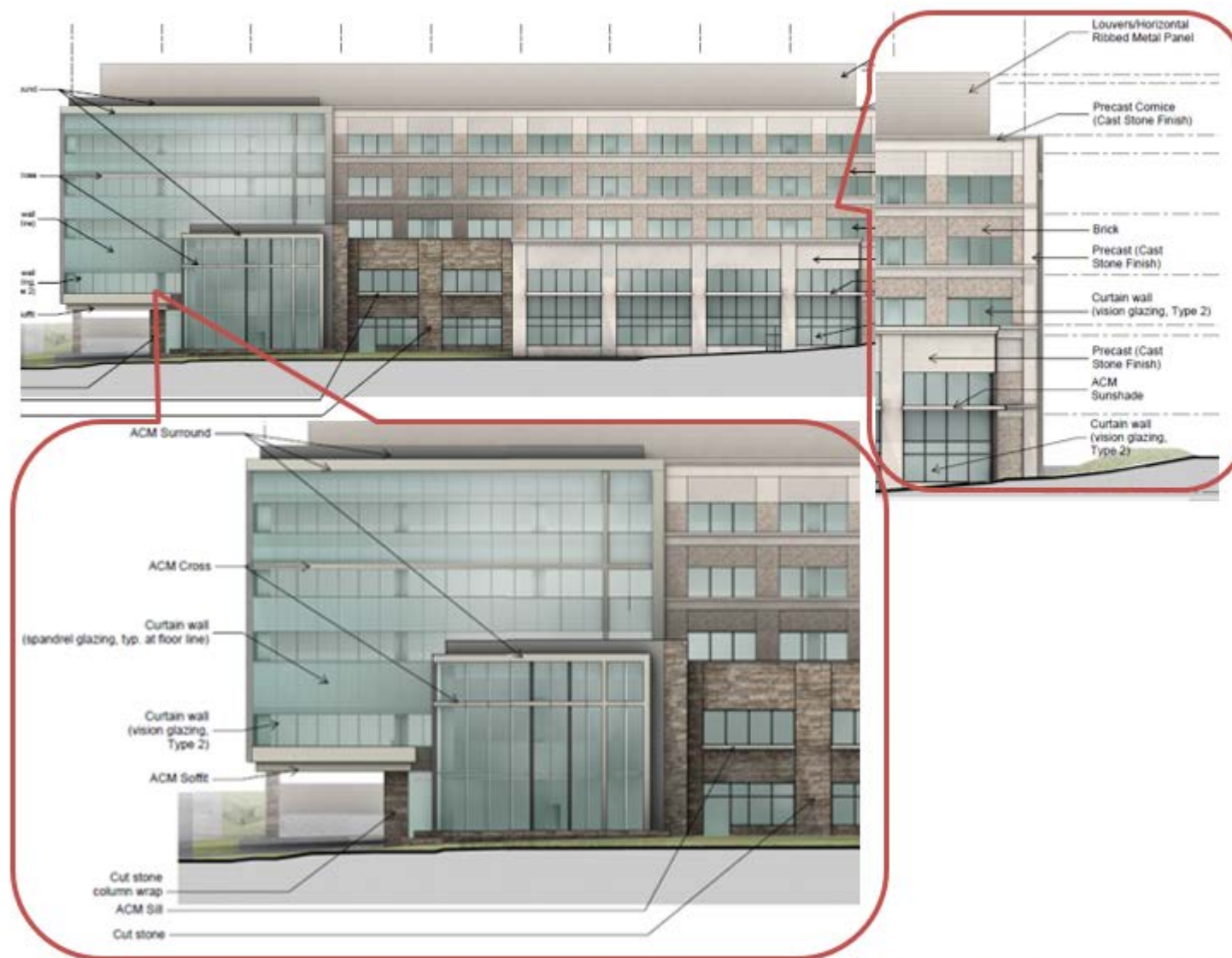


Figure 2: Proposed Overall East Elevation of the South Campus Outpatient building with the close up of the material callouts.

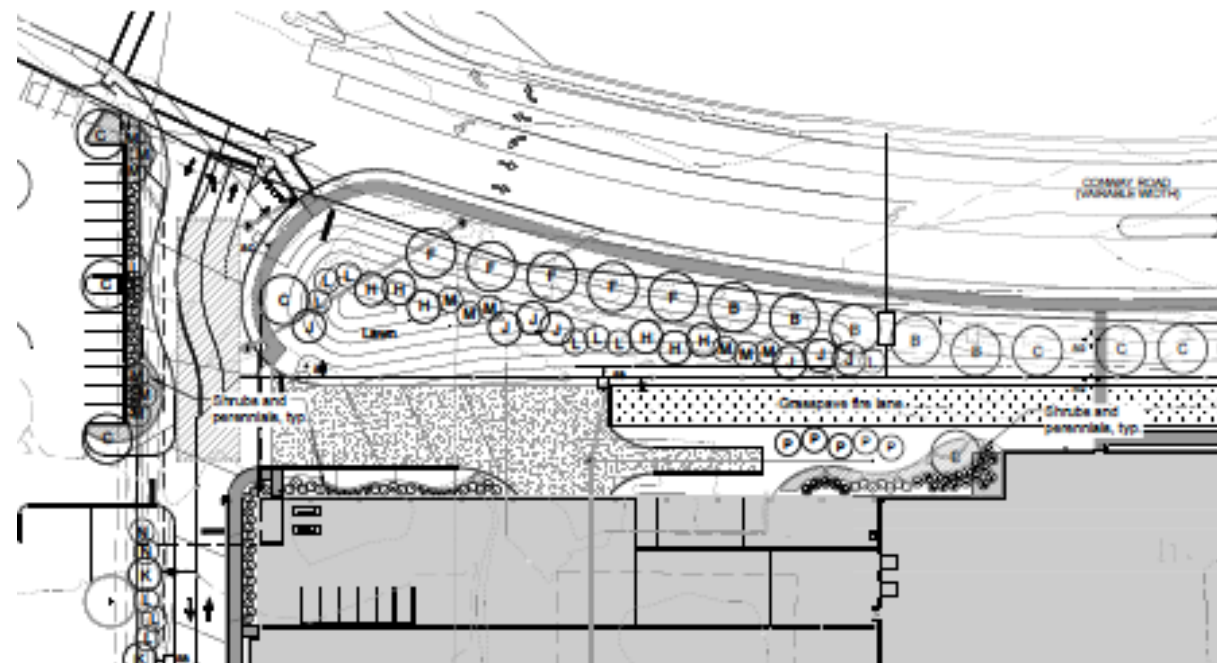
RENDERING VIEW EAST BOUND ALONG CONWAY ROAD



Building is oriented toward Conway Road. Setback is 62-feet at closest point.



- Parking is located to the side and rear, as recommended by the Design Guidelines
- The Garage is designed with brick and similar materials, with the cut stone on the lower levels columns
- Additional berming and landscaping have been provided at the Conway Road Entrance to aid in the screening of the lower level.



PARKING GARAGE

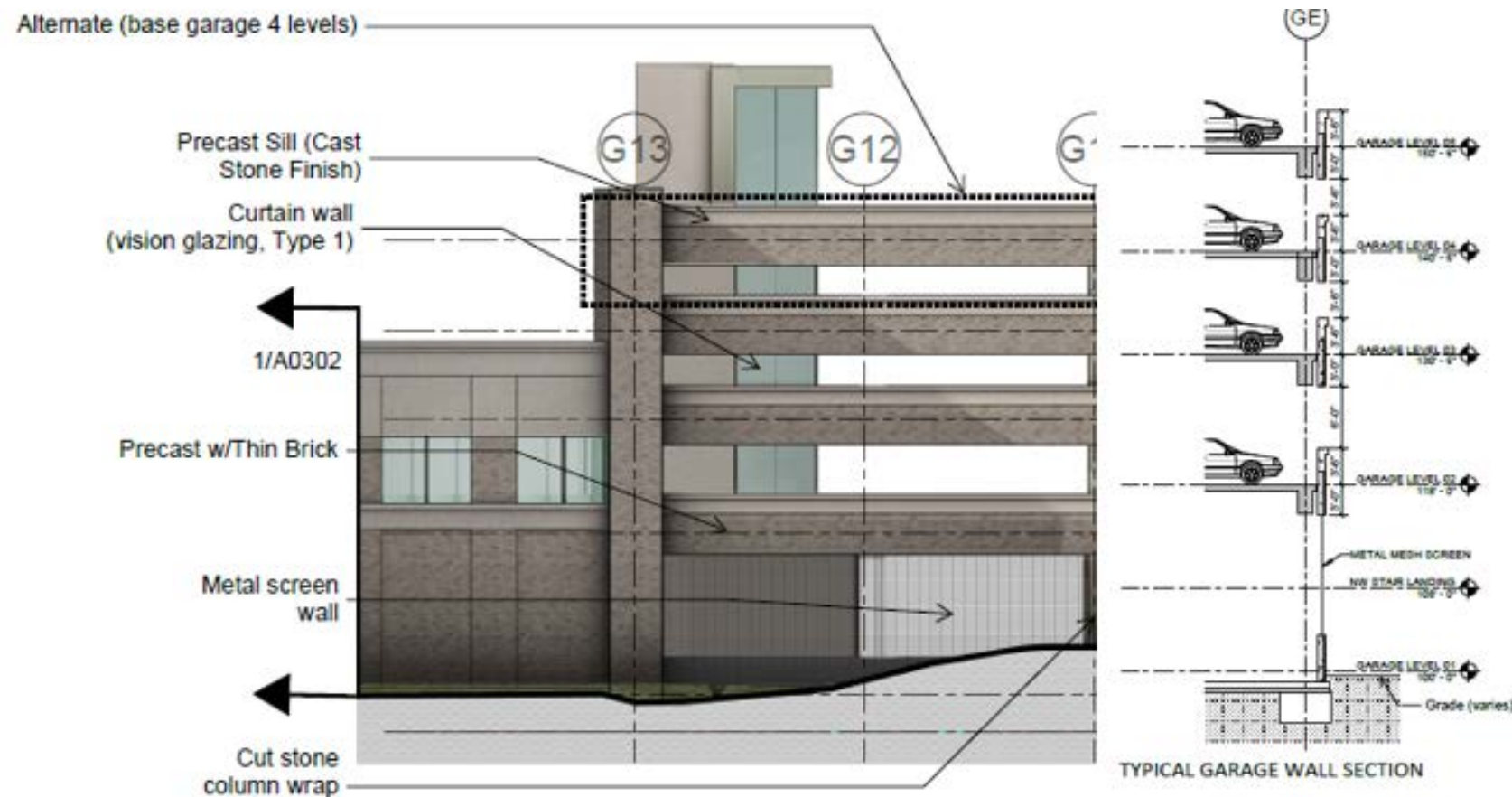


Figure 10: Close-up of the south parking garage elevation with the Typical Garage Wall Section.

- Staff Report raised the concern of the screening of the vehicles of the upper floors
- Applicant states that the vehicles on the upper levels will mostly be screened from line of sight by the precast wall assembly that are showing at 3.5 feet in height.
- Discussion of Greater Screening options for the upper floor

BUFFER YARD DISCUSSION

- **Section 405.310(E)(3)(d) Buffer Yards for the Any tract or site abutting a residential use within a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use.**
- **Applicants Text Amendment reduced the Buffer Yard to for parking and driveways to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The building setbacks was then reduced to 60 feet.**

CHAPTER 405.310 PH-DISTRICT

E. Regulations. The following regulations apply in the "PH" Planned Hospital District.

3. Yard And Setback Requirements.

d. Buffer Yards. Any tract or site abutting a residential use within a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use. However, for a tract or site adjacent to an institutional use within a residential zoning district, the setbacks are reduced to not less than twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings. However, provided further that the setback for parking and driveways shall be reduced to zero to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

BUFFER YARD

- **The Site Plans Do Show That The Oxygen Tank Enclosure And The Future Drive-thru Canopy Structure Within This 60 Feet.**
- **The Pharmacy Kiosk Can Be Relocated To South Outside Of The 60 Foot Setback.**
- **However, The Applicants Are Concerned Regarding The Relocation Of The Oxygen Tank Due To The Turning Radius Of The Truck Servicing The Facility.**
- **2018 Plan Did Show A Larger Utility Plant In This Area, But The Dimensions Were Not Indicated, And The Setback Issue Was Not Raised At That Time As The Area Was Not Dimensioned, And Was The Basis Of The Request**

BUFFER YARD

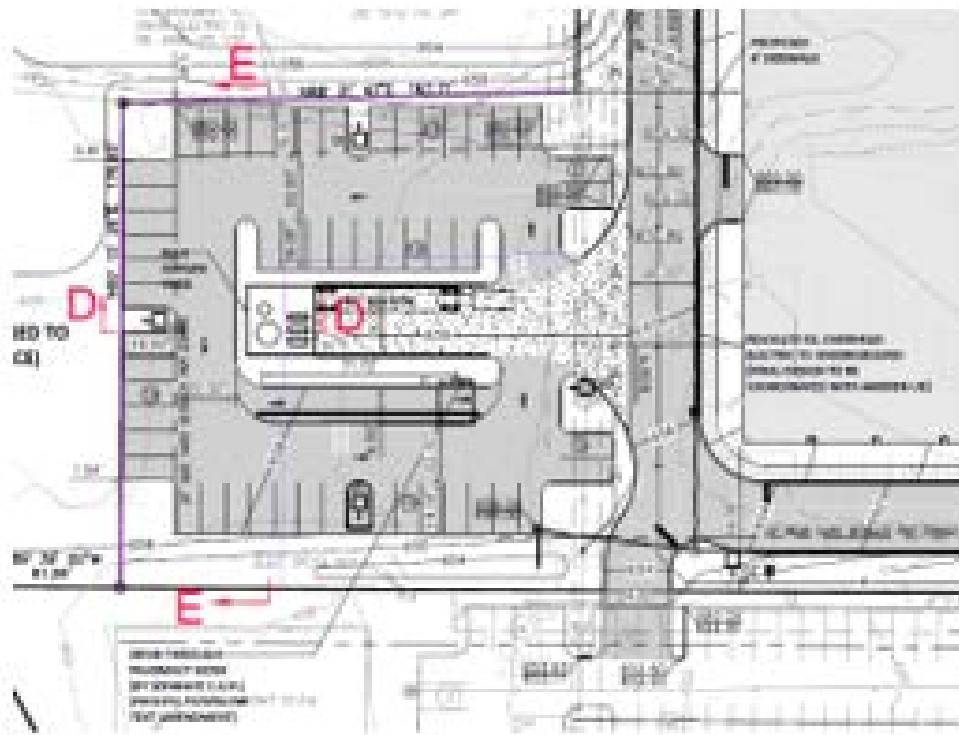


Figure 14: Revised emailed on 8-13-2020 site plan showing the pharmacy kiosk on the south of the oxygen tank enclosure.

