



**REGULAR MEETING  
AGENDA  
CITY OF CREVE COEUR  
CITY COUNCIL  
300 NORTH NEW BALLAS RD  
SEPTEMBER 14, 2020  
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, September 14,, 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/89474045746>.  
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 1 646 876 9923/// webinar id: 894 7404 5746
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](mailto: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](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***

**PUBLIC HEARING: Public Hearing Setting of the 2020 Property Tax Rate**

**Summary:** Public Hearing setting the 2020 Property Tax Rate (including Debt) for the City of Creve Coeur.





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**CONSENT AGENDA**

- 1. Approval of August 24, 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 20, 2020 through September 9, 2020 in the amount of \$566,379.05.

**UNFINISHED BUSINESS**

- 2. 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. Final Reading and Passage**

**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 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.

- 3. 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. Final Reading and Passage**

**Summary:** George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through



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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.

**4. Bill No. 5841 - an Ordinance Amending Certain Traffic Regulations in the City Code of Ordinances. Final Reading and Passage**

**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.

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

**Summary:** Amending the Adopted 2020 City Employees Retirement Fund, the Police Building Fund, the Public Safety Sales Tax Fund and the Sewer Lateral 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; \$28,000 for Public Safety Sales Tax due to Insurance and Cleaning Services; and \$1,745 for the Sewer Lateral Reimbursement Program.

**6. Bill No. 5843 - an Ordinance Amending the Adopted 2021 Capital Improvement Fund Budget by Authorizing an Additional Appropriation. Final Reading and Passage**

**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.

**NEW BUSINESS**

**7. Bill No. 5844 - An Ordinance Correcting Ordinance 5709 for the Conditional Use Permit for Vitality Bowls, Located at 715 N. New Ballas Road, Within the Plaza Shops Shopping Center. First Reading**



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**Summary:** Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), is seeking to change tenant spaces within the Plaza Shops, to allow for additional room within the kitchen area, and that offers greater visibility within the shopping center, all other conditions for the conditional use permit for a new fast casual restaurant, Vitality Bowls Superfood Café, would remain the same. As this would not affect the parking regulations, or any other site related conditions reviewed, Staff is seeking a correcting ordinance to modify Ordinance No. 5709, approved on August 10, 2020.

**8. Bill No. 5845 - an Ordinance Ordering the Levy and Establishment of the Rates of Annual Property Taxes for Municipal Purposes in the City of Creve Coeur for the Year 2020. First Reading**

**Summary:** This proposed ordinance will establish the 2020 property tax rates at \$.075 on each one hundred dollars (\$100.00) of assessed valuation for residential property, \$.076 for commercial property, \$.023 for agricultural property, and \$.082 for the debt service levy to meet the City's budgeted revenue requirements for such taxes. These numbers are preliminary, prior to Board of Equalization review. Therefore, the rates may be adjusted slightly prior to final adoption.

**9. Bill No. 5846 - an Ordinance Clarifying the Public Status of Certain Streets in the Ward Iv Area of the City. First Reading**

**Summary:** An Ordinance to clarify the public status of certain streets in Ward IV. This area was annexed from St. Louis County in the 1990's.

**BUSINESS FROM MAYOR AND CITY COUNCIL**

**10. Council Liaison Reports**

**BUSINESS FROM CITY ADMINISTRATOR**

**11. Proposition C - Parks and Stormwater Control Sales Tax - Public Outreach**

**Summary:** Staff will review ongoing efforts to inform Creve Coeur citizens about Proposition C on the November 3 ballot.

**12. Deer Controlled Hunt in Creve Coeur City Parks**

**Summary:** As a component of the city's deer mitigation efforts and in response to residents voicing concerns over the deer population, city staff and Council discussed the opportunity to host controlled bow hunting in city parks to further control the deer population in the community.



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**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 09/9/2020  
Deborah Ryan, MPCC  
City Clerk



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

Meeting: 09/14/20 07:00 PM  
Department: City Council  
Category: Public Hearing  
Prepared By: Lori Obermoeller  
Initiator: Lori Obermoeller  
Sponsors:

**PUBLIC HEARING (ID # 3848)**

DOC ID: 3848

## **Public Hearing Setting of the 2020 Property Tax Rate**

Public Hearing setting the 2020 Property Tax Rate (including Debt) for the City of Creve Coeur.

## AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI

COUNTY OF ST. LOUIS

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **August 20, 2020** edition and ending with the **August 20, 2020** edition, for a total of 1 publications:

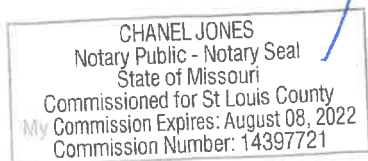
08/20/2020

Karie Clark**Karie Clark**

Subscribed & sworn before me this 20<sup>th</sup> day of Aug., 2020  
(SEAL)

Chanel Jones

Notary Public



# AFFIDAVIT OF PUBLICATION

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## CITY OF CREVE COEUR NOTICE OF PUBLIC HEARING 2020 TAX RATE

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON TUESDAY SEPTEMBER 14, 2020 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME CITIZENS SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY MORE REVENUES DUE TO AN INCREASE IN ASSESSED VALUATION FROM NEW CONSTRUCTION AS REQUIRED IN THE ANNUAL BUDGET FOR THE FISCAL YEAR 2021 BEGINNING JULY 1, 2020.

| ASSESSED VALUATION<br>(BY CATEGORIES) | CURRENT TAX YEAR<br>2020   | PREVIOUS TAX YEAR<br>2019 |
|---------------------------------------|----------------------------|---------------------------|
| REAL ESTATE                           | \$ 1,001,521,630           | \$ 984,832,030            |
| PERSONAL PROPERTY                     | 146,766,688 <sup>(1)</sup> | 153,965,469               |
| RAILROAD & UTILITY                    | 8,075,609 <sup>(2)</sup>   | 7,824,988                 |
|                                       | \$ 1,156,363,927           | \$ 1,146,622,487          |

<sup>(1)</sup> NO CITY TAX ASSESSED ON PERSONAL PROPERTY.

<sup>(2)</sup> INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

|             | PROPOSED<br>GENERAL FUND<br>TAX RATE FOR<br>2020 PER \$100<br>ASSESSED<br>VALUATION | GENERAL<br>FUND<br>PROPERTY TAX<br>REVENUES<br>ESTIMATED<br>FOR 2021<br>BUDGET | PROPOSED<br>DEBT LEVY<br>FOR 2020<br>PER \$100<br>ASSESSED<br>VALUATION | DEBT LEVY<br>PROPERTY<br>TAX<br>REVENUES<br>ESTIMATED<br>FOR 2021<br>BUDGET |
|-------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| RESIDENTIAL | \$ 0.075                                                                            | \$450,418                                                                      | \$ 0.082                                                                | \$492,457                                                                   |
| COMMERCIAL  | \$ 0.076                                                                            | 310,864                                                                        | \$ 0.082                                                                | 335,406                                                                     |
| AGRICULTURE | \$ 0.023                                                                            | 2                                                                              | \$ 0.082                                                                | 7                                                                           |
| PERSONAL    | \$ 0.000                                                                            | 0                                                                              | \$ 0.082                                                                | 120,349                                                                     |
|             |                                                                                     | \$761,282**                                                                    |                                                                         | \$948,219**                                                                 |

\*\*PRIOR TO UNCOLLECTIBLES

THE PROPOSED 2020 TAX RATES ARE BASED UPON CURRENT INFORMATION. THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.

\_\_\_\_\_  
BARRY GLANTZ, MAYOR  
CITY OF CREVE COEUR

11910556 County Aug 20, 2020





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

**CALL TO ORDER**

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, August 24, 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**

No one requested to speak in open forum.

**ACCEPTANCE OF THE AGENDA**

**Motion**

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

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

**ANNOUNCEMENTS**



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

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.

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

- 1. Records Destruction - Finance Department**
- 2. Records Destruction - Administration and HR**
- 3. Approval of August 10, 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 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**

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5838 becomes Ordinance No. 5712.



**MINUTES  
CITY OF CREVE COEUR  
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300 NORTH NEW BALLAS RD  
AUGUST 24, 2020  
7:00 PM**

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

## **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**

City Clerk read Bill N. 5839 for the first time.

Jason Jaggi made a presentation regarding this application.

George Stock of Stock and Associates, representative of the applicant made a presentation regarding this application.

Allison Mendez of Cannon Building Design made a presentation regarding this application.

Council Member Lawrence stated she would encourage the installation of fifth floor parking now instead of planning for future need as parking is a premium in that area. Council Member Lawrence asked if there are any concerns with having the oxygen tank installed in the parking garage.

Josh Barcus stated he has no concerns and there will be a safety plan, precautions and protective barriers in place.

Council Member Tierney asked if there will be any truck traffic on Conway.

George Stock stated there will be no truck traffic on Conway and signage will be posted for truck traffic.

|                |                      |                                |
|----------------|----------------------|--------------------------------|
| <b>RESULT:</b> | <b>FIRST READING</b> | <b>Next: 9/14/2020 7:00 PM</b> |
|----------------|----------------------|--------------------------------|

**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**



**MINUTES  
CITY OF CREVE COEUR  
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7:00 PM**

City Clerk read Bill N. 5840 for the first time.

Jason Jaggi made a presentation regarding this application.

George Stock of Stock and Associates, representative for the applicant made a presentation regarding this application.

**RESULT: FIRST READING**

**Next: 9/14/2020 7:00 PM**

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

City Clerk read Bill No. 5841 for the first time.

Mark Perkins stated this is the new law that will go into effect regarding motorcycle helmets and align the city code with Missouri State laws.

Council Member Hoffman stated he is in disagreement with the no helmet law for motorcycles and asked if this law will effect the Creve Coeur bicycle helmet law.

Carl Lumley stated it will not.

**RESULT: FIRST READING**

**Next: 9/14/2020 7:00 PM**

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

City Clerk read Bill No. 5842 for the first time.

Lori Obermoeller stated this amendment is for the FY2020 City Employees Retirement Fund, Police Building Fund and the Public Safety Sales Tax Fund Budgets to allocate additional appropriations due to:

- 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).



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All of these appropriations will reduce the ending fund balance of each of the funds.

|                |                      |                                |
|----------------|----------------------|--------------------------------|
| <b>RESULT:</b> | <b>FIRST READING</b> | <b>Next: 9/14/2020 7:00 PM</b> |
|----------------|----------------------|--------------------------------|

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

City Clerk read Bill No. 5843 for the first time.

Lori Obermoeller stated this is 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.

|                |                      |                                |
|----------------|----------------------|--------------------------------|
| <b>RESULT:</b> | <b>FIRST READING</b> | <b>Next: 9/14/2020 7:00 PM</b> |
|----------------|----------------------|--------------------------------|

## **APPOINTMENTS**

### **10. Annual Appointments and Reappointments**

Mayor Glantz stated the Nominating Committee met on Monday, August 10, 2020 at 4 pm 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 - appoint 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**



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- 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)
- 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)

**To appoint and reappoint as recommended.**

Council Member Hoffman requested to recuse his vote on David Hoffman for reappointment to PHP.