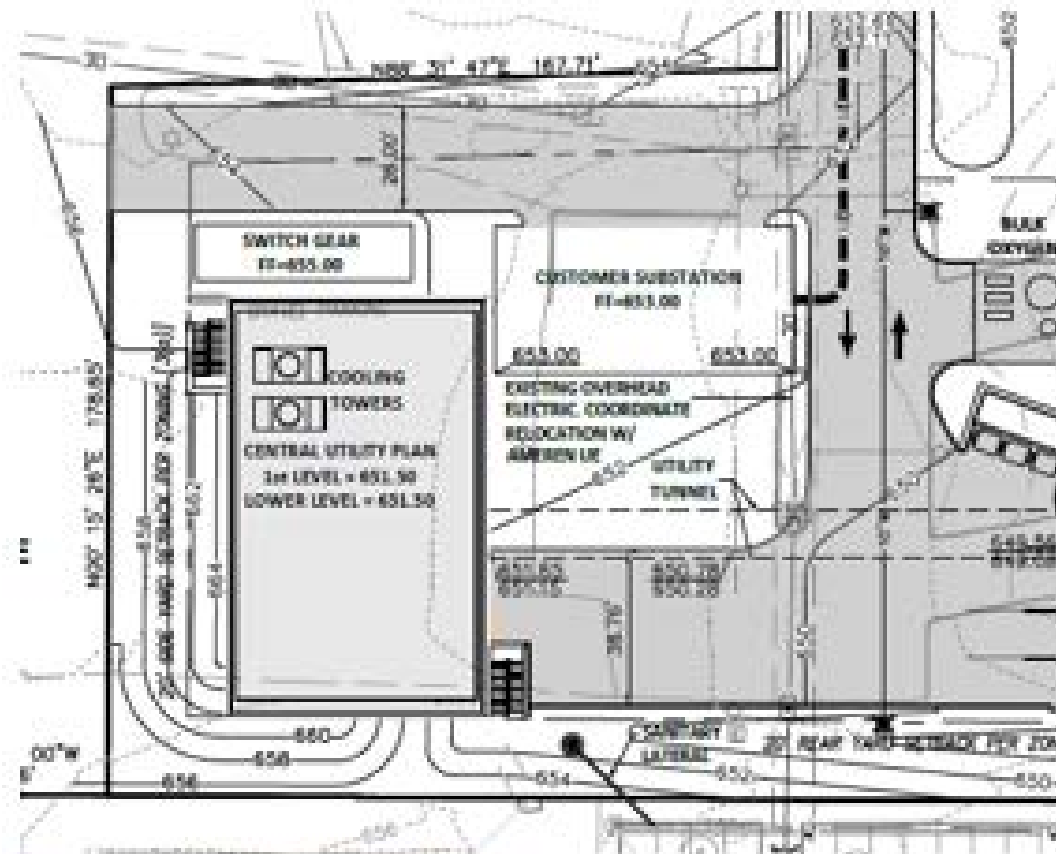


Figure 13: 2018 Utility Plant drawings

BUFFER YARD

- **Staff would also note that the approved text amendment eliminated the need for a buffer between surface parking areas and the adjacent institutional property and the placement of the accessory oxygen tank is within these allowable parking areas.**
- **The Recommended Conditions of Approval include that the Accessory Structures shall be relocated beyond the 60 foot setback.**
- **The Commission Should Discuss This Matter Further With Staff And The Applicant At The Meeting.**
- **Condition 3 of the Recommended Conditions of Approval may need to be modified**

USE OF GRASS PAVE FIRE LANE

- The Site Plan Is Showing The Use Of Grasspaver, That Will Allow For A Lawn Appearance While Allowing For The Fire Truck Access

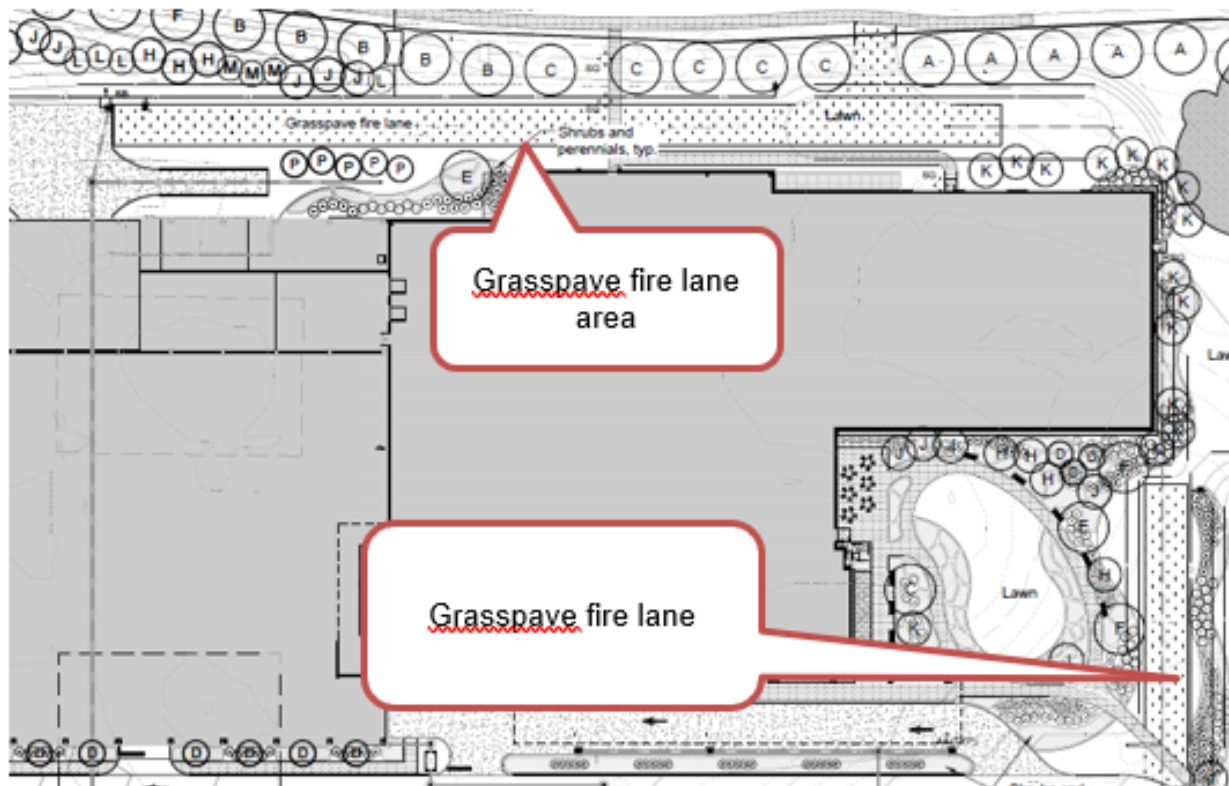


Figure 15: Close-up of the landscape plan showing the Grass Pave fire lane.

GRASSPAVERS

- **The Intent Is That These Will Remain The Look Of A Green Lawn And Will Only Be Used For A Fire Truck In The Event Of An Emergency**
- **Fire District has asked as part of their permitting process additional information that will prove the paver system will support the weight of the 78,000 lb. vehicle loading of the fire truck.**
- **Based upon the final determination by the Creve Coeur Fire District, should the fire lane need to covert to concrete, this area has been included as part of the site coverage calculation. And the Applicant will work with Staff to meet intent for a lawn area as much as possible, the while accommodating the needs CCFD.**

PARKING

- **A Requirement of the 2018 Cancer Center Expansion, a Parking Study was requested for the Entire Mercy Campus**
- Mercy hired Lochmueller Group to take an inventory of all existing parking available.
 - Inventory found that 4,940 spaces are available on the North Campus (less 374 spaces than previously indicated).
 - The parking regulations are being met with 149 spaces for the 4-story deck and 381 spaces with the 5th floor option.
 - Due to current pandemic, Mercy has not been operating under normal conditions to complete the study.

PARKING

- **The proposed Mercy Ballas outpatient center will move some of the services from the north campus to the new building, as well as some of the employee parking**
- **Thus, relieving some of the parking demands elsewhere.**
- **Therefore the Applicants are requesting that the requirement to complete the study be deferred.**
- **Condition 11 allows for the completion of the comprehensive parking study for the Mercy hospital campus is to be submitted with any future requests for an amendment to the Site Concept Plan or Site Development Plans.**
- **All other conditions were carried over from the prior ordinances.**



Questions



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

Meeting: 08/24/20 07:00 PM
Department: Planning Division
Category: Report
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5840 - an Ordinance Amending Table A: Permitted and Conditional Uses and Provisions in Section 405.470 Conditional Uses, of Article Vi Standards for Permitted, Accessory and Conditional Uses, of the Zoning Code of the City of Creve Coeur, Missouri to Allow for Drive-Through and Drive-In Sales of Goods or Services in the Ph-Planned Hospital Districts. First Reading

George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards. Currently, Drive-In and Drive Through Services (NAICS CC442100) are not permitted in the PH District. Allowable uses in the PH Zoning District are listed in Table A of Chapter 405, Zoning Code, with Conditional Use standards regulated in Section 405.470. The Planning and Zoning Commission recommended approval at its meeting on August 17, 2020.

Ordinance

Meeting of August 24, 2020

BILL NO. 5840

ORDINANCE NO. _____

AN ORDINANCE AMENDING TABLE A: PERMITTED AND CONDITIONAL USES AND PROVISIONS IN SECTION 405.470 CONDITIONAL USES, OF ARTICLE VI STANDARDS FOR PERMITTED, ACCESSORY AND CONDITIONAL USES, OF THE ZONING CODE OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW FOR DRIVE-THROUGH AND DRIVE-IN SALES OF GOODS OR SERVICES IN THE PH-PLANNED HOSPITAL DISTRICTS

WHEREAS, George Stock of Stock and Associates, on behalf of Mercy, has submitted a proposed text amendment to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards; and

WHEREAS, such uses are not currently allowed within the PH-Planned Hospital Districts; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 17, 2020, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on Monday, August 17, 2020; and,

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

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

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

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

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C			C	C	C	C	C

BILL NO. 5840

ORDINANCE NO. _____

Section 2: Section 405.470 Conditional Uses shall be amended to read as follows:

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

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

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "MX" "PC", "GC" and "CB" and "LI" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. When provided in the "PH" District drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #20-023: TEXT AMENDMENT APPLICATION TO AMEND THE ZONING CODE TO ALLOW A DRIVE-THROUGH PHARMACY KIOSK AS A CONDITIONAL USE WITHIN THE PLANNED HOSPITAL DISTRICT

FOR THE MEETING OF: Monday, August 17, 2020, 6:30 PM.

LOCATION: PH- Planned Hospital District

REQUEST: George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards. Currently, Drive-In and Drive Through Services (NAICS CC442100) are not permitted in the PH District. Allowable uses in the PH Zoning District are listed in Table A of Chapter 405, Zoning Code, with Conditional Use standards regulated in Section 405.470.

ADDITIONAL INFORMATION: If the text amendment is approved, the applicant intends to file for a conditional use permit to allow a drive-through pharmacy kiosk on the Mercy Ballas portion of the Mercy Hospital campus, south of Conway Road. BJC-West County, located at 12634 Olive Boulevard (also addressed as 10 Barnes West) is the only other property in the City zoned PH-Planned Hospital District. In 2017, the Applicants sought and received approval to reduce the buffer to zero when adjacent to a residentially-zoned institutional used.

Key Issues:

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

Creve Coeur 2030 Comprehensive Plan References

- Civic & Institutional Place Type Districts
 - Campus (CP) District

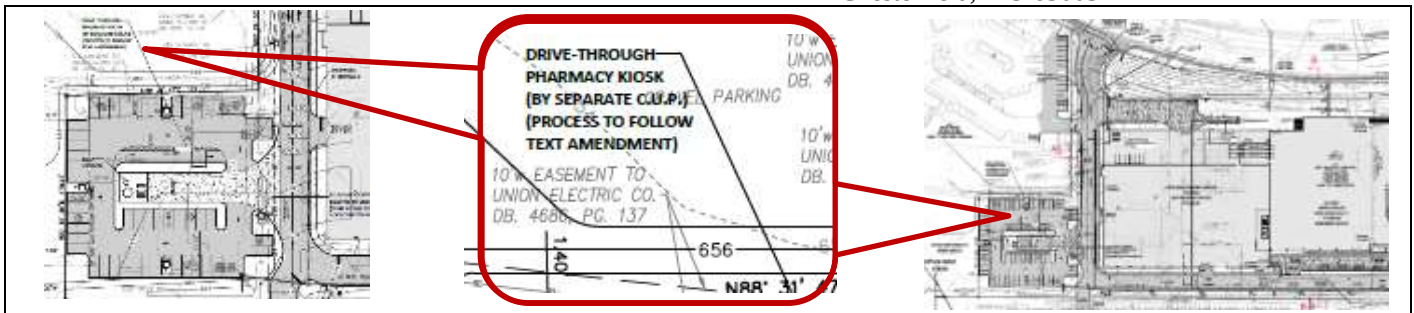
Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.210: Regulation of Uses
- Section 405.310: "PH" Planned Hospital District
- Section 405.460. Accessory Uses and Structures
- Section 405.470: Conditional Uses

APPLICANT: Mercy Hospital
615 S. New Ballas Road
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

George M. Stock, P.E., President
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



Report Prepared by: Whitney Kelly, AICP, City Planner
Date: 8/10/2020
Attachments: Applicant's Materials received
Draft Ordinance

BACKGROUND AND REQUEST

The applicant has submitted a proposed text amendment request affecting the regulations of the PH-Planned Hospital District of the Zoning Ordinance, Section 405.310. Table A would need to be revised as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							<u>C</u>			C	C	C	C	C

Article IV. Standards For Permitted, Accessory and Conditional Uses Section 405.470. Conditional Uses.

- A. Conditional uses allowed in zoning districts are as follows:
8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "PC", "GC" and "CB" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use.

Should the proposal move forward and be adopted, the Applicants would proceed with a conditional use permit request. The Applicants have a pending application for a site development for the Mercy Ballas outpatient center, which shows a potential site for the drive through facility. Approval of the Site Plan for the campus expansion does not constitute approval of any conditional use permit.

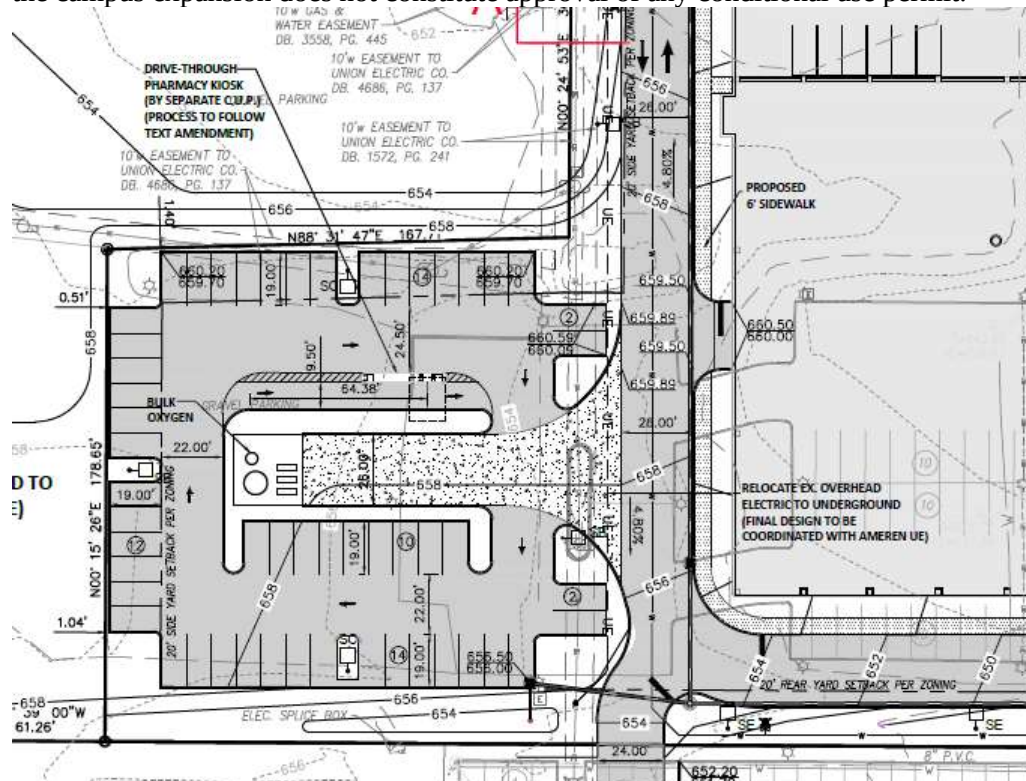


Figure 1: Close-up of the site plan showing the location of the Conditional Use Permit

COMPREHENSIVE PLAN ANALYSIS

The *Creve Coeur 2030* Comprehensive Plan Includes the Mercy Medical Center Campus in the Campus (CP) Place Type district with a vision intended for the development of large, multi-building office structures, institutional facilities, research building, educational, and healthcare facility, deeply setback from site edges and surrounded by beautiful landscape buffers. Campuses, by definition, consists of multiple primary building on a single site. (p. 109). When located in predominantly residential areas recommendations include establish a “green edge” landscape zone, measured horizontally from the lot boundary, along all street frontages to maintain compatibility with surrounding development character; building shall be prohibited from this landscape zone (p. 110),

In 2017, the Applicant’s proposed and received approval for a text amendment to decrease the buffer yard to zero when the when adjacent to a residentially zoned property that is used for an institutional use and to increase site coverage so that all sites within the PH zoning district are permitted a 63 percent site coverage. The intent was for the zero lot buffer to be specific to this site, and was to allow for the shared parking and shared entrances between both uses.

The City’s Design Guidelines specifically address Accessory building or facilities such as ATM’s, trash enclosures, storage and utility buildings which are to be designed to directly relate in material, character and detail to the primary building on the site. The site-specific consideration will be reviewed at the time of the review of the conditional use permit.

ZONING ANALYSIS

There are only two sites in the City that are within the PH zoning district, the BJC and Mercy medical campuses. The PH zoning district consists of regulations that apply to both campuses and others that apply specifically to the Mercy campus or the BJC campus based upon the size of the site. Section 405.310(E)(3)(d) of the PH-Planned Hospital District regarding Buffer Yards for properties in the PH-District states that: Any tract or site abutting a residential use within a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use. However, for a tract or site adjacent to an institutional use within a residential zoning district, the setbacks are reduced to not less than twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings. The setback for parking and driveways shall be reduced to zero to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

Under detached accessory structures, any free-standing ATM, or pharmacy are also reviewed under Section 405.460 (D) Accessory Uses and Structures regarding the location in that it cannot be within the front yard, i.e. in front of the building, and meet with the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas. Therefore, any detached accessory structure such as the Pharmacy Kiosk in the PH District would have to meet with the same setback as the building of 60 feet. The proposed location would need to be adjusted for the conditional use permit review to comply with this regulation, which according to the Applicant can be achieved by moving the kiosk to the south of the oxygen tank.

In addition, all drive-through services are to comply with the Section 405.470 Conditional uses that provide for specific site designs and landscaped screening from adjacent properties. Therefore, Staff would recommend that all of the districts that allow for drive-thru services should be included for the standards regulating All drive-through and drive-in sales of goods or services. Additionally, Staff would like to broaden the range of allowed drive-thru services should the hospitals wish to offer other drive-thru services in the future, provided that they are ancillary to the medical uses existing on the campus. Therefore, the proposed text amendment would as follow:

Article IV. Standards For Permitted, Accessory and Conditional Uses
Section 405.470. Conditional Uses.

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

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "MX" "PC", "GC" and "CB" and "LI" districts).
- a. Shall provide space for at least three (3) cars per drive-up window or station.
- b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
- c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
- d. When provided in the "PH" District drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

With these requirements in place, it would appear that there should be sufficient protections to meet with the recommendations of the Comprehensive Plan that protect residents, as well as provide a service to the patients of both hospitals that are zoned PH-District. However, Staff has not been able to fully review the potential impacts on the BJC-West County site without a proposal for that area.

ACTION AND EXAMPLE MOTION

If the Commission is supportive of the proposed changes regarding the revised language to Table A and Section 405.470(A)(8) to include drive-thru pharmacy kiosk as a conditional use in the PH District, they should recommend approval to the City Council. Such a motion would be similar to the following:

"I move to approve Application #20-023 for text amendments to the regulations to allow for a free-standing drive-through pharmacy kiosk in the PH-District, and to provide language reconciling Table A and Section 405.470(A)(8) for the conditional use standards for all drive-through services CC442100 as discussed in the Staff Report on Application #20-023 for the meeting of August 17, 2020."

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.

PH-Planned Hospital Districts



city
of

CREVE COEUR

File # _____

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 www.creve-coeur.org

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Mercy Health East Communities c/o GERALYN LYNCH	George Stock
<i>Name</i>	<i>Name</i>
Mercy Health; as agent for Mercy Health Communities East	Stock & Associates Consulting Engineers, Inc.
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
615 S. New Ballas Road	257 Chesterfield Business Parkway
<i>Address</i>	<i>Address</i>
Creve Coeur, MO 63141	Chesterfield, MO 63005
<i>Address</i>	<i>Address</i>
Telephone # 314-346-3875	Telephone # 636-530-9100
Fax # 314-364-3341	Fax # 636-530-9130
Email: geraldyn.lynn@mercy.net	Email: george.stock@stockassoc.com

Applicant's Status (Indicate one):

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

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, August 3, 2020.

Geraldyn Lynch
 Applicant's Signature

6-29-2020

Date

George Stock
 Applicant's Representative's Signature

7/2/2020

Date

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

Request to allow Use Code CC442100 'All Drive-in and Drive-Through Services (Excluding Food Services) as a Conditional Use within the Planned Hospital 'PH' District, for the sole use of a Drive-Through Pharmacy kiosk.

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

Zoning Ordinance 405 Attachment 1; Table A Permitted and Conditional Uses; 405 Attachment 1:14, Use Code: CC442100 All Drive-In and Drive-Through Services (Excluding Food Services); Zoning District PH; allow as C = Conditional Use Permit Required.

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

Chapter 405. Zoning Ordinance Article III. Zoning District Regulations Section 405.310. "PH" Planned Hospital District C. Conditional Uses. The City Council may authorize the uses identified as conditional uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendations of the Planning and Zoning Commission and subject to such other restriction and conditions as are deemed necessary.

Request to allow Use Code CC442100 'All Drive-in and Drive-Through Services (Excluding Food Services) as a Conditional se within the Planned Hospital 'PH' District, for the sole use of a Drive-Through Pharmacy kiosk.

To be subject to conditions already outlined in Seciton 405.470.A.8.

Add: Section 405.470.A.8.d

d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use.

Attachment B**Office Use Only**

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

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (314)872-2501

Revised: 5/20

Attachment A (See 405 Attachment 1:14)

ZONING ORDINANCE

405 Attachment 1

City of Creve Coeur

TABLE A
PERMITTED AND CONDITIONAL USES

[Ord. No. 5300, 4-22-2013; Ord. No. 5325 §1, 8-26-2013; Ord. No. 5431 §§17 — 18, 7-27-2015; Ord. No. 5631, 3-25-2019; Ord. No. 5637, 4-22-2019; Ord. No. 5648, 8-26-2019]

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems												C		C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multi-Family Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														C
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P

CREVE COEUR CITY CODE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
238150	Glass and Glazing Contractors														C
238210	Electrical Contractors and Other Wiring Installation Contractors														C
238220	Plumbing, Heating, and Air-Conditioning Contractors														C
238310	Drywall and Insulation Contractors														C
238320	Painting and Wall Covering Contractors														C
238330	Flooring Contractors														C
238340	Tile and Terrazzo Contractors														C
238350	Finish Carpentry Contractors														C
238390	Other Building Finishing Contractors														C
238990	All Other Specialty Trade Contractors														C
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionary Manufacturing from Purchased Chocolate										P	P	P	P	P
311340	Non-Chocolate Confectionary Manufacturing										P	P	P		P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C
313220	Narrow Fabric Mills and Schiffii Machine Embroidery														P
313310	Textile and Fabric Finishing Mills														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
313320	Fabric Coating Mills														P
314120	Curtain and Linen Mills														P
314910	Textile Bag and Canvas Mills														P
314999	All Other Miscellaneous Textile Product Mills														C
315210	Cut and Sew Apparel Contractors														P
315220	Men's and Boys' Cut and Sew Apparel Manufacturing														P
315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing														P
315280	Other Cut and Sew Apparel Manufacturing														P
315990	Apparel Accessories and Other Apparel Manufacturing														P
316210	Footwear Manufacturing														P
316992	Woman's Handbag and Purse Manufacturing														P
316998	All Other Leather Good and Allied Product Manufacturing														P
321211	Hardwood Veneer and Plywood Manufacturing														C
321212	Softwood Veneer and Plywood Manufacturing														C
321213	Engineered Wood Member (except Truss) Manufacturing														C
321214	Truss Manufacturing														C
321219	Reconstituted Wood Product Manufacturing														C
321911	Wood Window and Door Manufacturing														C
321912	Cut Stock, Re-sawing Lumber, and Planning														C
321918	Other Millwork (including Flooring)														C
321920	Wood Container and Pallet Manufacturing														C
321991	Manufactured Home (Mobile Home) Manufacturing														C
321992	Prefabricated Wood Building Manufacturing														C
321999	All Other Miscellaneous Wood Product Manufacturing														C
322211	Corrugated and Solid Fiber Box Manufacturing														C
322212	Folding Paperboard Box Manufacturing														P
322219	Other Paperboard Container Manufacturing														P
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activities for Printing														P
325220	Artificial and Synthetic Fibers and Filaments									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing														P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P

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Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
332911	Industrial Valve Manufacturing														P	
332912	Fluid Power Valve and Hose Fitting Manufacturing														C	
332913	Plumbing Fixture Fitting and Trim Manufacturing														P	
332919	Other Metal Valve and Pipe Fitting Manufacturing														P	
332991	Ball and Roller Bearing Manufacturing														P	
332992	Small Arms Ammunition Manufacturing														C	
332993	Ammunition (except Small Arms) Manufacturing														C	
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C	
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P	
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C	
333111	Farm Machinery and Equipment Manufacturing														C	
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C	
333120	Construction Machinery Manufacturing														P	
333131	Mining Machinery and Equipment Manufacturing														P	
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P	
333241	Food Product Machinery Manufacturing														P	
333242	Semi-Conductor Machinery Manufacturing														P	
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P	
333244	Printing Machinery and Equipment Manufacturing														P	
333249	Other Industrial Machinery Manufacturing														P	
333314	Optical Instrument and Lens Manufacturing														P	
333316	Photographic and Photocopying Equipment Manufacturing														P	
333318	Other Commercial and Service Industry Machinery Manufacturing														P	
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P	
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P	

ZONING ORDINANCE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
333911	Pump and Pumping Equipment Manufacturing														P
333912	Air and Gas Compressor Manufacturing														P
333913	Measuring and Dispensing Pump Manufacturing														P
333921	Elevator and Moving Stairway Manufacturing														P
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
333997	Scale and Balance Manufacturing														P
333999	All Other Miscellaneous General Purpose Machinery Manufacturing														C

CREVE COEUR CITY CODE

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semi-Conductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334613	Blank Magnetic and Optical Recoding Media Manufacturing														P
334614	Software and Other Pre-Recorded Compact Disc, Tape, and Record Reproducing											P	P	P	P
335110	Electric Lamp Bulb and Part Manufacturing														P
335121	Residential Electric Lighting Fixture Manufacturing														P
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
335129	Other Lighting Equipment Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335221	Household Cooking Appliance Manufacturing														P
335222	Household Refrigerator and Home Freezer Manufacturing														P
335224	Household Laundry Equipment Manufacturing														P
335228	Other Major Household Appliance Manufacturing														P
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335911	Storage Battery Manufacturing														P
335912	Primary Battery Manufacturing														P
335932	Non-Current-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
336111	Automobile Manufacturing														C
336112	Light Truck and Utility Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C
336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxillary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														C
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing														C
337122	Non-Upholstered Wood Household Furniture Manufacturing														C
337124	Metal Household Furniture Manufacturing														C
337125	Household Furniture (except Wood and Metal) Manufacturing														C
337127	Institutional Furniture Manufacturing														C
337211	Wood Office Furniture Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
337212	Custom Architectural Woodwork and Millwork Manufacturing														C
337214	Office Furniture (except Wood) Manufacturing														C
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C
337910	Mattress Manufacturing														C
337920	Blind and Shade Manufacturing														P
339112	Surgical and Medical Instrument Manufacturing														P
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P
339114	Dental Equipment and Supplies Manufacturing							C							P
339115	Ophthalmic Goods Manufacturing							C							P
339116	Dental Laboratories							P					C	C	P
339910	Jewelry and Silverware Manufacturing														P
339920	Sporting and Athletic Goods Manufacturing														P
339930	Doll, Toy, and Game Manufacturing														P
339940	Office Supplies (except Paper) Manufacturing														P
339950	Sign Manufacturing										C	C	C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing														P
339992	Musical Instrument Manufacturing														P
339993	Fastener, Button, Needle, and Pin Manufacturing														P
339994	Broom, Brush, and Mop Manufacturing														P
339995	Burial Casket Manufacturing														P
339999	All Other Miscellaneous Manufacturing														C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P
423130	Tire and Tube Merchant Wholesalers														C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C
423210	Furniture Merchant Wholesalers														P
423220	Home Furnishing Merchant Wholesalers														P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														P
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers														P
424110	Printing and Writing Paper Merchant Wholesalers														P
424120	Stationary and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers														P
424310	Place Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers														P
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers														P
424340	Footwear Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P
424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P
424490	Other Grocery and Related Products Merchant Wholesalers														P
424510	Grain and Field Bean Merchant Wholesalers														P
424520	Livestock Merchant Wholesalers														P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P
424690	Other Chemical and Allied Products Merchant Wholesalers														C
424810	Beer and Ale Merchant Wholesalers														P
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														P
424910	Farm Supplies Merchant Wholesalers														P
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P
424940	Tobacco and Tobacco Product Merchant Wholesalers														P
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P
424990	Other Miscellaneous Non-Durable Goods Merchant Wholesalers														P
425110	Business to Business Electronic Markets								P		P	P	P	P	P
425120	Wholesale Trade Agents and Brokers								P				P	P	P
441110	New Car Dealers												C	C	C
441120	Used Car Dealers														C
441210	Recreational Vehicle Dealers														C
441222	Boat Dealers											C	C	C	C
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
441310	Automotive Parts and Accessories Stores										C	C	C	C	C
441320	Tire Dealers												C		C
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C				C	C	C	C
442110	Furniture Stores										P	P	P	P	C
442210	Floor Covering Stores										P	P	P	P	C
442291	Window Treatment Stores										P	P	P	P	P