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

|                  |                                                                            |
|------------------|----------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                                |
| <b>MOVER:</b>    | Ellen Lawrence, Council Member, Ward 2                                     |
| <b>SECONDER:</b> | Alexis Travers, Council Member, Ward 1                                     |
| <b>AYES:</b>     | Lawrence, Hoffman, D'Alfonso, Saunders, Tierney, Travers, Silverman, Greer |

### **Council Liaison Appointments**

Mayor Glantz stated the following appointments for Council liaisons for boards, committees and commissions:

- **Audit** - Council Member Tierney will take the place of former Council Member Wang and Council Member Greer will take the place of Council Member Hoffman at the end of the year when his term expires
- **Arts** - Council Member Saunders
- **EDC** - Council Member Hoffman
- **E & E** - Council Member Greer
- **PHP** - Council Member Silverman
- **Pension** - Council Member Lawrence
- **Finance** - Council Member Lawrence
- **HEB** - Council Member Travers
- **Police** - Council Member D'Alfonso
- **Storm Water** - Council Member Hoffman

## **BUSINESS FROM MAYOR AND CITY COUNCIL**

### **11. Council Liaison Reports**

No Council Liaison reports.

## **BUSINESS FROM CITY ADMINISTRATOR**

### **12.3835 : Second Council Meeting in September**

Mark Perkins recommends moving the Monday, September 28th Council meeting to Tuesday, September 29th due to the Jewish Holiday.

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





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

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

### **13. Government Center Electrical Panel Replacement Project**

Jim Heines stated 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. 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. 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. 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.

|                |                       |
|----------------|-----------------------|
| <b>RESULT:</b> | <b>ITEM DISCUSSED</b> |
|----------------|-----------------------|

### **14. FY 2020 Fourth Quarter Financial Report**

Lori Obermoeller stated financial report for the General Fund, the Municipal Enterprise Fund, the Capital Fund, the Sewer Lateral Fund, and the Public Safety Fund for the 4thquarter 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:





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- 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\$63,377primarily due to the purchase of the financial software in FY2019
- 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 \$400,000and transfers in from the Public Safety Sales Tax Fund of \$229,802, the General Fund ended the year with a surplus of \$381,009which 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 underbudget 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 \$6,574morethan 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



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\$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.



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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, substantial changes in the operating results are not anticipate.

|                |                       |
|----------------|-----------------------|
| <b>RESULT:</b> | <b>ITEM DISCUSSED</b> |
|----------------|-----------------------|

### **15. ADJOURN**

**To adjourn at 8:21 pm**

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

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



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

Meeting: 09/14/20 07:00 PM  
Department: City Council  
Category: Report  
Prepared By: Anne Cronin  
Initiator: Anne Cronin  
Sponsors:  
DOC ID: 3851

**SCHEDULED**

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**INVOICES PAID LISTING (ID # 3851)**

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## Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from August 20, 2020 through September 9, 2020 in the amount of \$566,379.05.



# MEMORANDUM

---

**DATE:** September 9, 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 20, 2020 through September 9, 2020 in the amount of \$566,379.05.



Creve Coeur, MO

# Council Report of Invoices Paid

By Fund

Payment Dates 8/20/2020 - 9/9/2020

| Vendor Name                                 | Purchase Order Number | Payable Number       | Payable Date | Description (Item)                                       | Account Number | Payment Number | Amount           |
|---------------------------------------------|-----------------------|----------------------|--------------|----------------------------------------------------------|----------------|----------------|------------------|
| <b>Fund: 01 - GENERAL FUND</b>              |                       |                      |              |                                                          |                |                |                  |
| BANK OF AMERICA                             |                       | INV0000550           | 08/05/2020   | 6 PACKS WIPES FOR LIVE SCAN<br>AMAZON                    | 01-2410        | DFT0001935     | 20.34            |
| BANK OF AMERICA                             |                       | INV0000550           | 08/05/2020   | PRISONER MEALS DIERBERGS                                 | 01-2410        | DFT0001935     | 44.85            |
| BANK OF AMERICA                             |                       | INV0000550           | 08/05/2020   | HOMELESS CIT HOTEL<br>RESERVATION AWAITING<br>COURT DATE | 01-2410        | DFT0001935     | 136.54           |
| HEALTHY ALLIANCE LIFE<br>INSURANCE COMPANY  |                       | 000667266C           | 08/17/2020   | DENTAL SEPT 20                                           | 01-2213        | 60629          | 6,395.93         |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20     | 08/28/2020   | VOL AD & D SEPT 20                                       | 01-2216        | 60608          | 31.60            |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20     | 08/28/2020   | VOL LIFE SEPT 20                                         | 01-2216        | 60608          | 992.65           |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20     | 08/28/2020   | SHORT TERM DIS SEPT 20                                   | 01-2222        | 60608          | 373.50           |
| UNUM LIFE INSURANCE<br>COMPANY OF AMERICA   |                       | 0093442-0011 SEPT 20 | 08/18/2020   | LONG TERM CARE SEPT 20                                   | 01-2219        | 60659          | 209.90           |
| STAPLES ADVANTAGE                           |                       | 1630202504           | 07/25/2020   | TONER FOR BOOKING                                        | 01-2410        | 60653          | 578.99           |
| FIDELITY SECURITY LIFE<br>INSURANCE COMPANY |                       | 164458496            | 08/22/2020   | VISION SEPT 20                                           | 01-2218        | 60622          | 902.80           |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 619325 SEPT 20       | 09/01/2020   | VOL AD&D SEPT 20                                         | 01-2216        | 60607          | 110.20           |
| UNUM LIFE INSURANCE<br>COMPANY OF AMERICA   |                       | E0132308 SEPT 20     | 09/03/2020   | WHOLE LIFE SEPT 20                                       | 01-2220        | 60660          | 90.52            |
| CVS PHARMACY INC                            |                       | INV0000573           | 09/01/2020   | REFUND FOR OVERPAYMENT<br>ON BUS LIC #BUS-000503         | 01-4402        | 60618          | 16.00            |
| GREEN LEAF PROCUREMENT<br>LLC               |                       | INV0000575           | 09/01/2020   | REFUND FOR OVERPAYMENT<br>ON BUS LIC #BUS-000506         | 01-4402        | 60627          | 175.00           |
| MARBECK PRINTING LLC                        |                       | INV0000576           | 09/01/2020   | REFUND FOR OVERPAYMENT<br>ON BUS LIC #BUS-000511         | 01-4402        | 60634          | 85.00            |
| BRS ANALYTICAL SERVICES                     |                       | INV0000577           | 09/01/2020   | REFUND FOR OVERPAYMENT<br>ON BUS LIC #BUS-000514         | 01-4402        | 60616          | 23.00            |
| BIO-ONE STC LLC                             |                       | INV-082220           | 08/26/2020   | DISINFECT BOOKING AND<br>PROCESSING ROOM                 | 01-2410        | 60614          | 550.75           |
| ENERGY PETROLEUM CO                         |                       | 18352448             | 09/01/2020   | REGULAR FUEL - PW                                        | 01-1651        | 60678          | 8,702.81         |
| ENERGY PETROLEUM CO                         |                       | 6310594              | 09/02/2020   | DIESEL FUEL- PW                                          | 01-1653        | 60678          | 1,781.90         |
|                                             |                       |                      |              |                                                          |                |                | <b>21,222.28</b> |
|                                             |                       |                      |              |                                                          |                |                | <b>21,222.28</b> |

## Council Report of Invoices Paid

Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                                        | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                                 | Account Number | Payment Number | Amount          |
|----------------------------------------------------|-----------------------|------------------|--------------|----------------------------------------------------|----------------|----------------|-----------------|
| <b>Department: 11 - LEGISLATIVE SERVICES</b>       |                       |                  |              |                                                    |                |                |                 |
| <b>Division: 12 - MAYOR AND CITY COUNCIL</b>       |                       |                  |              |                                                    |                |                |                 |
| BANK OF AMERICA                                    |                       | CM0000021        | 06/30/2020   | CREDIT FOR MUNICIPAL LEAGUE CONFERENCE             | 01-11-12-6265  | DFT0001936     | -135.00         |
| BANK OF AMERICA                                    |                       | INV0000550       | 08/05/2020   | PICKLEMANS GOURMET CAFE                            | 01-11-12-6264  | DFT0001935     | 78.87           |
| BANK OF AMERICA                                    |                       | INV0000550       | 08/05/2020   | REFUND MML CANCELLED 2020 AC VIRTUAL REGISTRATIONS | 01-11-12-6265  | DFT0001935     | -400.00         |
| BANK OF AMERICA                                    |                       | INV0000550       | 08/05/2020   | MML 2020 AC VIRTUAL REGISTRATIONS                  | 01-11-12-6265  | DFT0001935     | 400.00          |
| BANK OF AMERICA                                    |                       | INV0000550       | 08/05/2020   | MML VIRTUAL CONFERENCE 2020 ELECTED OFFICIALS TRAI | 01-11-12-6265  | DFT0001935     | 50.00           |
| AMERICAN UNITED LIFE INSURANCE COMPANY             |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                       | 01-11-12-5234  | 60608          | 37.80           |
| <b>Division 12 - MAYOR AND CITY COUNCIL Total:</b> |                       |                  |              |                                                    |                |                | <b>31.67</b>    |
| <b>Division: 13 - CITY CLERK</b>                   |                       |                  |              |                                                    |                |                |                 |
| BANK OF AMERICA                                    |                       | INV0000550       | 08/05/2020   | JUL 2020 MEMBER LUNCHEON DEBORAH RYAN              | 01-11-13-6264  | DFT0001935     | 24.00           |
| AMERICAN UNITED LIFE INSURANCE COMPANY             |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                       | 01-11-13-5234  | 60608          | 22.70           |
| AMERICAN UNITED LIFE INSURANCE COMPANY             |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                     | 01-11-13-5235  | 60608          | 2.43            |
| AMERICAN UNITED LIFE INSURANCE COMPANY             |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                        | 01-11-13-5236  | 60608          | 18.92           |
| GRANICUS LLC                                       |                       | 130659           | 09/01/2020   | CIVIC STREAMING AND MINUTES OCT 20                 | 01-11-13-6213  | 60626          | 945.70          |
| MISSOURI LAWYERS MEDIA                             |                       | 744795320        | 08/20/2020   | PUBLIC NOTICE ADVERTISEMENT PUBLICATION            | 01-11-13-6260  | 60639          | 168.56          |
| MISSOURI LAWYERS MEDIA                             |                       | 11913976         | 08/28/2020   | CORRECTION FOR GOVT FINANCIALS AND BUDGETS         | 01-11-13-6260  | 60692          | 117.05          |
| <b>Division 13 - CITY CLERK Total:</b>             |                       |                  |              |                                                    |                |                | <b>1,299.36</b> |
| <b>Department 11 - LEGISLATIVE SERVICES Total:</b> |                       |                  |              |                                                    |                |                | <b>1,331.03</b> |
| <b>Department: 12 - ADMINISTRATION</b>             |                       |                  |              |                                                    |                |                |                 |
| <b>Division: 10 - LEGAL</b>                        |                       |                  |              |                                                    |                |                |                 |
| CURTIS, HEINZ, GARRETT & O'KEEFE, P.C.             |                       | 151859-151862    | 08/06/2020   | RETAINER - MEETINGS AND CONSULTATION               | 01-12-10-6201  | 60575          | 4,500.00        |
| CURTIS, HEINZ, GARRETT & O'KEEFE, P.C.             |                       | 151859-151862    | 08/06/2020   | MUNICIPAL PROSECUTION - RETAINER                   | 01-12-10-6201  | 60575          | 2,500.00        |
| CURTIS, HEINZ, GARRETT & O'KEEFE, P.C.             |                       | 151859-151862    | 08/06/2020   | NON-RETAINER GENERAL                               | 01-12-10-6201  | 60575          | 1,672.00        |
| CURTIS, HEINZ, GARRETT & O'KEEFE, P.C.             |                       | 151859-151862    | 08/06/2020   | PROSECUTING ATTORNEY ASSISTANT                     | 01-12-10-6201  | 60575          | 585.00          |
| REJIS COMMISSION                                   | PO00368               | 442579           | 07/20/2020   | PAMS Software Fees 7/1/20-6/30/21                  | 01-12-10-6262  | 60594          | 2,000.00        |