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442299	All Other Home Furnishings Stores										C	C	P	P	P
443141	Household Appliance Stores										C	C	P	P	P
443142	Electronics Stores										P	P	P	P	P
444110	Home Centers											C	C	C	P
444120	Paint and Wallpaper Stores										C	P	P	P	P
444130	Hardware Stores										P	P	P	P	P
444190	Other Building Material Dealers											C	C	C	P
444210	Outdoor Power Equipment Stores										C	C	C	P	P
444220	Nursery, Garden Center, and Farm Supply Stores										C			C	P
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P	P	P	P
445120	Convenience Stores								C		C	C	C	C	C
445210	Meat Markets										P	P	P	P	P
445220	Fish and Seafood Markets														P
445230	Fruit and Vegetable Markets										P	P	P	P	P
445291	Baked Goods Stores										P	P	P	P	P
445292	Confectionery and Nut Stores										P	P	P	P	P
445299	All Other Specialty Food Stores										P	P	P	P	P
445310	Beer, Wine, and Liquor Stores										P	P	P	P	P
446110	Pharmacies and Drug Stores							P	P		P	P	P	P	P
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P	P	P
446130	Optical Goods Stores										P	P	P	P	P
446191	Food (Health) Supplement Stores							P			P	P	P	P	P
446199	All Other Health and Personal Care Stores										P	P	P	P	P
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C
447190	Other Gasoline Stations											C	C	C	C
448110	Men's Clothing Stores										P	P	P	P	C
448120	Women's Clothing Stores										P	P	P	P	C
448130	Children's and Infants' Clothing Stores										P	P	P	P	C
448140	Family Clothing Stores										P	P	P	P	C
448150	Clothing Accessories Stores										P	P	P	P	C
448190	Other Clothing Stores										P	P	P	P	P
448210	Shoe Stores										P	P	P	P	P
448310	Jewelry Stores										P	P	P	P	C
448320	Luggage and Leather Goods Stores										P	P	P	P	C

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451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P
451120	Hobby, Toy, and Game Stores										P	P	P	P	P
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P
451140	Musical Instrument and Supplies Stores										P	P	P	P	P
451211	Book Stores										P	P	P	P	P
451212	News Dealers and Newsstands								P		P	P	P	P	P
452111	Department Stores (except Discount Department Stores)										C	C	C	C	P
452112	Discount Department Stores										C	C	C	C	P
452910	Warehouse Clubs and Supercenters											C	C	C	P
452990	All Other General Merchandise Stores								C		C	C	C	C	P
453110	Florists							P			P	P	P	P	P
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods)										P	P	P	P	P
453910	Pet and Pet Supplies Stores										P	P	P	P	P
453920	Art Dealers										P	P	P	P	P
453930	Manufactured (Mobile) Home Dealers														C
453991	Tobacco Stores										P	P	P	P	P
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Medical Marijuana Dispensary Facility, as defined under Section 405.120							P		P	P	P	P	P	P
454111	Electronic Shopping										P	P	P	P	P
454112	Electronic Auctions													P	P
454113	Mail-Order Houses														P
454210	Vending Machine Operators														P
454310	Fuel Dealers														C
454390	Other Direct Selling Establishments										P	P	P		
481112	Scheduled Freight Air Transportation														P
481219	Other Non-Scheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C

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484122	General Freight Trucking, Long-Distance, Less Than Truckload															C
484210	Used Household and Office Goods Moving															C
484220	Specialized Freight (except Used Goods) Trucking, Local															C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance															C
485111	Mixed Mode Transit Systems															C
485112	Commuter Rail Systems															C
485113	Bus and Other Motor Vehicle Transit Systems															C
486119	Other Urban Transit Systems															P
485210	Interurban and Rural Bus Transportation												C		C	C
485310	Taxi Service															C
485320	Limousine Service															P
485410	School and Employee Bus Transportation															C
485510	Charter Bus Industry												C			C
485991	Special Needs Transportation												C			C
485999	All Other Transit and Ground Passenger Transportation												C			C
486110	Pipeline Transportation of Crude Oil															C
486210	Pipeline Transportation of Natural Gas															C
486910	Pipeline Transportation of Refined Petroleum Products															C
486990	All Other Pipeline Transportation															C
488190	Other Support Activities for Air Transportation															P
488410	Motor Vehicle Towing															C
488490	Other Support Activities for Road Transportation															C
488510	Freight Transportation Arrangement															P
488991	Packing and Crating															P
488999	All Other Support Activities for Transportation															P
491110	Postal Service								P				P	P	P	P
492110	Couriers and Express Delivery Services															P
492210	Local Messengers and Local Delivery															P
493110	General Warehousing and Storage															C
493120	Refrigerated Warehousing and Storage															C

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
511110	Newspaper Publishers								P		P	P		P	P
511120	Periodical Publishers								P	P	P	P		P	P
511130	Book Publishers								P		P	P		P	P
511140	Directory and Mailing List Publishers								P		P	P		P	P
511191	Greeting Card Publishers								P		P	P		P	P
511199	All Other Publishers								P		P	P		P	P
511210	Software Publishers								P	P	P	P	P	P	P
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512210	Record Production								P	P			P	P	P
512220	Integrated Record Production/Distribution														P
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
515111	Radio Networks								C			C	C	C	C
515112	Radio Stations								C			C	C	C	C
515120	Television Broadcasting								C			C	C	C	C
515210	Cable and Other Subscription Programming								C			C	C	C	C
517110	Wired Telecommunications Carriers								C	C		C		C	C
517210	Wireless Telecommunications Carriers Incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
517410	Satellite Telecommunication								C	C			C		C
517911	Telecommunications Resellers								C			P		P	P
517919	All Other Telecommunications								C				C		C
517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C
518210	Data Processing, Hosting, and Related Services								P	P		P		P	P
519110	News Syndicates								P			P	P	P	
519120	Libraries and Archives						P		P	P	P	P	P	P	P
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P
519190	All Other Information Services								P	P		P		P	P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
522120	Savings Institutions						C		C		C	C	C	C	C
522130	Credit Unions						C		C		C	C	C	C	C
522190	Other Depository Credit Intermediation								C			C		C	C
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P
522298	All Other Non-Depository Credit Intermediation (Incl. Pawnshops)														
522310	Mortgage and Non-Mortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
523110	Investment Banking and Securities Dealing								P			P	P	P	
523120	Securities Brokerage								P		P	P	P	P	
523130	Commodity Contracts Dealing								P		P		P	P	
523140	Commodity Contracts Brokerage								P		P		P	P	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P			P		P	
523920	Portfolio Management								P		P	P	P	P	
523930	Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C

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524292	Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Non-Residential Buildings (except Miniwarehouses)								P		P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Non-Residential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	
532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
532220	Formal Wear and Costume Rental										P	P	P	P	C
532230	Video Tape and Disc Rental										P	P	P	P	C
532291	Home Health Equipment Rental										P	P	P	P	C
532292	Recreational Goods Rental										P	P	P	P	P
532299	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P

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533110	Lessors of Non-Financial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility, as defined under Section 405.120									P					P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P			P	P	P	P

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541620	Environmental Consulting Services								P	P		P	P	P	P	
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P	
541711	Research and Development in Biotechnology								P	P					P	
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P					P	
541720	Research and Development in the Social Sciences and Humanities								P	P				P		
541810	Advertising Agencies								P			P	P	P	P	
541820	Public Relations Agencies								P			P	P	P	P	
541830	Media Buying Agencies								P			P	P	P	P	
541840	Media Representatives								P			P	P	P	P	
541850	Outdoor Advertising								P			P	P	P	P	
541860	Direct Mail Advertising								P			P	P	P	P	
541870	Advertising Material Distribution Services								P			P	P	P	P	
541890	Other Services Related to Advertising								P			P	P	P	P	
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P	
541921	Photography Studios, Portrait										P	P	P	P	P	
541922	Commercial Photography											P	P	P	P	
541930	Translation and Interpretation Services								P			P		P	P	
541940	Veterinary Services										P	P	P	P	P	
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P	
551111	Offices of Bank Holding Companies								P		P	P	P	P	P	
551112	Offices of Other Holding Companies								P		P	P	P	P	P	
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P	
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P		
561110	Office Administrative Services								P			P	P	P	P	
561210	Facilities Support Services														P	
561311	Employment Placement Agencies								P			C	C	C	P	
561312	Executive Search Services								P			P	P	P	P	
561320	Temporary Help Services								P			P	P	P	P	
561330	Professional Employer Organizations								P			P	P	P	C	
561410	Document Preparation Services								P	P		P	P	P	P	

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561421	Telephone Answering Service								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C
611110	Elementary and Secondary Schools	C	C	C	C	C	P								
611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P

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611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P			P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P					C		P
621511	Medical Laboratories							P					C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P				P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P							P
621999	All Other Miscellaneous Ambulatory Health Care Services							P					C	C	

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P						P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required																
Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
711510	Independent Artists, Writers, and Performers							C				C	C	C		
712110	Museums											C	C	C		
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C		
712130	Zoos and Botanical Gardens											C	C	C		
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C		
713110	Amusement and Theme Parks											C	C	C		
713120	Amusement Arcades										C	C	C	C		
713290	Other Gambling Industries											C	C	C	C	
713910	Golf Courses and Country Clubs	C	C	C	C	C										
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P	
713950	Bowling Centers											C	C	C		
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P	
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C		
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)														P	
721310	Rooming and Boarding Houses						C	C								
722310	Food Service Contractors											C	C	C	C	
722320	Caterers											C	C	C	C	
722330	Mobile Food Services										C	C	C	C	C	
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C	
722511	Full-Service Restaurants								C		C	C	C	C	C	
722513	Limited-Service Restaurants								C		C	C	C	C	C	
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C	
722515	Snack and Non-Alcoholic Beverage Bars								C	C	C	C	C	C	C	
811111	General Automotive Repair												C		C	
811112	Automotive Exhaust System Repair												C		C	
811113	Automotive Transmission Repair												C		C	
811118	Other Automotive Mechanical and Electrical Repair and Maintenance												C		C	
811121	Automotive Body, Paint, and Interior Repair and Maintenance														C	
811122	Automotive Glass Replacement Shops												C		C	
811191	Automotive Oil Change and Lubrication Shops												C	C	C	
811192	Car Washes												C		C	
811198	All Other Automotive Repair and Maintenance												C		C	

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
811211	Consumer Electronics Repair and Maintenance										C	C	C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P	P	P	P
811213	Communication Equipment Repair and Maintenance														P
811219	Other Electronic and Precision Equipment Repair and Maintenance												P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P
811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Re-upholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair											P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops										P	P	P	P	P
812112	Beauty Salons										P	P	P	P	C
812113	Nail Salons										P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons and Turkish baths)										P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries not associated with a place of worship and all Crematories	C					C					C			
812320	Dry Cleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers										P				
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405, 120) Services										P	P	P	P	
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
812930	Parking Lots and Garages												C	C	P
812990	All Other Personal Services										C	C	C	C	C
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P			P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households, Single-Family Residential	P	P	P	P		P								
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P									
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)					C									
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)													P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	
921110	Executive Offices								P	P		P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P
921190	Other General Government Support								P	P		P	P	P	P
922110	Courts								P				P	P	P
922120	Police Protection						P	P	P	P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P	P	P	
922160	Fire Protection						P		P	P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resources Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	P
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

Attachment B (See 405.470.8; page 5/13)

City of Creve Coeur, MO
Wednesday, June 24, 2020

Chapter 405. Zoning Ordinance

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

[R.O. 2008 §26-52; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1909 §2, 12-8-1997; Ord. No. 1957 §2, 10-12-1998; Ord. No. 1958 §§2 — 3, 10-12-1998; Ord. No. 2051 §§1 — 2, 2-28-2000; Ord. No. 2102 §1, 1-22-2001; Ord. No. 2202 §1, 12-9-2002; Ord. No. 2247 §1, 11-24-2003; Ord. No. 2289 §1, 6-28-2004; Ord. No. 4043 §1, 11-13-2006; Ord. No. 5007 §1, 10-22-2007; Ord. No. 5228 §2, 10-24-2011; Ord. No. 5236 §§1, 3, 12-12-2011; Ord. No. 5295 §1, 2-11-2013; Ord. No. 5300 §19, 4-22-2013]

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

1. *Electric power distribution — (NAICS 221122) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).* Shall provide a minimum six (6) foot high screen of evergreen plant material or wall between any structure exceeding three (3) feet in height, with the exception of utility poles and any adjacent residential or institutional use or any right-of-way or street.
2. *Retreat houses — (NAICS 813110) operated by non-profit or religious, fraternal or community service organizations including overnight accommodations for guests or members (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).*
 - a. Shall be located on sites of at least three (3) acres.
 - b. Overnight accommodations shall be limited to guests or members.
 - c. The maximum capacity of such overnight guest facilities shall not exceed a ratio of four (4) overnight guests per acre of site occupied by the retreat house.
3. *Accessory retail sales — (NAICS 45299 all other general merchandise stores and NAICS 445120 convenience stores) (conditional use in the "PO" districts).*
 - a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.
 - b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.
 - c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.
4. *Roof-mounted communication equipment (CC-517929) (conditional use in the "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).*
[Ord. No. 5381 §3, 7-14-2014]

- a. Roof-mounted communication equipment shall not exceed fifteen (15) feet in height as measured from the roof of the building and shall meet the sky-exposure plane requirement in the applicable zoning district if applicable.
 - b. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - c. In addition to the requirements of Section **405.1080**, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - d. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - e. Roof-mounted communication equipment shall not be located within one hundred fifty (150) feet of any residential structure.
 - f. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
 - g. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.
 - h. Changes to existing facilities and/or structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[1]
 [Ord. No. 5620, 12-10-2018]
 [1] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*
5. *Roof-mounted communication equipment (CC-517929) (conditional use in the "A" District).*
 [Ord. No. 5381 §3, 7-14-2014]
- a. Roof-mounted communication equipment may be located in a residential parcel if the property is over twenty (20) acres and is primarily used as a public or private school or place of worship.

- b. The location of the roof-mounted communication equipment shall be no less than three hundred (300) feet from any residential structure measured from the location of the proposed communication equipment.
 - c. Any equipment building, cabinet or similar elements serving the antenna must be located within the structure on which it is mounted or below grade level so as to minimize the visibility from the outside of said structure.
 - d. No antenna shall project above the existing height of the structure upon which it is mounted.
 - e. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - f. In addition to the requirements of Section **405.1080**, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - g. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - h. Signs and lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
 - i. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the communication equipment owner's expense. The owner shall provide the City with a copy of its notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.
 - j. Changes to existing facilities and/or structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[2]
[Ord. No. 5620, 12-10-2018]
- [2] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*
6. Communication towers — (NAICS 517210) (conditional use in the "A," "B," "C," "D," "AR," "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).
[Ord. No. 5381 §3, 7-14-2014]

- a. A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.
- b. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A," "B," "C," "D," and "AR" District.
- c. The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.
- d. The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.
- e. All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
- f. In addition to the requirements of Section **405.1080**, the site plan for the communication tower shall include the following information:
 - (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.
- g. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
- h. A communication tower shall not be located closer than fifty (50) feet from any street right-of-way.
- i. The provisions of Section **405.620** and Section **405.690** shall not apply to communication towers.
- j. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations. Removal of existing equipment shall not be a condition of approval of any subsequent application.
- k. Changes to existing wireless facilities and/or support structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and

engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[3]

[Ord. No. 5620, 12-10-2018]

[3] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*

7. *Electromedical and electrotherapeutic apparatus manufacturing — (NAICS 334510), surgical appliance and supplies manufacturing — (NAICS 339113), dental equipment and supplies manufacturing — (NAICS 339114), and ophthalmic goods manufacturing — (NAICS 339115) (conditional use in the "PH" district).*

- a. Shall clearly be accessory to the medical specialty use.
- b. Shall be located in the same building as the medical specialty use.
- c. Shall occupy less than fifty percent (50%) of the floor area of the building devoted to the medical specialty, not to exceed ten thousand (10,000) square feet.

8. *All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC-442100) (conditional use in the "PC", "GC" and "CB" districts).*

[Ord. No. 5400 §1, 11-10-2014]

Add "PH"

- a. Shall provide space for at least three (3) cars per drive-up window or station.
- b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
- c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.

d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use

9. *Water supply and irrigation systems — NAICS 221310 (conditional use in the "GC" and "LI" district).*

[Ord. No. 5648, 8-26-2019]

- a. Shall be located on lots of at least three (3) acres in the "LI" Light Industrial District.
- b. Shall be located on lots of at least eight (8) acres in the "GC" General Commercial District.
- c. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

10. *Sewage treatment facilities — NAICS 221320 (conditional use in the "LI" district).*

- a. Shall be located on lots of at least three (3) acres.
- b. Shall be allowed only as an accessory use to an industrial use.
- c. Shall be limited to the treatment of industrial waste prior to transmittal to the sanitary sewer system.

- d. Shall receive all necessary permits from the Metropolitan St. Louis Sewer District, St. Louis County, the State of Missouri and the Federal Government prior to initiating operation.
11. *New car dealers — NAICS 441110 (conditional use in the "GC" and "CB" districts).*
- a. *Site size.* Shall be located on lots of not less than one (1) acre.
 - b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - c. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - d. *Motor vehicle dealers (new or new and used) (all uses NAICS 441110).* A motor vehicle dealer, whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the later of the date of such termination or January 24, 2011, provided the dealer gives the City written notice of such termination within thirty (30) days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.
12. *New car dealers, used car dealers, motorcycle dealers, and boat dealers — NAICS 441110, 441120, 441221 and 441222 (conditional use in the "LI" District).*
- a. *Indoor operations only.* All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.
 - b. *Site size.* Shall be located on lots of not less than one (1) acre.
 - c. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.
13. *Gasoline service stations — NAICS 447110 and 447190 (conditional use in the "PC", "GC" and "CB" districts).* The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section **405.1070**, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.
- a. *Site size.* Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever is greater. A dispenser may have more than one (1) hose.
 - b. *Setbacks.* All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned for service at pump islands.
 - c. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building. Where

adjacent to a residential district ("A", "B", "C", "D", "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.

- d. *Parking and access.* In addition to providing parking in accordance with Section **405.820(F)**, there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.
 - e. *Fencing.* The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
 - f. *Retail sales.* Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.
 - g. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - h. *Major repairs prohibited.* Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.
 - i. *Trailer and equipment rental prohibited.* Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.
 - j. *Gasoline deliveries.* No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.
 - k. *Pump island location.* Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.
 - l. *Landscaping and buffering.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
 - m. *Curb cuts and corner radius.* On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.
 - n. *Sight lines.* Landscaping provided along the street frontage in accordance with paragraph (13)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).
14. *Food services and drinking places — (NA/CS 722).* Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:
[Ord. No. 5400 §2, 11-10-2014]

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building; [Ord. No. 5626, 2-11-2019]
- c. Drive-through services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:
 - (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
 - (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved, and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns.
 - (3) The drive-thru restaurant shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
 - (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.
 - (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
 - (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
 - (7) The designated stacking lane shall not cross between the building and principal street frontage.
 - (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
 - (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
 - (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

- d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:
- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings, one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
 - (2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved.
 - (3) The drive-thru restaurant shall have pedestrian-oriented landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).
 - (4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.
 - (5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
 - (6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.
 - (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
 - (8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
 - (9) The designated stacking lane shall not cross between the building and principal street frontage.
 - (10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
 - (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
 - (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

- e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.
15. *Hotels and motels — NAICS 721110 (conditional use in the "PC", "GC", "CB" and "LI" district).*
- a. Shall be located on lots of not less than three (3) acres.
16. *Hotels and motels, and rooming and boarding houses — NAICS 721110 and 721310 (conditional use in the "HE" district).*
- a. Shall be located on lots of not less than twenty (20) acres.
- b. Shall be accessory to a permitted principal use.
17. *Cemeteries and crematories — NAICS 812220 (conditional use in the "A", "HE", and "PC" districts).*
- a. Shall be located on sites of at least forty (40) acres.
- b. The use of the site shall be limited to cremation and final interment of bodies or ashes in the ground, in columbariums, in mausoleums or similar facilities and the customary accessory uses to support a cemetery.
18. *Funeral homes and funeral services — NAICS 812210 (conditional use in the "A", "HE", "MX", "PC", and "GC" districts).*
- a. Shall be located on lots of not less than one (1) acre.
19. *Passenger car rental and leasing — NAICS 53211 (conditional use in the "GC", "CB", and "LI" districts).*
- a. Reserved.
- b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
20. *Tire dealers, general automotive repair, automotive transmission repair, other automotive mechanical and electrical repair and maintenance, oil change, automotive glass replacement shops, and all other automotive repair and maintenance — NAICS 441320, 811111, 811113, 811118, 811122, 811191 and 811198 (conditional uses in the "GC", "CB" and "LI" districts).*
- a. *Site size.* Shall be located on lots of at least one (1) acre.
- b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
- c. *Fencing.* The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
- d. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
- e. *Body repairs prohibited.* No body and fender work, top and upholstery work shall be permitted on the premises.

- f. *Landscaping and buffering.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
21. *Motion picture theaters (except drive-ins) — NAICS 512131 (conditional use in the "PC", "GC" and "CB" districts).*
- a. Shall be located on lots of not less than three (3) acres.
22. *Various membership organizations — NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).*
- a. Shall be located on sites of at least three (3) acres.
 - b. Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
23. *Nursing care facilities, residential intellectual disability, 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).*
[Ord. No. 5431 §2, 7-27-2015]
- 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.
24. *Outpatient mental health and substance abuse center — NAICS 62142 (conditional use in the "GC" district).*
- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
 - b. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
 - c. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
25. *Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts).*
- a. Shall be located on lots of not less than three (3) acres; and
 - b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination

thereof.

- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section **405.1080**.
26. *Adult day care centers (NAICS 624120) (conditional uses in the "HE" and "PO" districts).*
- a. Shall be located on lots of not less than three (3) acres.
 - b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
 - c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.
27. *Child day care services — NAICS 624410 (conditional use in the "A", "B", "C", "D", "AR", "HE", "PO" and "RO" districts).*
- a. Shall be located on lots of not less than three (3) acres.
 - b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
 - c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.
28. *Residential mental health and substance abuse facilities — NAICS 623220 (conditional use in the "PC" district).*
- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
 - b. Not more than twenty (20) persons shall reside in the building at one time.
 - c. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
 - d. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
29. Religious organizations — NAICS 813110 (conditional use in the "A," "B," "C," "D" and "AR" districts).
[Ord. No. 5458 §1, 3-14-2016]
- a. Shall be located on lots of not less than three (3) acres.
 - b. *Maximum site coverage.* Fifty percent (50%).
30. *Multi-family dwellings (conditional use in the "AR" district).*
- a. Shall be located on sites of at least five (5) acres.
 - b. The minimum dwelling unit size shall not be less than nine hundred (900) square feet per unit.
 - c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.
 - d. *Private usable open space.* Private usable open space shall be provided in accordance with the standards for all multi-family residential building or development described in

Section **405.710**.

- e. *Visual environment enhancement.* In the site development plan for any building or structure or any tract or tracts in the "AR" District, there shall be set aside a sum of money equal to not less than two percent (2%) of the proposed total construction cost, which sum shall be used for the erection, construction or installation of special or extraordinary walks, patios, fountains, pools, statuary, landscaping and other applicable objects of art or beautification upon such tract or tracts. There shall be specified on such site development plan an itemized cost estimate of such items including the manner in which the sum of money is to be used for this visual environment enhancement.
31. *Multi-family dwellings (conditional use in the "CB" district).*
[Ord. No. 5470 §1, 5-9-2016]
- a. Shall be located on sites of at least three (3) acres.
 - b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
 - c. At a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.
32. *Building or structure exceeding a floor area ratio of one (1.0), but not exceeding one and one-fourth (1.25) (conditional use in the "CB" district).*
- a. All projects seeking a floor area ratio (FAR) exceeding one (1.0) shall be limited to a FAR of eight-tenths (0.8) for the office use portion of the building. The intent is to encourage projects that provide mixed-use developments and reduce peak hour vehicular congestion. All projects should incorporate uses that include, but not be limited to, restaurants, personal service providers and incidental retail and service establishments, that are oriented to both on- and off-site users.
33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section **405.120**, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:
[Ord. No. 5637, 4-22-2019]
- a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section **405.550** or Chapter **215**, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.
 - b. Marijuana cultivation and processing activities shall occur only within an enclosed building.



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

Meeting: 08/24/20 07:00 PM
Department: City Administrator
Category: Ordinance
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

ORDINANCE

Bill No. 5841 - an Ordinance Amending Certain Traffic Regulations in the City Code of Ordinances. First Reading

Missouri House Bill 1963 was passed in the most recent legislative session, prohibiting local ordinances regarding motorcycle helmets and also amending certain traffic definitions.

Ordinance

Meeting of August 24, 2020

BILL NO. 5841

ORDINANCE NO. _____

AN ORDINANCE AMENDING CERTAIN TRAFFIC REGULATIONS IN THE CITY CODE OF ORDINANCES.

WHEREAS, the Missouri Legislature has revised certain definitions that are used in the City's Traffic Code (2020 HB 1963), necessitating conforming amendments to the Code, and

WHEREAS, the Missouri Legislature has also enacted legislation that prohibits local ordinances regarding protective headgear for motorcyclists (2020 HB 1963), necessitating a repeal of City Code provisions,

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

SECTION 1: The following definitions in City Code Section 300.010 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 either: (a) a seat designed to be straddled by the operator, and handlebars for steering control, or (b) a width of fifty inches or less, measured from outside of tire rim to outside of tire rim, regardless of seating or steering arrangements.

Owner

Includes any person who holds the legal title of a vehicle or who has executed a buyer's order or retail installment sales contract with a motor vehicle dealer licensed under sections 301.550 to 301.580 for the purchase of a vehicle with an immediate right of possession vested in the transferee, or in the event a vehicle is the subject of an agreement for the conditional sale or lease thereof with the right of purchase upon performance of the conditions stated in the agreement and with an immediate right of possession vested in the conditional vendee or lessee or in the event a mortgagor of a vehicle is entitled to possession, then such conditional vendee or lessee or mortgagor shall be deemed the owner for purposes of this law.

Recreational off-highway vehicle

Any motorized vehicle manufactured and used exclusively for off-highway use which is more than fifty (50) inches but no more than eighty (80) sixty-seven

BILL NO. 5841

ORDINANCE NO. _____

(~~67~~) inches in width, measured from outside of tire rim to outside of tire rim, with an unladen dry weight of ~~threetwo~~ thousand five hundred (3,500) pounds or less, traveling on four (4) or more non-highway tires and which may have access to ATV trails.

Utility Vehicle

Any motorized vehicle manufactured and used exclusively for off-highway use which is more than fifty (50) inches but no more than eighty (80)~~sixty-seven~~ (~~67~~) inches in width, measured from outside tire rim to outside tire rim, with an unladen dry weight of ~~threetwo~~ thousand five hundred (3500) pounds or less, traveling on four (4) or six (6) wheels, to be used primarily for landscaping, lawn care or maintenance purposes.

SECTION 2: Section 380.050, Equipment for Motorcycle and Autocycle Riders, is hereby repealed.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter, on a prospective basis without affecting any pending municipal court proceedings.

Adopted this _____ day of _____, 2020

Heather Silverman, Council President

Approved this _____ day of _____, 2020

Barry Glantz, Mayor

Attest:

Deborah Ryan, MPCC
City Clerk



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

Meeting: 08/24/20 07:00 PM
Department: City Council
Category: Ordinance
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

ORDINANCE

Bill No. 5842 - an Ordinance Amending the Adopted 2020 City Employees Retirement Fund, Police Building Fund and Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing an Additional Appropriation for Each of These Funds. First Reading

Amending the Adopted 2020 City Employees Retirement Fund, the Police Building Fund and the Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations for each Fund for the following reasons: \$340,885 for the Employees Retirement Fund for the Buyout Option; \$500,000 for the Police Building Fund; and \$28,000 for Public Safety Sales Tax due to Insurance and Cleaning Services.

Ordinance

Meeting of August 24, 2020

BILL NO. 5842

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ADOPTED 2020 CITY EMPLOYEES RETIREMENT FUND, POLICE BUILDING FUND
AND PUBLIC SAFETY SALES TAX FUND BUDGETS OF THE CITY OF CREVE COEUR BY AUTHORIZING AN
ADDITIONAL APPROPRIATION FOR EACH OF THESE FUNDS**

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 24, 2019 BY ORDINANCE NO. 5643, AND

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION TO FUND THE PENSION BUYOUT PROGRAM THAT WAS NOT BUDGETED

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION TO COVER SEVERAL POLICE BUILDING INVOICES WITHIN THE SCOPE OF THE PROJECT, BUT DUE TO TIMING, WERE NOT BUDGETED IN FY2020

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION TO FUND THE PROPERTY INSURANCE AND CLEANING SERVICES FOR THE NEW POLICE BUILDING THAT WERE NOT ANTICIPATED OR WERE MORE THAN ANTICIPATED

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

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE CITY EMPLOYEES RETIREMENT FUND, POLICE BUILDING FUND AND PUBLIC SAFETY SALES TAX FUND FOR THE FISCAL YEAR 2020 AS ADOPTED, ARE HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF \$868,885 FOR THE FOLLOWING:

CITY EMPLOYEES RETIREMENT FUND

RETIRED EMPLOYEE BENEFITS EXPENSES (03-91-11-6206)	\$ 340,885
TOTAL ADD. APPROPRIATIONS-CITY EMPLOYEES RETIREMENT FUND	\$ 340,885

POLICE BUILDING FUND

PROFESSIONAL SERVICES (15-61-71-6203)	\$ 217,815
SITWORK AND BUILDING CONSTRUCTION (15-61-71-9501)	\$ 282,185
TOTAL ADD. APPROPRIATIONS-POLICE BUILDING FUND	\$ 500,000

PUBLIC SAFETY SALES TAX FUND

BUILDING AND GROUNDS MAINTENANCE (19-21-23-6212)	\$ 11,890
PROPERTY INSURANCE (19-21-23-6226)	\$ 16,110
TOTAL ADD. APPROPRIATIONS-PUBLIC SAFETY SALES TAX FUND	\$ 28,000

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2020.