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Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                            | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                                 | Account Number | Payment Number                             | Amount           |
|----------------------------------------|-----------------------|------------------|--------------|----------------------------------------------------|----------------|--------------------------------------------|------------------|
| REJIS COMMISSION                       | PO00368               | 444085           | 08/13/2020   | PAMS Software Fees JUL 20                          | 01-12-10-6262  | 60647                                      | 259.50           |
|                                        |                       |                  |              |                                                    |                | <b>Division 10 - LEGAL Total:</b>          | <b>11,516.50</b> |
| <b>Division: 11 - ADMINISTRATIVE</b>   |                       |                  |              |                                                    |                |                                            |                  |
| ARVEST BANK OPERATIONS INC             |                       | PCARD JUL 20     | 08/24/2020   | MO HYWY PATROL PRE EMPLOY BACKGROUND               | 01-12-11-6202  | DFT0001921                                 | 15.25            |
| ARVEST BANK OPERATIONS INC             |                       | PCARD JUL 20     | 08/24/2020   | MO HYWY PATROL PRE EMPLOY BACKGROUND               | 01-12-11-6202  | DFT0001921                                 | 15.25            |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | MONTHLY CREDIT REPORTS                             | 01-12-11-6202  | DFT0001935                                 | 21.61            |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | ADVERTISING FINANCE RECREATION                     | 01-12-11-6260  | DFT0001935                                 | 278.81           |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | ICMA DIGITAL EVENT                                 | 01-12-11-6261  | DFT0001935                                 | 199.00           |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | MISC TRAINING SEMINARS CA                          | 01-12-11-6261  | DFT0001935                                 | 199.00           |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | ICMA DIGITAL EVENT CANCELATION                     | 01-12-11-6261  | DFT0001935                                 | -199.00          |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | WALL STREET JOURNAL 7/16/20                        | 01-12-11-6262  | DFT0001935                                 | 19.49            |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | ST LOUIS POST DISPATCH SUBSCRIPTION ONLINE 7/6/20  | 01-12-11-6262  | DFT0001935                                 | 9.97             |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | BUSINESS NEWSLETTER SUBSCRIPTION                   | 01-12-11-6262  | DFT0001935                                 | 70.00            |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | JUL 2020 MEMBER LUNCHEON MARK PERKINS MELISSA ORSC | 01-12-11-6264  | DFT0001935                                 | 48.00            |
| SWIFT PRINT COMMUNICATIONS             | PO00201-R1            | 000001187        | 07/24/2020   | Residential Newsletter Printing FY20               | 01-12-11-6203  | 60654                                      | 1,717.00         |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                       | 01-12-11-5234  | 60608                                      | 90.49            |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                     | 01-12-11-5235  | 60608                                      | 9.69             |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                        | 01-12-11-5236  | 60608                                      | 74.25            |
| SPECIALTY MAILING                      | PO00199-R1            | 47481            | 09/03/2020   | Residential Newsletter Handling AUG 20             | 01-12-11-6203  | 60651                                      | 321.50           |
| SPECIALTY MAILING                      | PO00199-R1            | 47609            | 08/31/2020   | Residential Newsletter Handling SEPT 20            | 01-12-11-6203  | 60651                                      | 321.56           |
| MERCY CORPORATE HEALTH                 |                       | 535351           | 08/25/2020   | PRE EMPLOYMENT SCREENING                           | 01-12-11-6271  | 60635                                      | 115.00           |
| PAYLOCITY CORPORATION                  |                       | INV1001906       | 08/19/2020   | COBRA ADMINISTRATION                               | 01-12-11-6203  | 60645                                      | 69.00            |
|                                        |                       |                  |              |                                                    |                | <b>Division 11 - ADMINISTRATIVE Total:</b> | <b>3,395.87</b>  |
| <b>Division: 14 - MUNICIPAL COURT</b>  |                       |                  |              |                                                    |                |                                            |                  |
| RICOH USA, INC                         |                       | 103951231        | 08/18/2020   | COURT COPIER LEASE 7/18-8/17/20                    | 01-12-14-6213  | 60598                                      | 275.34           |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                       | 01-12-14-5234  | 60608                                      | 37.35            |



## Council Report of Invoices Paid

Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                                 | Purchase Order Number | Payable Number        | Payable Date | Description (Item)                                | Account Number | Payment Number | Amount    |
|---------------------------------------------|-----------------------|-----------------------|--------------|---------------------------------------------------|----------------|----------------|-----------|
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20      | 08/28/2020   | AD & D SEPT 20                                    | 01-12-14-5235  | 60608          | 4.00      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20      | 08/28/2020   | LTD SEPT 20                                       | 01-12-14-5236  | 60608          | 31.13     |
| Division 14 - MUNICIPAL COURT Total:        |                       |                       |              |                                                   |                |                | 347.82    |
| Department 12 - ADMINISTRATION Total:       |                       |                       |              |                                                   |                |                | 15,260.19 |
| Department: 13 - FINANCE                    |                       |                       |              |                                                   |                |                |           |
| Division: 11 - ADMINISTRATIVE               |                       |                       |              |                                                   |                |                |           |
| ARVEST BANK OPERATIONS INC                  |                       | PCARD JUL 20          | 08/24/2020   | UPLIFT DESK CORNER PIECE<br>OBERMOELLER           | 01-13-11-9504  | DFT0001921     | 49.00     |
| BANK OF AMERICA                             |                       | INV0000550            | 08/05/2020   | GABRIELLA REWARD CHECK<br>8/12/20                 | 01-13-11-6265  | DFT0001935     | -130.00   |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20      | 08/28/2020   | LIFE SEPT 20                                      | 01-13-11-5234  | 60608          | 80.39     |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20      | 08/28/2020   | AD & D SEPT 20                                    | 01-13-11-5235  | 60608          | 8.62      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20      | 08/28/2020   | AD & D SEPT 20                                    | 01-13-11-5235  | 60608          | 8.79      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY   |                       | 00619325 SEPT 20      | 08/28/2020   | LTD SEPT 20                                       | 01-13-11-5236  | 60608          | 40.56     |
| Division 11 - ADMINISTRATIVE Total:         |                       |                       |              |                                                   |                |                | 57.36     |
| Division: 15 - INTERDEPARTMENTAL            |                       |                       |              |                                                   |                |                |           |
| ARVEST BANK OPERATIONS INC                  |                       | PCARD JUL 20          | 08/24/2020   | PLASTIC DESIGN TAX EXEMPT<br>LOGO PRINT ON PCARDS | 01-13-15-6203  | DFT0001921     | 300.00    |
| CHARTER COMMUNICATIONS                      |                       | 0215116081620         | 08/16/2020   | 996 E RUE DE LA BANQUE 8/16-<br>9/15/20           | 01-13-15-6255  | 60572          | 537.21    |
| MISSOURI DIVISION OF<br>EMPLOYMENT SECURITY |                       | 05-18895-0-00 7/30/20 | 06/30/2020   | UNEMPLOYMENT 2ND QTR<br>ENDING 6/30/20            | 01-13-15-5244  | 60589          | 3,041.97  |
| MISSOURI DIVISION OF<br>EMPLOYMENT SECURITY |                       | 05-18895-0-00 7/30/20 | 06/30/2020   | UNEMPLOYMENT 2ND QTR<br>ENDING 6/30/20            | 01-13-15-5244  | 60589          | 1,899.66  |
| MISSOURI DIVISION OF<br>EMPLOYMENT SECURITY |                       | 05-18895-0-00 7/30/20 | 06/30/2020   | UNEMPLOYMENT 2ND QTR<br>ENDING 6/30/20            | 01-13-15-5244  | 60589          | 242.17    |
| MISSOURI DIVISION OF<br>EMPLOYMENT SECURITY |                       | 05-18895-0-00 MAY 20  | 05/13/2020   | CREDIT FOR BENEFITS<br>PAYMENT                    | 01-13-15-5244  | 60589          | -242.17   |
| KONICA MINOLTA BUSINESS<br>SOLUTIONS        |                       | 267515944             | 08/01/2020   | ADMIN COPIER MAINT JUL 20                         | 01-13-15-6213  | 60586          | 61.00     |
| AT&T                                        |                       | 31498327050760 8/7/20 | 08/07/2020   | MONITOR LINE ICE ARENA 8/7-<br>9/6/20             | 01-13-15-6253  | 60566          | 86.88     |
| PEPSI-COLA                                  |                       | 39071955              | 08/18/2020   | SODA CITY HALL VENDING<br>MACHINES                | 01-13-15-7304  | 60591          | 226.10    |
| CDW LLC                                     |                       | ZSM2936               | 08/13/2020   | WORKHORSE 2020 TONER                              | 01-13-15-7312  | 60570          | 214.48    |
| BANK OF AMERICA                             |                       | INV0000550            | 08/05/2020   | CDR DISCS SLEEVES LABEL TAPE<br>AMAZON            | 01-13-15-7312  | DFT0001935     | 30.58     |

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Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                               | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                            | Account Number | Payment Number | Amount    |
|-------------------------------------------|-----------------------|------------------|--------------|-----------------------------------------------|----------------|----------------|-----------|
| QUADIENT LEASING USA INC                  |                       | N8457923         | 08/28/2020   | METER RENTAL 6/236-9/28/20                    | 01-13-15-6266  | 60694          | 202.50    |
| Division 15 - INTERDEPARTMENTAL Total:    |                       |                  |              |                                               |                |                | 6,600.38  |
| Division: 51 - MIS OPERATIONS             |                       |                  |              |                                               |                |                |           |
| CDW LLC                                   |                       | ZTF8080          | 08/17/2020   | WINDOW SERVER 2019 LICENSE                    | 01-13-51-6213  | 60570          | 774.69    |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | UPS STORE AIR CARD                            | 01-13-51-6213  | DFT0001935     | 10.32     |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | ZOOM MONTHLY FEE 7/20/20-8/19/20              | 01-13-51-7332  | DFT0001935     | 14.99     |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | ZOOM PRO MONTHLY WEBINAR MONTHLY 7/18-8/17/20 | 01-13-51-7332  | DFT0001935     | 214.95    |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | YESSOFTWARE CODECHARGE STUDIO 4.3             | 01-13-51-7332  | DFT0001935     | 223.96    |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | MICROSOFT STORE OFFICE HOME STUDENT           | 01-13-51-7332  | DFT0001935     | 149.99    |
| AMERICAN UNITED LIFE INSURANCE COMPANY    |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                  | 01-13-51-5234  | 60608          | 20.45     |
| AMERICAN UNITED LIFE INSURANCE COMPANY    |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                | 01-13-51-5235  | 60608          | 2.19      |
| AMERICAN UNITED LIFE INSURANCE COMPANY    |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                   | 01-13-51-5236  | 60608          | 17.04     |
| UMZUZU LLC                                | PO00320               | 0135079          | 09/01/2020   | G Suite Annual SEPT 20                        | 01-13-51-6213  | 60658          | 1,560.00  |
| WINNING TECHNOLOGIES, INC.                | PO00348               | 22237            | 09/01/2020   | IT Professional Services SEPT 20              | 01-13-51-6202  | 60664          | 4,190.60  |
| SHI INTERNATIONAL CORP.                   | PO00364               | B12144800        | 08/17/2020   | 1 IT domain controller server                 | 01-13-51-7331  | 60649          | 1,557.17  |
| Division 51 - MIS OPERATIONS Total:       |                       |                  |              |                                               |                |                | 8,736.35  |
| Department 13 - FINANCE Total:            |                       |                  |              |                                               |                |                | 15,394.09 |
| Department: 14 - COMMUNITY SERVICES       |                       |                  |              |                                               |                |                |           |
| Division: 11 - ADMINISTRATIVE             |                       |                  |              |                                               |                |                |           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | FARMERS MARKET FACEBOOK BOOST                 | 01-14-11-6230  | DFT0001935     | 10.00     |
| AMERICAN UNITED LIFE INSURANCE COMPANY    |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                  | 01-14-11-5234  | 60608          | 10.78     |
| AMERICAN UNITED LIFE INSURANCE COMPANY    |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                | 01-14-11-5235  | 60608          | 1.15      |
| AMERICAN UNITED LIFE INSURANCE COMPANY    |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                   | 01-14-11-5236  | 60608          | 8.99      |
| RICOH USA, INC                            |                       | 1040303863       | 08/18/2020   | METER READS 2/12-3/11/20                      | 01-14-11-6213  | 60648          | 43.68     |
| NICHOLAS ROBERT STERGOS                   |                       | 121049           | 08/18/2020   | FARMERS MARKET ENTERTAINMENT                  | 01-14-11-6230  | 60642          | 50.00     |
| Division 11 - ADMINISTRATIVE Total:       |                       |                  |              |                                               |                |                | 124.60    |
| Department 14 - COMMUNITY SERVICES Total: |                       |                  |              |                                               |                |                | 124.60    |

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| Vendor Name                                                    | Purchase Order Number | Payable Number            | Payable Date | Description (Item)                            | Account Number | Payment Number | Amount          |
|----------------------------------------------------------------|-----------------------|---------------------------|--------------|-----------------------------------------------|----------------|----------------|-----------------|
| <b>Department: 16 - MUNICIPAL FACILITIES MAINTENANCE</b>       |                       |                           |              |                                               |                |                |                 |
| <b>Division: 11 - ADMINISTRATIVE</b>                           |                       |                           |              |                                               |                |                |                 |
| SPIRE                                                          |                       | 5003001000 8/14/20        | 08/24/2020   | 300 N NEW BALLAS RD 7/15-8/13/20              | 01-16-11-6252  | DFT0001937     | 108.70          |
| ARAMARK UNIFORM SERVICES                                       |                       | 316592720                 | 08/18/2020   | UNIFORM CLEANING-BUILDING MAINTENANCE         | 01-16-11-7308  | 60565          | 9.46            |
| BANK OF AMERICA                                                |                       | INV0000550                | 08/05/2020   | COFFEE POT TIMER                              | 01-16-11-6212  | DFT0001935     | 14.97           |
| AMERICAN UNITED LIFE INSURANCE COMPANY                         |                       | 00619325 SEPT 20          | 08/28/2020   | LIFE SEPT 20                                  | 01-16-11-5234  | 60608          | 33.87           |
| AMERICAN UNITED LIFE INSURANCE COMPANY                         |                       | 00619325 SEPT 20          | 08/28/2020   | AD & D SEPT 20                                | 01-16-11-5235  | 60608          | 3.63            |
| AMERICAN UNITED LIFE INSURANCE COMPANY                         |                       | 00619325 SEPT 20          | 08/28/2020   | LTD SEPT 20                                   | 01-16-11-5236  | 60608          | 28.23           |
| NEW SYSTEM CARPET & BUILDING CARE LTD.                         |                       | 086448                    | 08/28/2020   | CITY HALL - CLEANING SUPPLIES                 | 01-16-11-6212  | 60641          | 741.88          |
| METROPOLITAN ST. LOUIS SEWER DISTRICT                          |                       | 246891                    | 08/26/2020   | 0247372-6: 300 N NEW BALLAS RD                | 01-16-11-6254  | 60636          | 287.60          |
| ARAMARK UNIFORM SERVICES                                       |                       | 316619000                 | 08/25/2020   | UNIFORM CLEANING-BUILDING MAINTENANCE         | 01-16-11-7308  | 60613          | 9.46            |
| WEBER FIRE AND SAFETY EQUIPT CO                                |                       | 83466                     | 08/20/2020   | CITY HALL FIRE EXTINGUISHER ANNUAL INSPECTION | 01-16-11-6211  | 60663          | 530.50          |
| DOUGLAS VENTURES LLC                                           | PO00248               | 009221208-74              | 09/01/2020   | City Hall- Outsourced Janitorial Services     | 01-16-11-6212  | 60676          | 1,980.00        |
| MISSOURI AMERICAN WATER CO.                                    |                       | 1017-210013915103 8.25.20 | 08/25/2020   | 300 N NEW BALLAS RD DOM 5/27/20-8/24/20       | 01-16-11-6254  | 60690          | 4,262.84        |
| AUTHORIZED ELEVATOR                                            |                       | 26015                     | 09/01/2020   | ELEVATOR QUARTERLY MAINT- SEPT- NOV 2020      | 01-16-11-6212  | 60671          | 175.00          |
| ARAMARK UNIFORM SERVICES                                       |                       | 316645427                 | 09/01/2020   | UNIFORM CLEANING-BUILDING MAINTENANCE         | 01-16-11-7308  | 60669          | 9.46            |
| HOME DEPOT CREDIT SERVICES                                     |                       | 35108587 8/28/20          | 08/28/2020   | #5031719 MISC BLDG SUPPLIES                   | 01-16-11-6212  | 60684          | 108.93          |
| HOME DEPOT CREDIT SERVICES                                     |                       | 35108587 8/28/20          | 08/28/2020   | #6350685 FANS FOR A/C OUTAGE                  | 01-16-11-6212  | 60684          | 134.86          |
| TERMINIX INTERNATIONAL COMPANY LP                              |                       | 399820472                 | 08/25/2020   | CITY HALL PEST CONTROL                        | 01-16-11-6212  | 60696          | 97.00           |
| <b>Division 11 - ADMINISTRATIVE Total:</b>                     |                       |                           |              |                                               |                |                | <b>8,536.39</b> |
| <b>Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:</b> |                       |                           |              |                                               |                |                | <b>8,536.39</b> |
| <b>Department: 21 - POLICE</b>                                 |                       |                           |              |                                               |                |                |                 |
| <b>Division: 11 - ADMINISTRATIVE</b>                           |                       |                           |              |                                               |                |                |                 |
| ARVEST BANK OPERATIONS INC                                     |                       | PCARD JUL 20              | 08/24/2020   | AMAZON NO TOUCH THERMOMETER                   | 01-21-11-6271  | DFT0001921     | 49.99           |
| ARVEST BANK OPERATIONS INC                                     |                       | PCARD JUL 20              | 08/24/2020   | AMAZON ADAPTER FOR CHIEF IPAD                 | 01-21-11-7302  | DFT0001921     | 17.98           |
| BANK OF AMERICA                                                |                       | INV0000550                | 08/05/2020   | SHIPPED RIFLE SCOPE USPS                      | 01-21-11-6211  | DFT0001935     | 8.70            |

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| Vendor Name                               | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                                | Account Number | Payment Number                             | Amount          |
|-------------------------------------------|-----------------------|------------------|--------------|---------------------------------------------------|----------------|--------------------------------------------|-----------------|
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | JUL 2020 MEMBER LUNCHEON<br>GLENN EIDMAN          | 01-21-11-6264  | DFT0001935                                 | 24.00           |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                      | 01-21-11-5234  | 60608                                      | 156.07          |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                    | 01-21-11-5235  | 60608                                      | 16.74           |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                       | 01-21-11-5236  | 60608                                      | 128.88          |
| REJIS COMMISSION                          |                       | 444174           | 08/20/2020   | LIVESCAN CONNECTION                               | 01-21-11-6202  | 60647                                      | 50.00           |
| REJIS COMMISSION                          |                       | 444174           | 08/20/2020   | CISCO ASA 5505 MAINTENANCE                        | 01-21-11-6202  | 60647                                      | 20.77           |
| REJIS COMMISSION                          |                       | 444174           | 08/20/2020   | (2) NETMOTION CONNECTION<br>WIRELESS SVC FEES     | 01-21-11-6202  | 60647                                      | 16.50           |
| REJIS COMMISSION                          | PO00360               | 444174           | 08/20/2020   | 2020/2021 REJIS SUBSCRIPTION<br>FEES              | 01-21-11-6202  | 60647                                      | 4,030.39        |
| REJIS COMMISSION                          |                       | 444174           | 08/20/2020   | 10% MONTHLY REBATE<br>SUBSCRIPTION FEE            | 01-21-11-6202  | 60647                                      | -403.04         |
| REJIS COMMISSION                          |                       | 444174           | 08/20/2020   | MONTHLY GLOBAL SOFTWARE<br>SVCS                   | 01-21-11-6213  | 60647                                      | 1,155.00        |
| REJIS COMMISSION                          |                       | 444174           | 08/20/2020   | 12 VERIZON DATA LINES                             | 01-21-11-6253  | 60647                                      | 588.00          |
|                                           |                       |                  |              |                                                   |                | <b>Division 11 - ADMINISTRATIVE Total:</b> | <b>5,859.98</b> |
| <b>Division: 21 - INVESTIGATION</b>       |                       |                  |              |                                                   |                |                                            |                 |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | OFFICE DEPOT LABELS FOR<br>INVESTIGATIONS         | 01-21-21-6203  | DFT0001935                                 | 23.18           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | PASTA HOUSE MEALS FOR MCS                         | 01-21-21-6203  | DFT0001935                                 | 22.59           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | DRURY INN HOTEL STAY MAJOR<br>CASE SQUAD          | 01-21-21-6203  | DFT0001935                                 | -8.49           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | PANERA BREAD BREAKFAST<br>ITEMS FOR MCS           | 01-21-21-6203  | DFT0001935                                 | 6.72            |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | DRURY INN HOTEL STAY MAJOR<br>CASE SQUAD          | 01-21-21-6203  | DFT0001935                                 | 115.73          |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | PICKLEMANS GOURMET CAFE                           | 01-21-21-6203  | DFT0001935                                 | 146.24          |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | PASTA HOUSE DINNER FOR<br>MCS                     | 01-21-21-6203  | DFT0001935                                 | 303.60          |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | DIERBERGS BREAKFAST ITEMS<br>FOR MCS              | 01-21-21-6203  | DFT0001935                                 | 20.91           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | DINNER FOR MAJOR CASE<br>SQUAD DAVE TONY'S BURGER | 01-21-21-6203  | DFT0001935                                 | 246.80          |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | DOMINOS MAJOR CASE SQUAD<br>LUNCH                 | 01-21-21-6203  | DFT0001935                                 | 78.72           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | PICKLEMANS LUNCH FOR<br>MAJOR CASE SQUAD MCS      | 01-21-21-6203  | DFT0001935                                 | 84.75           |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | PASTA HOUSE DINNER FOR<br>MCS                     | 01-21-21-6203  | DFT0001935                                 | 63.24           |