HEATHER SILVERMAN
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: August 19, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #6 – FY 2020

Attached is an ordinance to amend FY 2020 City Employees Retirement Fund, Police Building Fund and the Public Safety Sales Tax Fund Budgets to allocate additional appropriations due to the following reasons:

- City Employees Retirement Fund is short \$340,885 due to the Pension Buyout Program that was done in December 2019 and was not budgeted.
- Police Building Fund is short \$500,000 due to the timing of several invoices. The prior year had \$1,741,361 that was not spent due to delays in construction, which carried over to FY 20. It was not budgeted in FY 20, because it was not expected to be delayed when processing the budget.
- Public Safety Sales Tax Fund had many items that were budgeted due to the new Police Building, however, property insurance (\$16,110) was not budgeted and cleaning services did not have enough budgeted (short 11,890).

All of these appropriations will reduce the ending fund balance of each of the funds. I'd be happy to answer any questions.



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

Meeting: 08/24/20 07:00 PM
Department: City Council
Category: Ordinance
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

ORDINANCE

**Bill No. 5843 - an Ordinance Amending the Adopted 2021
Capital Improvement Fund Budget by Authorizing an
Additional Appropriation. First Reading**

An ordinance amending the Adopted 2021 Capital Improvement Fund Budget of the City of Creve Coeur by Authorizing An Additional Appropriation of \$25,000 for a Stormwater Project. Funds are included in the Capital Improvement Program for FY 2022 for Stormwater Projects, but it is requested that a portion of these funds be moved forward for recent storm damage and other costs which may arise associated with the Middlebrook drainage project.

Ordinance

Meeting of August 24, 2020

BILL NO. 5843

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ADOPTED 2021 CAPITAL IMPROVEMENT FUND BUDGET
OF THE CITY OF CREVE COEUR BY AUTHORIZING AN ADDITIONAL APPROPRIATION**

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 8, 2020 BY ORDINANCE NO. 5704, AND

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION TO FUND ADDITIONAL STORMWATER EXPENDITURES IN THE CAPITAL IMPROVEMENT FUND. \$50,000 WAS BUDGETED FOR FY 2022 BUT \$25,000 NEEDS TO BE MOVED TO FY 2021 DUE TO A RECENT STORM DAMAGE

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

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE CAPITAL IMPROVEMENT FUND FOR THE FISCAL YEAR 2021 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF \$25,000 FOR THE FOLLOWING:

CAPITAL IMPROVEMENT FUND

STORMWATER PROJECTS (02-61-71-9509)

\$ 25,000

TOTAL ADD. APPROPRIATIONS-CAPITAL IMPROVEMENT FUND

\$ 25,000

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2020.

HEATHER SILVERMAN
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: August 20, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #1 – FY 2021

Attached is an ordinance to amend FY 2021 Capital Improvement Fund Budget to allocate additional appropriations for a stormwater project that has come up due to a recent storm. \$50,000 was included in the CIP for FY 2022 for stormwater projects, but we are requesting that \$25,000 of the \$50,000 budget be moved from FY 2022 to FY 2021. I have attached a memo from City Engineer Matt Wohlberg further explaining this request.

This additional appropriation will reduce the fund balance for the Capital Improvement Fund for FY 2021 by \$25,000. I'd be happy to answer any questions.



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: August 20, 2020

TO: Lori Obermoeller, Director of Finance

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

SUBJECT: Recommendation for Budget Adjustment
Stormwater Account in Capital Fund

Public Works staff recommends that the City amend the FY2021 capital budget to allocate \$25,000 for stormwater improvements. The capital budget originally allocated \$0 for stormwater improvements in FY2021.

Reason for Budget Adjustment

One stormwater-related project is currently under construction. The City has hired Spencer Contracting Company to construct the Middlebrook Culvert Rehabilitation Project for the not-to-exceed amount of \$266,594.76.

A significant rain storm recently undermined a portion of Middlebrook Drive and caused a portion of the pavement to collapse. Spencer Contracting had begun preliminary work for the culvert project and was on site the day after the storm. The City was able to take advantage of the fact that Spencer Contracting had the appropriate equipment and personnel on site, and was able to have Spencer Contracting remediate the collapsed portion of Middlebrook Drive immediately for \$2,461.50.

The Capital Fund includes \$0 in FY2021 for stormwater improvements. A change order to increase the existing contract with Spencer Contracting will require a budget adjustment in order to provide funding for this contract increase.

Recommendation

Public Works staff recommends that the City amend the FY2021 capital budget to provide \$25,000 in account 02-61-71-9509. The \$25,000 amount will allow for future minor changes to the Middlebrook Culvert Rehabilitation Project (if any) to be approved administratively.



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

Meeting: 08/24/20 07:00 PM
Department: Legislative /City Clerk
Category: Appointment
Prepared By: Debbie Ryan
Initiator: Debbie Ryan
Sponsors:
DOC ID: 3842

SCHEDULED

APPOINTMENT (ID # 3842)

Annual Appointments and Reappointments

The Nominating Committee met on Monday, August 10, 2020 via Zoom to review applications and make recommendations to Council for appointments and reappointment to boards, committees and commissions. Recommendation memo and minutes from the meeting are attached for review.



Memorandum

To: City Council

From: Mayor Glantz, Nominating Committee Chair

Date: 08/19/2020

Re: Recommendations for annual appointments and reappointments to boards, committees and commissions

The Nominating Committee met on Monday, August 10, 2020 at 4:00 p.m. via Zoom and recommend the following appointments and reappointments.

Arts Committee

- Lisa Hilton – reappoint for 3 yr (exp 6/30/2023)
- Kenneth Balk – reappoint for 3 yr (exp 6/30/2023)
- Deborah Rutt - reappoint for 3 yr (exp 6/30/2023)
- XiaoPei Chen – appt for 1 yr filling unexpired term (exp 6/30/2021)
- Nova Spence – appt for 1 yr filling unexpired term (exp 6/30/2021)
- Elizabeth Buckius – appt for 1 yr filling unexpired term (exp 6/30/2021)

Board of Adjustment

- Glenn Wilen – reappoint for 5 yr (exp 06/30/2025)
- DP Villacis - moving from Alt to regular member for 5 yr term (exp 06/30/2025)
- James Kostlec – moving from Alt to regular member 5 yr term (exp 06/30/2025)

Building Code Board of Appeals

- Don Perrin – reappoint for 3 yr (exp 6/30/2023)
- Keith Tayon – reappoint for 3 yr (exp 6/30/2023)
- Peter Wazlawek – appt for 3 yr (exp 6/30/2023)

Economic Development Committee

- Mark Manlin - reappoint for 3 yr (exp 6/30/2023)
- Julie LaBonte - appt for 3 yr (exp 6/30/2023)
- Warren Davis - appt for 3 yr (exp 6/30/2023)

Energy and Environment

- Hal Harris – reappoint for 3 yr (exp 6/30/2023)
- Joseph Martinich – reappoint for 3 yr (exp 6/30/2023)
- Sharon Headrick – appt for 3 yr (exp 6/30/2023)

Finance Committee

- Betty Kagan – appt for 3 yr (exp 06/30/2023)
- Cynthia Jordan – appt for 3 yr (exp 06/30/2023)
- Paul Gallant - appt for 3 yr (exp 06/30/2023)

HEB

- Paulette Pierson – reappoint for 3 yr (exp 06/30/2023)
- James Graham – reappoint for 1 yr (exp 06/30/2021)

August 20, 2020

- Ann Tracy Grass – appt for 2 yr filling unexpired term (exp 06/30/2022)

Parks and Historic Preservation

- David Hoffman - reappoint for 2 yr (exp 06/30/2022)
- Richard Darrow – reappoint for 3 yr (exp 06/30/2023)
- Nanci Allen – appt for 3 yr (exp 06/30/2023)
- Joseph Harrison – appt for 3 yr (exp 06/30/2023)

Personnel

- John Groneck - reappoint for 3 yr (exp 06/30/2023)
- Verona Bowers – appt for 3 yr (exp 06/30/2023)
- Kirk Williams – appt for 3 yr moving from al to full member (exp 06/30/2023)

Planning and Zoning

- Beth Kistner - reappoint (exp 6/30/2023)
- James Myers – reappoint (exp 6/30/2023)
- Larry Potashnick – reappoint (exp 6/30/2023)
- Tim Carney – reappoint 2 yr (exp 6/30/2022)

Police and Safety

- Al Schopp – reappoint for 3 yr (exp 06/30/2023)
- Lloyd Nolan – appt for 3 yr (exp 06/30/2023)
- William Spieler – appt for 3 yr (exp 06/30/2023)

Storm Water

- Richard Koch – reappoint for 1 yr (exp 06/30/2021)
- Vishal Dosanjh - appt for 3 yr (exp 6/30/2023)
- Patrick Brown - appt for 3 yr (exp 6/30/2023)



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, AUGUST 10, 2020
4:00 P.M.**

This meeting was conducted primarily by means of Zoom. Physical attendance at the meeting was limited to less than 10 people. These departures from normal meeting procedures and requirements were necessitated by the COVID 19 public health emergency and related government orders.

A meeting of the Nominating Committee was held on Monday, August 10, 2020 starting at 4:00 p.m. via Zoom.

Mayor Glantz called the meeting to consider appointment and reappointments to committees, boards and commission pursuant to the requirements of Section 4.4(i) of the Creve Coeur City Charter.

PLANNING AND ZONING COMMISSION

The Nominating Committee consisted of:

Mayor Glantz

Council President Ellen Silverman

P & Z Chair Beth Kistner

Mayor Glantz stated we have four members that are eligible for reappointment, James Myers, Tim Carney, Larry Potashnick and Beth Kistner.

Chair Kistner stated she has spoken to all of the Commission Members and all have stated they would like to be reappointed.

Chair Kistner moved, seconded by Council President Silverman to reappoint Beth Kistner, Larry Potashnick and James Myers each for a three-year term, which expires June 30, 2023 and reappoint Tim Carney for a two-year term, which expires June 30, 2022, with the vote upon such motion being as follows, to-wit:

Chair Kistner - aye

Council President Silverman - aye

Mayor Glantz – aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

ARTS COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz

Council President Heather Silverman

Arts Chair Lisa Hilton

Mayor Glantz stated there are currently only three members on the Arts Committee and have space to add between four and six members. Applications were received from Betty Kagan, Deborah Rutt, ZiaoPei Chen, Nanci Allen, Nova Spence, Verona Bowers, Elizabeth Buckus. Ken Balks and Lisa Hilton are both eligible for reappointment.



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, AUGUST 10, 2020
4:00 P.M.**

Council President Silverman moved, seconded by Chair Hilton to reappoint Lisa Hilton, Kenneth Balk and Deborah Rutt each for a three-year term which expire June 30, 2023; appoint XiaoPei Chen, Nova Spence and Elizabeth Bockius each for a one year term which expire June 30, 2021 as they will be filling unexpired terms, the vote upon such motion being as follows, to-wit:

Chair Hilton - aye

Council President Silverman - aye

Mayor Glantz – aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

FINANCE COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz

Council President Silverman

Finance Chair Kutta

Mayor Glantz stated there are three vacancies on the Finance Committee. Applications were received from Betty Kagan, Cynthia Jordan and Paul Gallant. Interviews are required for the Finance Committee applicants and those took place on July 20, 2020 at 4 pm via Zoom.

Council President Silverman moved, seconded by Chair Kutta to appoint Betty Kagan, Cynthia Jordan and Paul Gallant each for a three-year term which expire June 30, 2023, the vote upon such motion being as follows, to-wit:

Council President Silverman – aye

Chair Kutta - aye

Mayor Glantz – aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

PARKS AND HISTORIC PRESERVATION

The Nominating Committee consisted of:

Mayor Glantz

Council President Silverman

Chair David McCoy

Mayor Glantz stated there are two members eligible for reappointment; David Hoffman and Richard Darrow and room to appoint two other members. Applications were received from Laura Kleffner, Nancy Allen, Nova Spence, Dorothy Hancock, Joseph Harrison, Elizabeth Buckius and Warren Davis.

Chair McCoy moved, seconded by Council President Silverman to reappoint David Hoffman for a two-year term which expires June 30, 2022 and Richard Darrow for a three-year term which



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, AUGUST 10, 2020
4:00 P.M.**

expire June 30, 2023 and appoint Nanci Allen and Joseph Harrison each for a three-year term which expire June 30, 2023, the vote upon such motion being as follows, to-wit:

Chair McCoy – Aye
Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

ENERGY AND ENVIRONMENT COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz
Council President Silverman
Chair Joseph Martinich

Mayor Glantz stated there are two members eligible for reappointment; Hal Harris and Joseph Martinich. Applications were received from Bijan Etezadi, Peter Wazlawek, Sharon Headrick, Janet James and Luis Ortiz.

Chair Martinich moved, seconded by Council President Silverman to Hal Harris and Joseph Martinich each for a three-year term which expire June 30, 2023 and appoint Sharon Headrick for a three-year term which expire June 30, 2023, the vote upon such motion being as follows, to-wit:

Chair Martinich – Aye
Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

POLICE AND SAFETY COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz
Council President Silverman
Chair James Gerst

Mayor Glantz stated there is a member eligible for reappointment, Al Schopp. Applications were received from Laura Kleffner, Nova Spence, Verona Bowers, Sharon Headrick, Travis Wilson, Lloyd Nolan, Art Lewis, Ben Lefton, Laurie Lieberman, Jeffrey Miller, William Spieler and Warren Davis. There is space on the Committee to add two more.

Chair Gerst moved, seconded by Council President Silverman to reappoint Al Schopp for a three-year term which expire June 30, 2023 and appoint Lloyd Nolan and William Spieler each for a three-year term which expire June 30, 2023, the vote upon such motion being as follows, to-wit:



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, AUGUST 10, 2020
4:00 P.M.**

Chair Gerst – Aye
Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

HOTICULTURE, ENVIRONMENT AND BEAUTIFICATION

The Nominating Committee consisted of:

Mayor Glantz
Council President Silverman
Chair James Graham

Mayor Glantz stated there are two members eligible for reappointment, Paulette Pierson and James Graham. Applications were received from Ann Tracy Grass and Dorothy Hancock. There is a vacancy on the committee.

Chair Graham moved, seconded by Council President Silverman to reappoint Paulette Pierson for a three-year term which expire June 30, 2023 and reappoint James Graham for a one-year term which expires on June 30, 2021 and appoint Ann Tracy Grass to fill an unexpired term which expire June 30, 2022, the vote upon such motion being as follows, to-wit:

Chair Graham – Aye
Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 3 ayes and 0 nays, motion carried.

BOARD OF ADJUSTMENT

The Nominating Committee consisted of:

Mayor Glantz
Council President Silverman

Mayor Glantz stated there is a member eligible for reappointment, Glenn Wilen. Application was received from Lloyd Nolan. Mayor Glantz suggested moving alternates up to fill the full

Council President Silverman, seconded by Mayor Glantz to reappoint Glenn Wilen for a five-year term which expire June 30, 2025 and move DP Villacis and James Kostelc from alternate positions to full time positions, each for a five-year term which expire June 30, 2025, the vote upon such motion being as follows, to-wit:

Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, motion carried.