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| Vendor Name                            | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                            | Account Number | Payment Number | Amount   |
|----------------------------------------|-----------------------|------------------|--------------|-----------------------------------------------|----------------|----------------|----------|
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | TONYS DONUTS BREAKFAST ITEMS FOR MCS          | 01-21-21-6203  | DFT0001935     | 32.44    |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | PASTA HOUSE MEALS FOR MCS                     | 01-21-21-6203  | DFT0001935     | 39.49    |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | DIERBERGS BREAKFAST ITEMS FOR MCS             | 01-21-21-6203  | DFT0001935     | 28.07    |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | PASTA HOUSE DINNER FOR MCS                    | 01-21-21-6203  | DFT0001935     | 61.99    |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | PANERA BREAD BREAKFAST ITEMS FOR MCS          | 01-21-21-6203  | DFT0001935     | 31.44    |
| BANK OF AMERICA                        |                       | INV0000550       | 08/05/2020   | FIVE 16GB FLASHDRIVE TEN 8GB FLASDRIVE AMAZON | 01-21-21-7304  | DFT0001935     | 67.58    |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                  | 01-21-21-5234  | 60608          | 150.22   |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                | 01-21-21-5235  | 60608          | 16.11    |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                   | 01-21-21-5236  | 60608          | 125.18   |
| Division 21 - INVESTIGATION Total:     |                       |                  |              |                                               |                |                | 1,656.51 |
| <b>Division: 22 - PATROL</b>           |                       |                  |              |                                               |                |                |          |
| ARVEST BANK OPERATIONS INC             |                       | PCARD JUL 20     | 08/24/2020   | AMAZON ARMORY TOOL KIT                        | 01-21-22-7313  | DFT0001921     | 48.99    |
| CUSTOM CITY CYCLE INC                  |                       | 00000528         | 05/29/2020   | MOTORCYCLE UPFITTING 2420                     | 01-21-22-6210  | 60576          | 1,276.80 |
| CUSTOM CITY CYCLE INC                  |                       | 00000529         | 05/29/2020   | MOTORCYCEL UPFITTING 2421                     | 01-21-22-6210  | 60576          | 1,276.80 |
| DIERBERGS                              |                       | 4282             | 08/18/2020   | 4 GALLON DISTILLED WATER                      | 01-21-22-7304  | 60578          | 4.76     |
| ADGRAPHIX LLC                          | PO00354-R1            | 47174            | 08/19/2020   | 4 Graphic Packages for 2020 Changeover        | 01-21-22-6210  | 60564          | 1,076.00 |
| LEON UNIFORM COMPANY                   |                       | 500817-01        | 06/08/2020   | UNIFORM PURCHASE FOR B BEDWELL                | 01-21-22-7308  | 60587          | 97.98    |
| LEON UNIFORM COMPANY                   |                       | 501275-01        | 06/08/2020   | UNIFORM PURCHASE FOR W DOUGLAS                | 01-21-22-7308  | 60587          | 203.96   |
| LEON UNIFORM COMPANY                   |                       | 501369           | 06/08/2020   | UNIFORM PURCHASE FOR W SCHULTZ                | 01-21-22-7308  | 60587          | 203.96   |
| LEON UNIFORM COMPANY                   |                       | 504830           | 08/18/2020   | UNIFORM PURCHASE FOR M DEUTMAN                | 01-21-22-7308  | 60587          | 70.50    |
| LEON UNIFORM COMPANY                   |                       | 504831           | 08/18/2020   | UNIFORM PURCHASE FOR A CALLAHAN               | 01-21-22-7308  | 60587          | 70.50    |
| LEON UNIFORM COMPANY                   |                       | 505036-02        | 08/18/2020   | UNIFORM PURCHASE FOR C ALTMAN                 | 01-21-22-7308  | 60587          | 77.36    |
| LEON UNIFORM COMPANY                   |                       | 505534-01        | 08/18/2020   | UNIFORM PURCHASE FOR N MARTIN                 | 01-21-22-7308  | 60587          | 151.99   |
| LEON UNIFORM COMPANY                   |                       | 505561           | 08/18/2020   | UNIFORM PURCHASE FOR D COLEMAN                | 01-21-22-7308  | 60587          | 131.99   |

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| Vendor Name                               | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                                    | Account Number | Payment Number | Amount   |
|-------------------------------------------|-----------------------|------------------|--------------|-------------------------------------------------------|----------------|----------------|----------|
| LEON UNIFORM COMPANY                      |                       | 505613-01        | 08/18/2020   | UNIFORM PURCHASE FOR KI<br>YOUNG KIM                  | 01-21-22-7308  | 60587          | 141.00   |
| LEON UNIFORM COMPANY                      |                       | 506818           | 08/21/2020   | TRAFFIC VEST FOR<br>DEPARTMENT                        | 01-21-22-7308  | 60587          | 215.00   |
| HANDY AUTOMOTIVE                          |                       | 6219-484530      | 08/07/2020   | RELAY FOR CAR 2404                                    | 01-21-22-6210  | 60581          | 22.96    |
| HANDY AUTOMOTIVE                          |                       | 6219-485217      | 08/12/2020   | FUEL PUMP MODULE &<br>TRANSFER KIT FOR CAR 2404       | 01-21-22-6210  | 60581          | 335.46   |
| HANDY AUTOMOTIVE                          |                       | 6219-485632      | 08/14/2020   | RELAY FOR CAR 2404                                    | 01-21-22-6210  | 60581          | 22.96    |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00359-R1            | DPS-20-075       | 07/01/2020   | Changeover labor cost on 2408                         | 01-21-22-6210  | 60577          | 2,370.00 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00359-R1            | DPS-20-075       | 07/01/2020   | Changeover vehicle equipment<br>cost on 2408          | 01-21-22-9503  | 60577          | 9,150.30 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00358-R1            | DPS-20-076       | 07/01/2020   | Changeover labor cost on 2409                         | 01-21-22-6210  | 60577          | 2,370.00 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00358-R1            | DPS-20-076       | 07/01/2020   | Changeover vehicle equipment<br>cost on 2409          | 01-21-22-9503  | 60577          | 9,150.30 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00357-R1            | DPS-20-077       | 07/01/2020   | Changeover labor cost on 2416                         | 01-21-22-6210  | 60577          | 2,370.00 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00357-R1            | DPS-20-077       | 07/01/2020   | Changeover vehicle equipment<br>cost on 2416          | 01-21-22-9503  | 60577          | 9,150.30 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00356-R1            | DPS-20-078       | 07/01/2020   | Changeover labor cost on 2419                         | 01-21-22-6210  | 60577          | 2,370.00 |
| DEFENDER PRODUCT<br>SOLUTIONS, LLC        | PO00356-R1            | DPS-20-078       | 07/01/2020   | Changeover vehicle equipment<br>cost on 2419          | 01-21-22-9503  | 60577          | 9,150.30 |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | MONTHLY CAR WASH<br>MEMBERSHIP 24 VEHICLES<br>7/29/20 | 01-21-22-6210  | DFT0001935     | 359.76   |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | MEDICAL BAG REPLACED<br>SOILED BAG AMAZON             | 01-21-22-7302  | DFT0001935     | 19.31    |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | SEARCH GLOVES 2 PRMED<br>AMAZON                       | 01-21-22-7302  | DFT0001935     | 73.12    |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | MAGNET CLIPS BOOKING<br>CAMERA BAG AMAZON             | 01-21-22-7302  | DFT0001935     | 36.42    |
| BANK OF AMERICA                           |                       | INV0000550       | 08/05/2020   | THREE GUN SAFES AMAZON                                | 01-21-22-9503  | DFT0001935     | 197.97   |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                          | 01-21-22-5234  | 60608          | 749.56   |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                                        | 01-21-22-5235  | 60608          | 80.28    |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                           | 01-21-22-5236  | 60608          | 572.19   |
| DOBBS TIRE & AUTO CENTERS                 |                       | 04-317676        | 08/01/2020   | (4) EXPLORER TIRES                                    | 01-21-22-6210  | 60620          | 542.00   |
| DOBBS TIRE & AUTO CENTERS                 |                       | 04-318049        | 08/17/2020   | (1) 2020 EXPLORER TIRE                                | 01-21-22-6210  | 60620          | 139.50   |
| HANDY AUTOMOTIVE                          |                       | 6219-485539      | 08/14/2020   | FUEL PUMP MODULE FOR CAR<br>2404                      | 01-21-22-6210  | 60628          | 135.06   |

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Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                              | Purchase Order Number | Payable Number     | Payable Date | Description (Item)                             | Account Number | Payment Number                             | Amount           |
|------------------------------------------|-----------------------|--------------------|--------------|------------------------------------------------|----------------|--------------------------------------------|------------------|
| HANDY AUTOMOTIVE                         |                       | 6219-485601        | 08/14/2020   | CREDIT FOR INV 6219-485539                     | 01-21-22-6210  | 60628                                      | -135.06          |
|                                          |                       |                    |              |                                                |                | <b>Division 22 - PATROL Total:</b>         | <b>54,280.28</b> |
|                                          |                       |                    |              |                                                |                | <b>Department 21 - POLICE Total:</b>       | <b>61,796.77</b> |
| <b>Department: 31 - PUBLIC WORKS</b>     |                       |                    |              |                                                |                |                                            |                  |
| <b>Division: 11 - ADMINISTRATIVE</b>     |                       |                    |              |                                                |                |                                            |                  |
| GEORGE L. CRAWFORD & ASSOCIATES INC      | PO00380               | 00011              | 08/06/2020   | TRAFFIC SIGNAL MAINTENANCE SERVICE             | 01-31-11-6211  | 60623                                      | 951.65           |
| AMERICAN UNITED LIFE INSURANCE COMPANY   |                       | 00619325 SEPT 20   | 08/28/2020   | LIFE SEPT 20                                   | 01-31-11-5234  | 60608                                      | 82.02            |
| AMERICAN UNITED LIFE INSURANCE COMPANY   |                       | 00619325 SEPT 20   | 08/28/2020   | LTD SEPT 20                                    | 01-31-11-5236  | 60608                                      | 67.16            |
| MIDWESTERN SAFETY EQUIPMENT COMPANY, INC |                       | 008419             | 08/25/2020   | SAFETY SUPPLIES                                | 01-31-11-7308  | 60637                                      | 52.00            |
| US BANK EQUIPMENT FINANCE                | PO00383               | 422519462          | 08/26/2020   | COPIER LEASE & MAINTENANCE                     | 01-31-11-6213  | 60699                                      | 224.51           |
| AMERICAN PUBLIC WORKS ASSOCIATION        |                       | 808289 9/2/2020    | 09/02/2020   | APWA RENEWAL MEMBERSHIP- MIKE FOGG 808289      | 01-31-11-6262  | 60667                                      | 208.00           |
| DREXEL TECHNOLOGIES INC                  |                       | INV29766           | 08/26/2020   | COLOR PRINTER CONTRACT 8/1/20-8/31/20          | 01-31-11-6213  | 60677                                      | 71.01            |
|                                          |                       |                    |              |                                                |                | <b>Division 11 - ADMINISTRATIVE Total:</b> | <b>1,656.35</b>  |
| <b>Division: 41 - STREET MAINTENANCE</b> |                       |                    |              |                                                |                |                                            |                  |
| SPIRE                                    |                       | 9717450000 8/14/20 | 08/24/2020   | 1030 N LINDBERGH BLVD 7/15-8/13/20             | 01-31-41-6252  | DFT0001938                                 | 18.33            |
| POMP'S TIRE SERVICE, INC.                | PO00374               | 1310075808         | 08/20/2020   | backhoe tire                                   | 01-31-41-6211  | 60561                                      | 2,153.14         |
| THE GREENWOOD GROUP LLC                  | PO00370               | 22193              | 07/21/2020   | Roadside Drain Extension on Royal Valley Drive | 01-31-41-7318  | 60562                                      | 2,980.00         |
| CHESTERFIELD FENCE & DECK CO.            | PO00292               | 46566              | 06/30/2020   | conway fence                                   | 01-31-41-6212  | 60558                                      | 3,400.00         |
| ERB EQUIPMENT COMPANY                    | PO00375               | 489560             | 08/19/2020   | 544k loader brakes                             | 01-31-41-6211  | 60559                                      | 1,897.18         |
| ALTEC INDUSTRIES, INC                    | PO00288               | 50551293           | 06/30/2020   | bucket truck repairs                           | 01-31-41-6210  | 60557                                      | 3,068.99         |
| ARVEST BANK OPERATIONS INC               |                       | PCARD JUL 20       | 08/24/2020   | AMAZON CEILING OCCUPANCY SENSOR                | 01-31-41-6212  | DFT0001921                                 | 84.99            |
| BRANNEKY & SONS MERCANTILE CO. INC.      |                       | 1052869            | 08/18/2020   | BATTERY FOR MICRO GAUGE                        | 01-31-41-7302  | 60569                                      | 7.99             |
| FRED WEBER, INC.                         |                       | 12383310           | 08/12/2020   | ROCK- WINDRUSH CREEK                           | 01-31-41-7318  | 60579                                      | 132.66           |
| FRED WEBER, INC.                         |                       | 12383311           | 08/12/2020   | ROCK FOR WINDRUSH CREEK                        | 01-31-41-7318  | 60579                                      | 245.03           |
| SURECUT LAWN CARE LLC                    | PO00295-R1            | 12534              | 06/30/2020   | Mulch application at olive/ 270                | 01-31-41-7303  | 60602                                      | 5,900.00         |
| ABSTENENCIA GENTRY                       |                       | 1261-2500005730    | 08/17/2020   | EXCEL- PW TEMPORARY EMPLOYEE W/E 8/16/2020     | 01-31-41-6207  | 60563                                      | 470.40           |
| CEEKAY SUPPLY                            |                       | 1581318            | 07/31/2020   | TANK RENTAL 7/1/2020-7/31/2020                 | 01-31-41-7307  | 60571                                      | 61.82            |
| ARAMARK UNIFORM SERVICES                 |                       | 316592719          | 08/18/2020   | UNIFORM SERVICE- PW SHOP                       | 01-31-41-7308  | 60565                                      | 64.90            |

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Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                            | Purchase Order Number | Payable Number     | Payable Date | Description (Item)                        | Account Number | Payment Number | Amount   |
|----------------------------------------|-----------------------|--------------------|--------------|-------------------------------------------|----------------|----------------|----------|
| PERALES AE LAWN CARE, INC              |                       | 348947             | 08/13/2020   | 1 CHERRI LN CUT BACK & HAUL OF OVERGROWTH | 01-31-41-6212  | 60592          | 180.00   |
| HANDY AUTOMOTIVE                       |                       | 6219-485857        | 08/17/2020   | SOCKET                                    | 01-31-41-7302  | 60581          | 31.98    |
| HANDY AUTOMOTIVE                       |                       | 6219-485887        | 08/17/2020   | HEAD LAMP 109                             | 01-31-41-6211  | 60581          | 23.82    |
| HANDY AUTOMOTIVE                       |                       | 6219-486180        | 08/19/2020   | TRUCK 317                                 | 01-31-41-6212  | 60581          | 52.25    |
| WEBER FIRE AND SAFETY EQUIPT CO        |                       | 83392              | 08/17/2020   | FIRE EXTINGUISHER ANNUAL INSPECTION       | 01-31-41-6212  | 60604          | 294.50   |
| BLUE CHIP EXTERMINATING                |                       | 9535439            | 08/11/2020   | PEST CONTROL- PW SHOP                     | 01-31-41-6212  | 60568          | 54.00    |
| CEEKAY SUPPLY                          |                       | CK4102378          | 08/06/2020   | TORCH AND WELDING GAS                     | 01-31-41-6212  | 60571          | 461.28   |
| RICHARD SCHOENBERG                     | PO00377               | LEAF SITE 2020     | 08/26/2020   | LEAF STORAGE SITE- 13192 OLIVE BLVD       | 01-31-41-6212  | 60597          | 5,000.00 |
| BANK OF AMERICA                        |                       | INV0000550         | 08/05/2020   | CAMERAS CABLES FOR CLIPPER TRUCKS         | 01-31-41-6211  | DFT0001935     | 386.94   |
| SPIRE                                  |                       | 7725111000 8/19/20 | 08/31/2020   | 996 RUE DE LA BANQUE 7/21-8/18/20         | 01-31-41-6252  | DFT0001939     | 24.19    |
| TOTAL COMFORT HEATING & AC, LLC        |                       | 0000107566         | 08/06/2020   | SPRING MATINTENANCE - HVAC- PW SHOP       | 01-31-41-6212  | 60656          | 330.00   |
| TOTAL COMFORT HEATING & AC, LLC        |                       | 0000107674         | 08/18/2020   | A/C PW SHOP- CONDENSER FAN REPLACEMENT    | 01-31-41-6212  | 60656          | 702.94   |
| TRAFFIC CONTROL COMPANY                |                       | 0009999-IN         | 08/27/2020   | UNEVENPAVEMENT SIGN- EMERSON RD           | 01-31-41-7311  | 60657          | 165.62   |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LIFE SEPT 20                              | 01-31-41-5234  | 60608          | 127.23   |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | AD & D SEPT 20                            | 01-31-41-5235  | 60608          | 13.61    |
| AMERICAN UNITED LIFE INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LTD SEPT 20                               | 01-31-41-5236  | 60608          | 102.98   |
| BRANNEY & SONS MERCANTILE CO. INC.     |                       | 1053291            | 08/25/2020   | 604 CHIPPER- BOLTS FOR SAFETY SWITCHES    | 01-31-41-6211  | 60615          | 2.07     |
| ABSTENENCIA GENTRY                     |                       | 1261-2500005743    | 08/24/2020   | EXCEL- PW TEMP EMPLOYEEW/E 8/23/20        | 01-31-41-6207  | 60606          | 352.80   |
| ABSTENENCIA GENTRY                     |                       | 1261-2500005744    | 08/24/2020   | EXCEL- PW TEMP EMPLOYEE W/E 8/23/20       | 01-31-41-6207  | 60606          | 235.20   |
| METROPOLITAN ST. LOUIS SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0549319-2: 1030 N LINDBERGH BLVD          | 01-31-41-6254  | 60636          | 29.49    |
| METROPOLITAN ST. LOUIS SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0473730-0: 996 E RUE DE LA BANQU ST       | 01-31-41-6254  | 60636          | 58.71    |
| ARAMARK UNIFORM SERVICES               |                       | 316618999          | 08/25/2020   | UNIFORM SERVICE- PW SHOP                  | 01-31-41-7308  | 60613          | 64.90    |
| KIRKWOOD MATERIAL SUPPLY               |                       | 348974/1           | 08/21/2020   | DIRT FOR RUT IN TEALBROOK                 | 01-31-41-7305  | 60631          | 16.27    |
| KIRKWOOD MATERIAL SUPPLY               |                       | 348975/1           | 08/21/2020   | WATER COOLER                              | 01-31-41-6212  | 60631          | 34.50    |
| NORTHERN TOOL & EQUIPMENT COMPANY INC  |                       | 4801097830         | 08/14/2020   | SMALL TOOLS                               | 01-31-41-7302  | 60643          | 313.98   |
| ERB EQUIPMENT COMPANY                  |                       | 489867             | 08/20/2020   | LOADER PISTON                             | 01-31-41-6211  | 60621          | 248.92   |
| HANDY AUTOMOTIVE                       |                       | 6219-486559        | 08/21/2020   | A/C GAUGE                                 | 01-31-41-7302  | 60628          | 95.32    |