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, AUGUST 10, 2020
4:00 P.M.**

BUILDING BOARD OF APPEALS

The Nominating Committee consisted of:

Mayor Glantz

Council President Silverman

Mayor Glantz stated there are three members eligible for reappointment, Don Perrin and Keith Tayon. Applications were received from Bijan Etezadi, Peter Wazlawek, Farhad Jadali and Lloyd Nolan. There is a vacancy on this Board.

Council President Silverman, seconded by Mayor Glantz to reappoint Don Perrin and Keith Tayon each for a three-year term which expire June 30, 2023 and appoint Peter Wazlawek for a three-year term which expires June 30, 2023, the vote upon such motion being as follows, to-wit:

Council President Silverman – Aye

Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, motion carried.

ECONOMIC DEVELOPMENT COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz

Council President Silverman

Mayor Glantz stated is a member eligible for reappointment, Mark Manlin. Applications were received from Betty Kagan, Cynthia Jordan, Paul Gallant, Farhad Jadali, Laura Kleffner, Deborah Rutt, Nanci Allen, Janet James, Luis Ortiz, Elizabeth Bockius, Vishal Dosanjh, Julia LaBonte and Warren Davis. There is space to add up to four members.

Council President Silverman, seconded by Mayor Glantz to reappoint Mark Manlin for a three-year term which expire June 30, 2023 and appoint Julie LaBonte and Warren Davis each for a three-year term which expires June 30, 2023, the vote upon such motion being as follows, to-wit:

Council President Silverman – Aye

Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, motion carried.

STORM WATER COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz

Council President Silverman



**MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
MONDAY, AUGUST 10, 2020
4:00 P.M.**

Mayor Glantz stated is a member eligible for reappointment, Richard Koch. Applications were received from Dorothy Hancock, Elliot Sharpe, Mary Helen Gerst, Laurie Lieberman, Vishal Dosanjh and Patrick Brown. There is space to add up to two members.

Council President Silverman, seconded by Mayor Glantz to reappoint Richard Koch for a one-year term which expire June 30, 2021 and appoint Vishal Dosanjh and Patrick Brown each for a three-year term which expires June 30, 2023, the vote upon such motion being as follows, to-wit:

Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, motion carried.

PERSONNEL APPEALS COMMITTEE

The Nominating Committee consisted of:

Mayor Glantz
Council President Silverman

Mayor Glantz stated is a member eligible for reappointment, John Groneck. Applications were received from Verona Bowers and Sharon Headrick. There is a vacancy on the committee.

Council President Silverman, seconded by Mayor Glantz to reappoint John Groneck for a three-year term which expire June 30, 2023, appoint Verona Bowers for a three-year term which expires June 30, 2023 and move Kirk Williams from an alternate member to full member for a three-year term which expires June 30, 2023, the vote upon such motion being as follows, to-wit:

Council President Silverman – Aye
Mayor Glantz – Aye

The vote on the motion being 2 ayes and 0 nays, motion carried.

The Nominating Committee meeting adjourned at 5:11 p.m.

Attest:

Deborah Ryan
City Clerk

Barry Glantz
Mayor



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

Meeting: 08/24/20 07:00 PM
Department: City Administrator
Category: Report
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

2Nd Council Meeting in September

Due to Yom Kippur following on the regular Council meeting day of Monday, September 28, staff recommends re-scheduling the meeting to Tuesday, September 29.



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

Meeting: 08/24/20 07:00 PM
Department: Public Works Department
Category: Discussion
Prepared By: Jim Heines
Department Head: Jim Heines

SCHEDULED

STAFF REPORT

Government Center Electrical Panel Replacement Project

Staff is requesting direction from City Council on whether to proceed with bidding this project.



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: August 19, 2020
TO: Mark Perkins, City Administrator
FROM: Jim Heines, Director of Public Works
SUBJECT: Government Center Electrical Panel Replacement

The replacement of the Government Center Electrical Panel project has been identified in the approved Capital Improvement Plan (CIP) for multiple years. Although postponed until the Police were into their new building, the project is listed in for construction in the current FY2021 CIP budget.

Back History

Most of the Council Members are familiar with this project, however I will provide the history of how this project evolved for the new Council Members.

A little over 10-years ago, we received notice from our insurance carrier that their inspector had noted that we have a Federal Pacific Electrical Service Panel supplying the building. The carrier explained that Federal Pacific Panels (no longer being manufactured) have a history causing fires and as a result, recommended replacement of the panel.

The replacement of the panel would force the building to be shut down for up to a week which would force the Government Center workers to find temporary accommodations, as well as a cost an estimated \$250,000. This being the case, staff worked with the insurance company and contracted for the panel to be tested and an infrared study to be performed. The report revealed no heat buildup due to undo resistance in the panel. This allowed us to defer the replacement of the panel until it could follow the normal budgeting process.

The replacement project was then identified in the 5-year CIP. After several years, as the project moved forward through the 5-year CIP Plan, the city began a Space Needs Analysis of the Government Center looking at the future of the entire building. At that time, the electrical panel project was pulled from the 5-year CIP and put on hold until Council could determine what level of renovations or full replacement of the building should be pursued.

As you are aware, by the voters approving a bond issue in 2016, the City constructed a new Police Station and also set aside \$521,000 to be used at the Government Center for safety, security and accessibility. This triggered the electrical panel replacement project to once again be identified in the 5-year CIP in a post-PD-construction year, i.e. FY2021.

Current Events

City staff began working with consultants in January 2020 to complete the design of the electrical panel replacement project and provide cost estimates for budgeting purposes. Now that the Police are out of the building, this process revealed that the amount of time the building will likely need to be closed is approximately 72-hours which could be done over a weekend plus one working day. The estimated cost is also significantly less than previously estimated, at \$150,000.

Recommendation

Public Works staff has been working on the bid specifications for this project and is prepared to make the project available for public bid. We recommend bidding this project and scheduling the replacement of the panel after contracts are awarded by Council.

Funding for this project is recommended to come out of the funds set aside for Government Center safety, security and accessibility improvements.

Staff is requesting direction on whether to proceed with this project.



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

Meeting: 08/24/20 07:00 PM
Department: City Council
Category: Report
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

STAFF REPORT

FY 2020 Fourth Quarter Financial Report

FY 2020 4th Quarter Financial Report Ending June 30, 2020, including investment report.



MEMORANDUM

DATE: August 19, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Fourth Quarter FY 2020 Financial Analysis

Attached is the financial report for the General Fund, the Municipal Enterprise Fund, the Capital Fund, the Sewer Lateral Fund, and the Public Safety Fund for the 4th quarter of FY 2020, ending June 30, 2020. These figures are preliminary and unaudited. The significant fluctuations are summarized below:

1. General Fund

a. Revenues

Overall, end-of-year revenues for FY 2020 are \$1,382,804 less than for FY 2019. A significant portion of the decrease is attributable to the COVID-19 pandemic. The decreases are primarily in the areas of:

- Sales Tax – down \$250,931
- Utility Taxes – down \$205,591 – All utilities were down from FY19
- Charges for Community Services – down due to community center and parks being closed due to COVID-19
- Court Revenues – down \$129,056 due to no court being held due to COVID-19
- Other Revenues – down \$794,663 mostly due to sell of the Fountain Park property to Drury Corporation in FY19

Below are the major revenue sources that have increased from FY 2019:

- Property Taxes – up \$40,973, due to increase in assessed valuation

b. Expenditures

Expenditures for the General Fund are \$59,661 less than the same time period in FY 2019 due to the following fluctuations in expenditures from FY 2018:

- Information Systems – down \$63,377 primarily due to the purchase of the financial software in FY 2019
- Police Department – down \$81,648 mainly due to one less budgeted officer

For FY2020, operating revenues exceeded operating expenditures by \$551,207. After transfers out to the Capital Fund of \$400,000 and transfers in from the Public Safety Sales Tax Fund of \$229,802, the General Fund ended the year with a surplus of \$381,009 which is a lot more than the budgeted surplus of \$62,155 and much better than the projected deficit of \$62,233.

2. Municipal Enterprise Fund (MEF)

a. Revenues

Overall, Revenues for the Enterprise Fund are \$151,730 less than what was received in FY 2019 and under budget for FY 2020 by \$97,950. Plus, we are \$54,385 less than what we projected during the FY 21 budget process due to Contract Ice revenues, which is due to COVID-19.

b. Expenditures

Expenditures are only \$6,574 more than last year.

The year-end deficit for the MEF is \$108,369, which is \$74,420 more than the budgeted deficit of \$33,949 and \$134,175 more than last year's surplus of \$25,806.

3. Capital Fund

a. Revenues

Revenues for the Capital Fund are down \$297,343 from last year, which is due to \$141,418 less in Sales Tax and \$178,198 less in Grant revenue than FY 2019. Many projects are still ongoing, so the revenue won't come in until the project is complete.

b. Expenditures

Expenditures are down \$116,741 from FY19 due to less Building and Improvements and less Park Development projects. Some of the major expenditures that occurred for FY2020 are as follows:

- Ice Arena Renovations - \$148,224 (this grant funded project occurred over two fiscal years)
- Park & Recreation Projects (Millennium Park Trail Study, Ice Arena Compressor Replacement, Lake School Improvements, Dielmann Complex Parking Lot Lighting Design) - \$45,974.25
- Street & Sidewalks - \$2,239,576
- Golf Course Sprayer - \$31,751
- 2 Ford F550 Trucks with dump body and snowplow – \$161,644

Overall, the Capital Fund was budgeted with a \$95,408 surplus after the \$400,000 transfer in from General Fund, but we are at a deficit of \$76,427. Most of this decrease is due to a decrease in sales tax due to the COVID-19 pandemic.

4. Sewer Lateral Fund

c. Revenues

Sewer Lateral Revenue is \$3,517 more than last year.

d. Expenditures

Expenditures are \$5,054 more than last year.

Overall, the Sewer Lateral Fund was budgeted with a surplus of \$31,700 and it is currently at a surplus of \$40,686.

5. Public Safety Fund

e. Revenues

The Public Safety Sales Tax revenues are at \$947,491, which is \$94,399 less than last year, but \$72,491 more than budgeted. However, FY19 was overstated due by one month, which should have been accrued in FY18. If adjusted for this factor, FY20 sales tax is \$24,742 less than FY19.

f. Expenditures

Expenditures are \$344,354 more than last year due to the Police Building being completed and in operation by the end of August 2019. Expenditures are \$23,422 more than budgeted due to property insurance not being budgeted, and higher-than-expected costs for cleaning services. A budget amendment will be coming before the City Council.

It should be noted that the figures for this report are preliminary for FY 2020. Additional revenues and expenditures will be recorded to the funds as additional revenues come in and additional bills are paid. Even with those additional unrecorded revenues and expenditures, I do not anticipate substantial changes in the operating results. I would be pleased to respond to any questions.



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2020
FY 2020

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2020 Actual As % of Adjusted Budget	2019 4th Qtr Actual	2019 Actual As % of Budget
<u>General Fund Revenues:</u>							
Property Taxes	696,369	696,369	751,137	0	107.9%	710,164	105.7%
Sales Tax	5,042,143	5,042,143	4,868,807	0	96.6%	5,119,738	159.2%
Utility Taxes	6,073,309	6,073,309	5,699,666	0	93.8%	5,905,257	76.5%
Intergovernmental	1,719,705	1,719,705	1,727,981	0	100.5%	1,749,473	103.8%
Licenses and Permits	1,030,952	1,030,952	1,152,837	0	111.8%	1,142,843	111.0%
Charges for Municipal Services	74,000	74,000	34,997	0	47.3%	67,912	68.0%
Municipal Court	690,062	690,062	499,153	0	72.3%	628,209	146.8%
Interest Revenue	200,000	200,000	397,022	0	198.5%	396,143	198.1%
Other Revenues	443,399	465,991	345,826	0	74.2%	1,140,489	188.0%
Total Revenues	15,969,939	15,992,531	15,477,425		96.8%	16,860,229	107.7%
<u>General Fund Expenditures:</u>							
Legislative Services	239,879	267,779	247,666	247,666	92.5%	229,226	88.9%
Legal Services	208,168	208,168	170,381	170,381	81.8%	168,678	60.7%
Administrative Services	649,483	649,583	593,774	593,774	91.4%	581,901	90.2%
Information Systems	240,358	264,475	265,583	265,583	100.4%	328,960	93.4%
Finance Department	519,522	533,917	503,544	503,544	94.3%	506,024	93.0%
Municipal Court	267,389	267,389	249,818	249,818	93.4%	259,423	99.2%
InterDepartmental	517,725	517,725	512,417	512,417	99.0%	519,313	98.7%
Community Services	124,856	124,856	102,448	102,448	82.1%	125,660	93.7%
Maint. of Municipal Prop.	363,191	396,199	392,198	392,198	99.0%	351,698	93.1%
Police Department	7,233,997	7,353,540	7,107,321	7,157,893	96.7%	7,188,969	96.9%
Public Works - Admin.	519,388	519,388	534,775	534,775	103.0%	527,436	101.1%
Street Maintenance	1,642,330	1,642,330	1,502,955	1,502,955	91.5%	1,495,607	91.1%
Health and Environment	799,400	799,400	759,375	759,375	95.0%	768,230	98.5%
Park Maintenance	497,145	475,813	456,185	456,185	95.9%	428,424	85.6%
Community Development-Administr	482,122	403,931	387,423	387,423	95.9%	420,454	94.1%
Community Development-Building I	1,271,889	1,335,685	1,140,354	1,140,354	85%	1,085,877	98%
Total Expenditures	15,576,842	15,760,178	14,926,218	14,976,790	94.7%	14,985,879	94.9%
Total Operating Surplus (-Deficit)	393,097	232,353	551,207			1,874,350	
Transfers In From Other Funds	135,102	229,802	229,802			131,167	
Transfers To Other Funds	400,000	400,000	400,000			400,000	
	-264,898	-170,198	-170,198			-268,833	
Operating Revenues Over (under) Expenditures	128,199	62,155	381,009			1,605,517	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2020
FY 2020

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2020 Actual As % of Adjusted Budget	2019 4th Qtr Actual	2019 Actual As % of Budget
<u>Municipal Enterprise Fund Revenues:</u>							
Golf Course	363,535	363,535	405,928	0	111.7%	359,463	94.6%
Food Service	60,700	60,700	47,041	0	77.5%	58,353	97.9%
Ice Arena	643,185	643,185	516,501	0	80.3%	703,384	102.3%
Capital Contribution	0	0	0	0	0.0%	0	0.0%
Total Revenue	1,067,420	1,067,420	969,470	0	90.8%	1,121,200	99.5%
<u>Municipal Enterprise Fund Expenditures:</u>							
Golf Course	529,151	529,151	522,843	542,939	98.8%	512,278	96.8%
Food Service	53,066	53,066	46,255	46,255	87.2%	52,445	108.8%
Ice Arena	519,152	519,152	508,741	512,773	98.0%	530,670	101.1%
Depreciation	0	0	0	0	0.0%	0	0.0%
Total Expenditures	1,101,369	1,101,369	1,077,840	1,101,968	97.9%	1,095,394	99.4%
Total Operating Surplus (-Deficit)	(33,949)	(33,949)	(108,369)			25,806	
Transfers to other Funds	0	0	0			0	
Operating Revenues Over (Under) Expenditures	(33,949)	(33,949)	(108,369)			25,806	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2020
FY 2020