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| Vendor Name                              | Purchase Order Number | Payable Number              | Payable Date | Description (Item)                                 | Account Number | Payment Number | Amount    |
|------------------------------------------|-----------------------|-----------------------------|--------------|----------------------------------------------------|----------------|----------------|-----------|
| VERMEER OF MISSOURI & ILLINOIS           |                       | PB7058                      | 08/21/2020   | PARTS FOR CHIPPER 606                              | 01-31-41-6211  | 60661          | 290.81    |
| VERMEER OF MISSOURI & ILLINOIS           |                       | PB7095                      | 08/24/2020   | 604 CHIPPER SWITCHES                               | 01-31-41-6211  | 60661          | 76.30     |
| VERMEER OF MISSOURI & ILLINOIS           |                       | PB7130                      | 08/25/2020   | CHIPPER SWITCH REPLACEMENT                         | 01-31-41-6211  | 60661          | 207.58    |
| TRAFFIC CONTROL COMPANY                  |                       | 0010052-IN                  | 09/03/2020   | STOCK FOR SIGNS                                    | 01-31-41-7311  | 60698          | 786.00    |
| MIDWESTERN SAFETY EQUIPMENT COMPANY, INC |                       | 008624                      | 09/03/2020   | SAFETY SUPPLIES                                    | 01-31-41-7308  | 60687          | 180.82    |
| PERALES AE LAWN CARE, INC                |                       | 038577                      | 08/30/2020   | CUT BACK & HAUL OVERGROWTH- 134 EXECUTIVE ESTATES  | 01-31-41-6212  | 60693          | 305.00    |
| PERALES AE LAWN CARE, INC                |                       | 038578                      | 08/30/2020   | CUT & HAUL OVERGROWTH- 126 EXECUTIVE ESTATES DRIVE | 01-31-41-6212  | 60693          | 305.00    |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 996 E RUE DE LA BANQU                              | 01-31-41-6254  | 60688          | 210.18    |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 309 S NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60688          | 53.99     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 12136 OLIVE BLVD IRRIG                             | 01-31-41-6254  | 60688          | 11,494.55 |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 1000 BARNES WEST DR FRFLW                          | 01-31-41-6254  | 60688          | 6,301.80  |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 12015 OLIVE BLVD IRRIG                             | 01-31-41-6254  | 60688          | 5,232.59  |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 12301 CONWAY RD IRRIG                              | 01-31-41-6254  | 60688          | 447.92    |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 11702 OLIVE BLVD IRRIG                             | 01-31-41-6254  | 60688          | 219.27    |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 12536 OLIVE BLVD IRRIG                             | 01-31-41-6254  | 60688          | 1,093.90  |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 241 S NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60688          | 53.99     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 145 S NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60688          | 53.99     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 201 N NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60688          | 53.99     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 631 S NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60689          | 18.00     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 333 S NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60689          | 83.42     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 298 N NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60689          | 18.00     |
| MISSOURI AMERICAN WATER CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 599 S NEW BALLAS RD IRRIG                          | 01-31-41-6254  | 60689          | 18.00     |
| FRED WEBER, INC.                         |                       | 12387741                    | 08/25/2020   | ASPHALT- MARFORD                                   | 01-31-41-7305  | 60680          | 270.68    |
| FRED WEBER, INC.                         |                       | 12388185                    | 08/26/2020   | ASPHALT- STAINES                                   | 01-31-41-7305  | 60680          | 283.50    |

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| Vendor Name                              | Purchase Order Number | Payable Number  | Payable Date | Description (Item)                              | Account Number | Payment Number                                 | Amount           |
|------------------------------------------|-----------------------|-----------------|--------------|-------------------------------------------------|----------------|------------------------------------------------|------------------|
| ABSTENENCIA GENTRY                       |                       | 1261-2500005758 | 08/31/2020   | EXCEL- PW TEMP EMPLOYEE W/E 8/30/20             | 01-31-41-6207  | 60665                                          | 588.00           |
| KEY EQUIPMENT & SUPPLY CO                |                       | 159518          | 09/01/2020   | LEAF VAC HYDRAULIC TANK                         | 01-31-41-6211  | 60685                                          | 606.21           |
| THE GREENWOOD GROUP LLC                  | PO00296               | 22713           | 08/29/2020   | 2020-2021 ROW & Grounds Maintenance Services    | 01-31-41-6212  | 60697                                          | 2,688.00         |
| THE GREENWOOD GROUP LLC                  | PO00296               | 22719           | 08/29/2020   | 2020-2021 ROW & Grounds Maintenance Services    | 01-31-41-6212  | 60697                                          | 5,910.00         |
| CREST INDUSTRIES INC                     |                       | 2568313         | 07/14/2020   | CLEANING SOLVENT                                | 01-31-41-7301  | 60674                                          | 266.40           |
| MISSOURI DEPARTMENT OF NATURAL RESOURCES |                       | 26123           | 08/28/2020   | UNDERGROUND STORAGE TANK REGISTRATION           | 01-31-41-7307  | 60691                                          | 56.25            |
| AT&T                                     |                       | 31498918496042  | 8/19/20      | SERVICE AT OLIVE/270 9/19-9/18/20               | 01-31-41-6253  | 60670                                          | 184.50           |
| ARAMARK UNIFORM SERVICES                 |                       | 316645426       | 09/01/2020   | UNIFORM SERVICE                                 | 01-31-41-7308  | 60669                                          | 64.90            |
| HOME DEPOT CREDIT SERVICES               |                       | 35108587        | 8/28/20      | #6014451 TORCH AND STRAPS AND SALT SPREADER 217 | 01-31-41-6210  | 60684                                          | 50.91            |
| HOME DEPOT CREDIT SERVICES               |                       | 35108587        | 8/28/20      | #2010199 MICROWAVE                              | 01-31-41-6212  | 60684                                          | 109.00           |
| HOME DEPOT CREDIT SERVICES               |                       | 35108587        | 8/28/20      | #3341673 CUT OFF TOOL                           | 01-31-41-7302  | 60684                                          | 59.98            |
| HOME DEPOT CREDIT SERVICES               |                       | 35108587        | 8/28/20      | #6014451 TORCH AND STRAPS AND SALT SPREADER 217 | 01-31-41-7302  | 60684                                          | 25.97            |
| HANDY AUTOMOTIVE                         |                       | 6219-486865     | 08/24/2020   | PULLER                                          | 01-31-41-7302  | 60682                                          | 376.50           |
| HANDY AUTOMOTIVE                         |                       | 6219-487894     | 08/31/2020   | HAND PUMP                                       | 01-31-41-7302  | 60682                                          | 37.99            |
| CJRK LLC                                 |                       | 6266            | 08/31/2020   | LOADER BREAK VALVE                              | 01-31-41-6211  | 60673                                          | 37.50            |
|                                          |                       |                 |              |                                                 |                | <b>Division 41 - STREET MAINTENANCE Total:</b> | <b>69,010.32</b> |
| <b>Division: 42 - HEALTH/WELFARE</b>     |                       |                 |              |                                                 |                |                                                |                  |
| REPUBLIC SERVICES                        | PO00198               | 0346-021719280  | 08/15/2020   | TRASH & RECYCLING 7/1/20-6/30/21                | 01-31-42-6214  | 60596                                          | 62,702.54        |
| REPUBLIC SERVICES                        | PO00198               | 346021736305    | 08/20/2020   | TRASH & RECYCLING 7/1/20-6/30/21                | 01-31-42-6214  | 60595                                          | 1,664.86         |
| ANIMAL CARE SERVICE INC                  |                       | AUG 2020        | 08/31/2020   | DEER REMOVAL                                    | 01-31-42-6214  | 60668                                          | 162.50           |
|                                          |                       |                 |              |                                                 |                | <b>Division 42 - HEALTH/WELFARE Total:</b>     | <b>64,529.90</b> |
| <b>Division: 43 - PARKS MAINTENANCE</b>  |                       |                 |              |                                                 |                |                                                |                  |
| SPIRE                                    |                       | 9717450000      | 8/14/20      | 1030 N LINDBERGH BLVD 7/15-8/13/20              | 01-31-43-6252  | DFT0001938                                     | 18.32            |
| SITEONE LANDSCAPE SUPPLY HOLDING, LLC    |                       | 102566922-001   | 08/19/2020   | IRRIGATION HEADS                                | 01-31-43-6212  | 60599                                          | 384.92           |
| ABSTENENCIA GENTRY                       |                       | 1261-2500005730 | 08/17/2020   | EXCEL- PW TEMPORARY EMPLOYEE W/E 8/16/2020      | 01-31-43-6207  | 60563                                          | 156.80           |
| CEEKAY SUPPLY                            |                       | 1581318         | 07/31/2020   | TANK RENTAL 7/1/2020-7/31/2020                  | 01-31-43-7307  | 60571                                          | 20.60            |

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| Vendor Name                               | Purchase Order Number | Payable Number     | Payable Date | Description (Item)                               | Account Number | Payment Number | Amount |
|-------------------------------------------|-----------------------|--------------------|--------------|--------------------------------------------------|----------------|----------------|--------|
| ARAMARK UNIFORM SERVICES                  |                       | 316592719          | 08/18/2020   | UNIFORM SERVICE- PW SHOP                         | 01-31-43-7308  | 60565          | 21.64  |
| CHECKER BAG COMPANY                       |                       | 4000               | 08/17/2020   | TRASH BAGS                                       | 01-31-43-6212  | 60573          | 366.00 |
| HANDY AUTOMOTIVE                          |                       | 6219-485835        | 08/17/2020   | TUBE GREASE                                      | 01-31-43-6212  | 60581          | 65.50  |
| HANDY AUTOMOTIVE                          |                       | 6219-485887        | 08/17/2020   | HEAD LAMP 109                                    | 01-31-43-6211  | 60581          | 7.94   |
| FROST ELECTRIC                            |                       | 54194552.001       | 08/06/2020   | OCCUPANCY SENSORS-<br>MILLENIUM PARK             | 01-31-43-6212  | 60580          | 47.86  |
| FROST ELECTRIC                            |                       | 54194854.001       | 08/07/2020   | BALLASTS MILLENIUM PARK                          | 01-31-43-6212  | 60580          | 9.36   |
| BANK OF AMERICA                           |                       | INV0000550         | 08/05/2020   | CAMERAS CABLES FOR CLIPPER<br>TRUCKS             | 01-31-43-6211  | DFT0001935     | 128.98 |
| SPIRE                                     |                       | 7725111000 8/19/20 | 08/31/2020   | 996 RUE DE LA BANQUE 7/21-<br>8/18/20            | 01-31-43-6252  | DFT0001939     | 24.19  |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LIFE SEPT 20                                     | 01-31-43-5234  | 60608          | 35.02  |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | AD & D SEPT 20                                   | 01-31-43-5235  | 60608          | 3.76   |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LTD SEPT 20                                      | 01-31-43-5236  | 60608          | 29.19  |
| BRANNEKY & SONS<br>MERCANTILE CO. INC.    |                       | 1053192            | 08/25/2020   | PARKS BATHROOM CLEANING<br>SUPPLIES              | 01-31-43-6212  | 60615          | 21.59  |
| BRANNEKY & SONS<br>MERCANTILE CO. INC.    |                       | 1053193            | 08/25/2020   | HAND SOAP- PARKS                                 | 01-31-43-6212  | 60615          | 5.98   |
| BRANNEKY & SONS<br>MERCANTILE CO. INC.    |                       | 1053228            | 08/26/2020   | PARKS- CLEANING SPRAYER                          | 01-31-43-6212  | 60615          | 14.99  |
| BRANNEKY & SONS<br>MERCANTILE CO. INC.    |                       | 1053291            | 08/25/2020   | 604 CHIPPER- BOLTS FOR<br>SAFETY SWITCHES        | 01-31-43-6211  | 60615          | 0.69   |
| BRANNEKY & SONS<br>MERCANTILE CO. INC.    |                       | 1053292            | 08/25/2020   | PARKS- BATHROOM SUPPLIES                         | 01-31-43-6212  | 60615          | 38.89  |
| ABSTENENCIA GENTRY                        |                       | 1261-2500005743    | 08/24/2020   | EXCEL- PW TEMP<br>EMPLOYEEW/E 8/23/20            | 01-31-43-6207  | 60606          | 117.60 |
| ABSTENENCIA GENTRY                        |                       | 1261-2500005744    | 08/24/2020   | EXCEL- PW TEMP EMPLOYEE<br>W/E 8/23/20           | 01-31-43-6207  | 60606          | 78.40  |
| REINHOLD ELECTRIC, INC                    |                       | 214162             | 08/17/2020   | LAVERNE COLLINS PARK -<br>PHOTO CELL REPLACEMENT | 01-31-43-6212  | 60646          | 119.48 |
| REINHOLD ELECTRIC, INC                    |                       | 214163             | 08/17/2020   | LAVERNE COLLINS PARK-<br>REPLACE TIMER           | 01-31-43-6212  | 60646          | 270.49 |
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0783768-5: 902 N MASON RD                        | 01-31-43-6224  | 60636          | 175.59 |
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0567312-4: 10620 COUNTRY<br>VIEW DR              | 01-31-43-6254  | 60636          | 39.23  |
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0034325-1: 11370 ST PAUL ST                      | 01-31-43-6254  | 60636          | 39.23  |
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0578025-9: 1000 BARNES WEST<br>DR                | 01-31-43-6254  | 60636          | 34.36  |
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 0472261-7: 12100 CONWAY RD                       | 01-31-43-6254  | 60636          | 29.49  |