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2020 Actual As % of Adjusted Budget	2019 4th Qtr Actual	2019 Actual As % of Budget
<u>Capital Improvement Fund Revenues:</u>							
Intergovernmental	2,151,761	2,151,761	2,025,908	0	94.2%	2,167,326	105.9%
Interest Revenue	3,000	3,000	23,977	0	799.2%	1,704	44.8%
Other Revenues	983,600	983,600	220,228	0	22.4%	398,426	51.7%
Total Revenues	3,138,361	3,138,361	2,270,113	0	72.3%	2,567,456	91.0%
<u>Capital Improvement Fund Expenditures:</u>							
Personnel	89,505	89,505	90,283	90,283	100.9%	83,612	98.4%
Building & Improvements	81,100	159,401	148,224	149,267	93.0%	324,254	60.0%
Park Development Projects	195,000	195,000	45,974	46,814	23.6%	100,596	71.9%
Storm water Projects	250,000	250,000	11,587	284,915	4.6%	3,174	1.3%
Street Overlay/Repair	2,469,250	2,469,250	2,239,576	2,526,192	90.7%	2,034,781	68.1%
Capital Equipment	210,306	279,797	210,895	262,886	75.4%	316,865	66.7%
Total Expenditures	3,295,161	3,442,953	2,746,540	3,360,358	79.8%	2,863,281	63.9%
Total Operating Surplus (-Deficit)	(156,800)	(304,592)	(476,427)			(295,825)	
Transfers in from General Fund	400,000	400,000	400,000			400,000	
Operating Revenues Over (Under) Expenditures	243,200	95,408	(76,427)			104,175	



City of Creve Coeur
Statement of Revenues and Expenditures
As of June 30, 2020
FY 2020

	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2020 Actual As % of Adjusted Budget	2019 4th Qtr Actual	2019 Actual As % of Budget
<u>Sewer Lateral Fund</u>							
Intergovernmental	132,000	132,000	137,879	0	104.5%	136,425	103.4%
Interest Revenue	200	200	2,063	0	1031.3%	0	0.0%
Total Revenues	132,200	132,200	139,942	0	105.9%	136,425	103.4%
<u>Sewer Lateral Fund Expenditures:</u>							
Technical & Personal Services	500	500	0	0	0.0%	0	0.0%
Sewer Lateral Reimbursements	100,000	100,000	99,256	99,256	99.3%	94,202	85.6%
Total Expenditures	100,500	100,500	99,256	99,256	98.8%	94,202	84.5%
Total Operating Surplus (-Deficit)	31,700	31,700	40,686			42,223	
Operating Revenues Over (Under) Expenditures	31,700	31,700	40,686			42,223	



	Annual Budget	Adjusted Budget	YTD Actual	YTD With Encumb	2020 Actual As % of Adjusted Budget	2019 4th Qtr Actual	2019 Actual As % of Budget
<u>Public Safety Sales Tax Fund</u>							
Intergovernmental	875,000	875,000	947,491	0	108.3%	1,041,890	122.6%
Interest Revenue	1,000	1,000	18,794	0	1879.4%	0	0.0%
Total Revenues	876,000	876,000	966,285	0	110.3%	1,041,890	122.4%
<u>Public Safety Sales Tax Fund</u>							
Personnel Expenditures	131,250	131,250	156,283	156,283	119.1%	0	#DIV/0!
Operating Expenditures	89,350	89,350	221,412	227,532	247.8%	24,833	43.6%
Capital Expenditures	134,610	199,574	65,902	65,902	33.0%	74,409	96.2%
Total Expenditures	355,210	420,174	443,596	449,716	105.6%	99,242	73.9%
Total Operating Surplus (-Deficit)	520,790	455,826	522,688			942,649	
Transfers out to General Fund	135,102	229,802	229,802			131,167	
Operating Revenues Over (Under) Expenditures	385,688	226,024	292,886			811,482	

Investments - June 30, 2020

GENERAL FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years	FTN Int Earned
FHLMC	FMCC4996629	CD	MBS	680,000.00		680,000.00		0.440%	6/4/2020	6/2/2023		2.11	
		Subtotal		680,000.00	-	680,000.00							
Discover Bank	2546726000	CD	MBS	245,000.00	-	245,000.00		1.900%	7/26/2017	7/27/2020		3.0	
Ally Bank Midvale	02006L4S9	CD	MBS	245,000.00	-	245,000.00		1.900%	8/3/2017	8/10/2020		3.0	
Commerical Banking Co	1051021A5	CD	FHN	250,000.00		249,112.38		2.850%	9/6/2018	8/18/2020		1.11	554.77
Royal Banks of Missouri	1052956A2	CD	FHN	250,000.00		248,378.37		2.950%	9/24/2018	9/24/2020		2.0	572.35
First Technology	33715LAW0	CD	MBS	150,000.00		150,000.00		2.000%	10/17/2017	10/30/2020		3.0	
Allegiance Bank	1053393A1	CD	FHN	250,000.00		248,205.47		2.050%	8/22/2019	11/9/2020		1.2	410.96
Third Coast Bank		CD	MOSIP	248,000.00		248,000.00		75.000%	5/12/2020	11/9/2020		0.5	
Luana Savings Bank	1049673A0	CD	FHN	250,000.00		247,336.46		2.850%	9/12/2018	11/23/2020		2.2	551.06
1st Technology Fed Cr Un	33715LDJ6	CD	MBS	95,000.00		95,000.00		3.200%	1/9/2019	1/8/2021		1.11	
Covenant Bank	22285EAR0	CD	MBS	245,000.00		245,000.00		1.000%	3/30/2020	1/29/2021		0.9	
State Bk India NY	856285-HL-8	CD	MBS	245,000.00		245,000.00		2.450%	2/14/2018	2/16/2021		3.0	
BMW BK North Amer	05580ASE5	CD	MBS	245,000.00		245,000.00		1.900%	8/16/2019	2/16/2021		1.6	
Marlin Business Bk	57116APP7	CD	MBS	245,000.00	-	245,000.00		1.900%	8/14/2017	2/23/2021		3.6	
MB FINL BK	55266C-YY-6	CD	MBS	245,000.00		245,000.00		2.600%	3/23/2018	3/23/2021		3.0	
Bank OZK	06417NSC8	CD	MBS	245,000.00		245,000.00		1.000%	3/20/2020	3/25/2021		1.0	
Intrust Bank	46124GAL2	CD	MBS	245,000.00		245,000.00		0.950%	3/25/2020	3/25/2021		1.0	
Pinnacle Bank	72345SKE0	CD	MBS	245,000.00		245,000.00		0.950%	3/27/2020	3/26/2021		0.11	
Texas CAP Bank	88224PLP2	CD	MBS	245,000.00		245,000.00		1.000%	3/27/2020	3/26/2021		0.11	
Bristol Cnty Svgs BK	110001-AJ-3	CD	MBS	245,000.00		245,000.00		2.700%	4/18/2018	4/19/2021		3.0	
Transportation Alliance Bank	1053243A3	CD	FHN	250,000.00		245,863.33		2.200%	7/19/2019	4/12/2021		1.8	435.44
TowneBank	89214P-BL-2	CD	MBS	245,000.00		245,000.00		2.800%	4/30/2018	4/30/2021		3.0	
Horizon Bank Natl	44042WBZ9	CD	MBS	245,000.00		245,000.00		2.750%	5/4/2018	5/4/2021		3.0	
First Capital Bank		CD	MOSIP	150,000.00		150,000.00		0.800%	5/5/2020	5/5/2021		1.0	
Cibc, MI	33306	CD	MOSIP	248,000.00		248,000.00		0.600%	5/27/2020	5/27/2021		1.0	
Medallion Bank	58404DCA7	CD	MBS	245,000.00		245,000.00		2.950%	6/4/2018	6/4/2021		3.0	
Univ Iowa Cr Un	91435LBB2	CD	MBS	245,000.00		245,000.00		2.450%	6/14/2019	6/14/2021		2.0	
Mercantil Bank	58733AEX3	CD	MBS	245,000.00		245,000.00		3.000%	6/21/2018	6/21/2021		3.0	
Bar HBR Bank & trust	066851WF9	CD	MBS	245,000.00		245,000.00		3.000%	6/29/2018	6/29/2021		3.0	
Barclays Bank	06740KNF0	CD	MBS	245,000.00		245,000.00		2.000%	7/17/2019	7/19/2021		2.0	
First Nat'l Bank Paragould	32114LBM0	CD	MBS	245,000.00		245,000.00		2.000%	7/26/2019	7/26/2021		2.0	
Midwest Bankcenter	59828QBB3	CD	MBS	245,000.00		245,000.00		2.850%	9/12/2018	9/13/2021		3.0	
Bank Midwest	063615BK3	CD	MBS	245,000.00		245,000.00		2.900%	9/17/2018	9/17/2021		3.0	
US Alliance FCU	90352RAE5	CD	MBS	245,000.00		245,000.00		3.100%	9/27/2018	9/27/2021		3.0	
Synchrony Bank	87164YNU4	CD	MBS	245,000.00	-	245,000.00		1.700%	10/31/2016	10/21/2021		4.11	
Mountain Amer Fed Cr Un	62384RAH9	CD	MBS	245,000.00		245,000.00		3.200%	10/31/2018	10/29/2021		2.11	
Capital One Bank	1404206G0	CD	MBS	245,000.00		245,000.00		2.150%	11/13/2017	11/8/2021		3.11	
Michigan Legacy	59452WAA6	CD	MBS	245,000.00		245,000.00		3.200%	11/9/2018	11/9/2021		3.0	
First Bk Hamilton	319137AK1	CD	MBS	245,000.00		245,000.00		1.950%	7/24/2019	1/24/2022		2.6	
Third Fed Svgs & LN	88413QBY3	CD	MBS	245,000.00		245,000.00		2.500%	1/30/2018	1/31/2022		4.0	
Centerstate Bank	15201QCD7	CD	MBS	245,000.00		245,000.00		1.000%	3/20/2020	3/21/2022		2.0	
Lakeland Bank	511640AS3	CD	MBS	245,000.00		245,000.00		1.000%	3/27/2020	3/28/2022		2.0	
Mbank	55275FMJ4	CD	MBS	245,000.00		245,000.00		0.900%	3/27/2020	3/28/2022		2.0	
Nicolet Natl Bank	654062JM1			245,000.00		245,000.00		0.950%	3/27/2020	3/28/2022		2.0	
Sallie Mae	7954502M6	CD	MBS	245,000.00		245,000.00		2.550%	4/18/2019	4/25/2022		3.0	
Berkshire Bk	084601XE8	CD	MBS	245,000.00		245,000.00		1.200%	4/15/2020	4/25/2022		2.0	
Comenity Cap Bank	20033AV78	CD	MBS	245,000.00		245,000.00		2.550%	4/18/2019	4/29/2022		3.0	
JPMorgan Chase Bank	48128UBU2	CD	MBS	245,000.00		245,000.00		0.600%	5/12/2020	5/12/2022		2.0	
TIAA FSB Jacksonville	87270lck7	CD	MBS	245,000.00		245,000.00		2.100%	7/10/2019	7/12/2022		3.0	
1st Nat'l Bank	1053358A4	CD	FHN	250,000.00		238,768.24		2.350%	7/19/2019	7/18/2022		2.11	451.08
American Nat'l Bank	02772JBC3	CD	MBS	245,000.00		245,000.00		2.000%	7/19/2019	7/19/2022		3.0	
First Bank PR Santurce	33767A3U3	CD	MBS	245,000.00	-	245,000.00		2.250%	8/3/2017	8/11/2022		5.0	
CIT BK Natl Assn	12556LBB1	CD	MBS	245,000.00		245,000.00		1.950%	8/23/2019	8/23/2022		3.0	
Internat'l Bank	45906ACJ4			245,000.00		245,000.00		1.000%	3/20/2020	9/20/2022		2.6	

Reading Co-Operative Bk	755324DB3			245,000.00	245,000.00	1.000%	3/27/2020	9/27/2021	1.6	
1st Natl bk Amer East	32110YNF8	CD	MBS	245,000.00	245,000.00	1.600%	10/31/2019	10/31/2022	3.0	
Connectone BK	20786ADC6	CD	MBS	245,000.00	245,000.00	0.700%	5/8/2020	11/5/2022	2.5	
RIA Fed Cr Un	749622AM8	CD	MBS	245,000.00	245,000.00	2.450%	6/24/2019	12/27/2022	3.6	
Goldman Sachs Bk	38148PWT0	CD	MBS	245,000.00	245,000.00	2.650%	1/24/2018	1/24/2023	5.0	
1st UTD Bk & Tr	33742CBA4	CD	MBS	245,000.00	245,000.00	1.300%	4/22/2020	4/24/2023	3.0	
Texas Exchange Bank	88241THE3	CD	MBS	125,000.00	125,000.00	0.700%	5/15/2020	5/15/2023	3.0	
UBS BK USA	90348JCR9	CD	MBS	245,000.00	245,000.00	3.150%	5/30/2018	5/30/2023	5.0	
Simmesport State Bank	1053708A1	CD	FHN	244,145.85	244,263.58	0.800%	6/4/2020	6/8/2023	3.0	117.73
Capital One Natl	14042RNU1	CD	MBS	245,000.00	245,000.00	1.850%	9/13/2019	9/5/2023	3.11	
Morgan Stanley	6169OUKJ8	CD	MBS	245,000.00	245,000.00	1.850%	9/13/2019	9/5/2023	3.11	
BMO Harris Bk	05581W7J8	CD	MBS	245,000.00	245,000.00	1.000%	5/1/2020	11/1/2023	3.6	
Celtic Bk	15118RUV7	CD	MBS	245,000.00	245,000.00	1.400%	4/17/2020	4/17/2024	4.0	
Subtotal				15,010,145.85	14,987,927.83					
Total General Fund				15,690,145.85	15,667,927.83					

CAPITAL IMPROVEMENT FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years	FTN Int Earned
Citibank Natl Assn	17312Q-H7-7	CD	MBS	245,000.00		245,000.00		2.700%	3/29/2018	3/29/2021		3.0	
Stifel BK & TR	86063Q-AB-1	CD	MBS	245,000.00		245,000.00		2.700%	3/29/2018	3/29/2021		3.0	
Total Capital Improvement Fund						490,000.00							

ESCROW FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years	FTN Int Earned
Safra Natl Bank	78658Q7M9	CD	MBS	245,000.00		245,000.00		1.75%	9/11/2019	9/10/2020		0.11	
Luther Burbank Savins	1053668A9	CD	FHN	250,000.00		247,708.35		0.69%	4/27/2020	10/27/2020		0.6	142.34
Independence Bank	45340KFL8	CD	MBS	245,000.00		245,000.00		0.40%	6/8/2020	6/16/2023		3.0	
Total Escrow Fund				740,000.00	-	737,708.35							

TOTAL INVESTMENTS FOR ALL FUNDS 16,895,636.18

Total Investments by Holder			FHN	1,969,636.18
			MBS	14,280,000.00
			MOSIP	646,000.00
			TOTAL INVESTMENTS	16,895,636.18
			MBS UNVEST CASH	16,895,636.18