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|---------------------------------------------|-----------------------|-----------------------------|--------------|----------------------------------------------------|----------------|----------------|--------|
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT    |                       | 246891                      | 08/26/2020   | 0578184-4: 601 COEUR DE<br>VILLE DR                | 01-31-43-6254  | 60636          | 87.93  |
| ARAMARK UNIFORM SERVICES                    |                       | 316618999                   | 08/25/2020   | UNIFORM SERVICE- PW SHOP                           | 01-31-43-7308  | 60613          | 21.64  |
| KIRKWOOD MATERIAL SUPPLY                    |                       | 348997/1                    | 08/21/2020   | WATER COOLER                                       | 01-31-43-6212  | 60631          | 34.50  |
| NORTHERN TOOL &<br>EQUIPMENT COMPANY INC    |                       | 4803027972                  | 08/27/2020   | SMALL TOOLS                                        | 01-31-43-6212  | 60643          | 187.98 |
| NORTHERN TOOL &<br>EQUIPMENT COMPANY INC    |                       | 4803028054                  | 08/28/2020   | SANITIZER RIG                                      | 01-31-43-6212  | 60643          | 597.93 |
| ERB EQUIPMENT COMPANY                       |                       | 489867                      | 08/20/2020   | LOADER PISTON                                      | 01-31-43-6211  | 60621          | 82.97  |
| VERMEER OF MISSOURI &<br>ILLINOIS           |                       | PB7058                      | 08/21/2020   | PARTS FOR CHIPPER 606                              | 01-31-43-6211  | 60661          | 96.94  |
| VERMEER OF MISSOURI &<br>ILLINOIS           |                       | PB7095                      | 08/24/2020   | 604 CHIPPER SWITCHES                               | 01-31-43-6211  | 60661          | 25.44  |
| VERMEER OF MISSOURI &<br>ILLINOIS           |                       | PB7130                      | 08/25/2020   | CHIPPER SWITCH<br>REPLACEMENT                      | 01-31-43-6211  | 60661          | 69.20  |
| MIDWESTERN SAFETY<br>EQUIPMENT COMPANY, INC |                       | 008624                      | 09/03/2020   | SAFETY SUPPLIES                                    | 01-31-43-7308  | 60687          | 60.28  |
| MISSOURI AMERICAN WATER<br>CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 12100 CONWAY RD PARK                               | 01-31-43-6254  | 60688          | 155.54 |
| MISSOURI AMERICAN WATER<br>CO.              |                       | 1017-210041137908 8/27/20   | 08/27/2020   | 601 COEUR DE VILLE DR                              | 01-31-43-6254  | 60688          | 94.85  |
| MISSOURI AMERICAN WATER<br>CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 10620 COUNTRY VIEW DR                              | 01-31-43-6254  | 60689          | 44.05  |
| MISSOURI AMERICAN WATER<br>CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 11370 ST PAUL ST PARK                              | 01-31-43-6254  | 60689          | 49.87  |
| MISSOURI AMERICAN WATER<br>CO.              |                       | 1017-210041240477 8/27/2020 | 08/27/2020   | 203 TOWNSEND ST                                    | 01-31-43-6254  | 60689          | 9.81   |
| SITEONE LANDSCAPE SUPPLY<br>HOLDING, LLC    |                       | 102896801-001               | 09/01/2020   | IRRIGATION STOCK                                   | 01-31-43-6212  | 60695          | 93.03  |
| BRANNEY & SONS<br>MERCANTILE CO. INC.       |                       | 1053550                     | 09/03/2020   | SOAP DISPENSER INSTALL                             | 01-31-43-6212  | 60672          | 22.57  |
| ABSTENENCIA GENTRY                          |                       | 1261-2500005758             | 08/31/2020   | EXCEL- PW TEMP EMPLOYEE<br>W/E 8/30/20             | 01-31-43-6207  | 60665          | 196.00 |
| KEY EQUIPMENT & SUPPLY CO                   |                       | 159518                      | 09/01/2020   | LEAF VAC HYDRAULIC TANK                            | 01-31-43-6211  | 60685          | 202.07 |
| CREST INDUSTRIES INC                        |                       | 2568313                     | 07/14/2020   | CLEANING SOLVENT                                   | 01-31-43-7301  | 60674          | 88.80  |
| MISSOURI DEPARTMENT OF<br>NATURAL RESOURCES |                       | 26123                       | 08/28/2020   | UNDERGROUND STORAGE<br>TANK REGISTRATION           | 01-31-43-7307  | 60691          | 18.75  |
| ARAMARK UNIFORM SERVICES                    |                       | 316645426                   | 09/01/2020   | UNIFORM SERVICE                                    | 01-31-43-7308  | 60669          | 21.64  |
| HOME DEPOT CREDIT SERVICES                  |                       | 35108587 8/28/20            | 08/28/2020   | #6014451 TORCH AND STRAPS<br>AND SALT SPREADER 217 | 01-31-43-6210  | 60684          | 16.97  |
| CJRK LLC                                    |                       | 6266                        | 08/31/2020   | LOADER BREAK VALVE                                 | 01-31-43-6211  | 60673          | 12.50  |
| FASTSIGNS OF BRIDGETON                      |                       | D-67304                     | 09/01/2020   | WARNING SIGNS FOR PARKS                            | 01-31-43-6212  | 60679          | 750.00 |

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|-----------------------------------------------|-----------------------|------------------|--------------|----------------------------------------------|----------------|----------------|------------|
| WHOLESALE PLUMBING<br>SUPPLY CO INC           |                       | 53004758.001     | 08/24/2020   | FLUSH DIAPHRAGM- PARKS                       | 01-31-43-6212  | 60700          | 108.46     |
| Division 43 - PARKS MAINTENANCE Total:        |                       |                  |              |                                              |                |                | 5,455.81   |
| Department 31 - PUBLIC WORKS Total:           |                       |                  |              |                                              |                |                | 140,652.38 |
| Department: 32 - COMMUNIITY DEVELOPMENT       |                       |                  |              |                                              |                |                |            |
| Division: 11 - ADMINISTRATIVE                 |                       |                  |              |                                              |                |                |            |
| MCLAUGHLIN COURT<br>REPORTING SERVICES, INC.  |                       | 082020-1         | 08/17/2020   | 20-023 TEX AMEND- DRIVE<br>THRU PHARMACY     | 01-32-11-6202  | 60588          | 248.00     |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY     |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                 | 01-32-11-5234  | 60608          | 72.21      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY     |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                               | 01-32-11-5235  | 60608          | 7.73       |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY     |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                  | 01-32-11-5236  | 60608          | 60.17      |
| GEORGE BUTLER ASSOCIATES<br>INC               | PO00384               | 59526            | 08/31/2020   | QT TRAFFIC STUDY                             | 01-32-11-6203  | 60681          | 6,846.00   |
| Division 11 - ADMINISTRATIVE Total:           |                       |                  |              |                                              |                |                | 7,234.11   |
| Division: 61 - BUILDING DEPARTMENT            |                       |                  |              |                                              |                |                |            |
| ARVEST BANK OPERATIONS INC                    |                       | PCARD JUL 20     | 08/24/2020   | CODE COUNCIL 2015 IECC AND<br>IRC CODE BOOKS | 01-32-61-7304  | DFT0001921     | 206.00     |
| PERALES AE LAWN CARE, INC                     |                       | 348936           | 08/19/2020   | VILOATION- HIGH GRASS- 67<br>LADUE ESTATES   | 01-32-61-6215  | 60592          | 315.00     |
| BANK OF AMERICA                               |                       | INV0000550       | 08/05/2020   | MABOI EVENT RZIELKE                          | 01-32-61-6261  | DFT0001935     | 86.50      |
| BANK OF AMERICA                               |                       | INV0000550       | 08/05/2020   | FRED PRYOR SEMINARS<br>BHOLEMS               | 01-32-61-6261  | DFT0001935     | 596.00     |
| BANK OF AMERICA                               |                       | INV0000550       | 08/05/2020   | LEATHERMAN TOOL RZIELKE                      | 01-32-61-7302  | DFT0001935     | 59.95      |
| BANK OF AMERICA                               |                       | INV0000550       | 08/05/2020   | HARD HAT SWEATBANDS                          | 01-32-61-7304  | DFT0001935     | 16.98      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY     |                       | 00619325 SEPT 20 | 08/28/2020   | LIFE SEPT 20                                 | 01-32-61-5234  | 60608          | 160.30     |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY     |                       | 00619325 SEPT 20 | 08/28/2020   | AD & D SEPT 20                               | 01-32-61-5235  | 60608          | 17.17      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY     |                       | 00619325 SEPT 20 | 08/28/2020   | LTD SEPT 20                                  | 01-32-61-5236  | 60608          | 144.08     |
| MARBECK PRINTING LLC                          |                       | 211139           | 08/26/2020   | RESIDENTIAL IMPROVEMENT<br>SIGNS             | 01-32-61-7304  | 60633          | 185.37     |
| PERALES AE LAWN CARE, INC                     |                       | 038576           | 08/30/2020   | CODE VIOLATION- 815 ARIEGE<br>DR             | 01-32-61-6215  | 60693          | 180.00     |
| Division 61 - BUILDING DEPARTMENT Total:      |                       |                  |              |                                              |                |                | 1,967.35   |
| Department 32 - COMMUNIITY DEVELOPMENT Total: |                       |                  |              |                                              |                |                | 9,201.46   |
| Fund 01 - GENERAL FUND Total:                 |                       |                  |              |                                              |                |                | 273,519.19 |

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|--------------------------------------------------|-----------------------|-----------------------|--------------|-------------------------------------------------|----------------|----------------|-------------------|
| <b>Fund: 02 - CAPITAL IMPROVEMENT FUND</b>       |                       |                       |              |                                                 |                |                |                   |
| <b>Department: 61 - CIP</b>                      |                       |                       |              |                                                 |                |                |                   |
| <b>Division: 71 - CIP</b>                        |                       |                       |              |                                                 |                |                |                   |
| NEUMAYER EQUIPMENT COMPANY, INC.                 | PO00366               | 3677D-IN              | 08/17/2020   | Fuel Tank Pump - Monitoring System              | 02-61-71-9516  | 60560          | 12,000.00         |
| HORNER & SHIFRIN INC                             | PO00246               | 60851                 | 08/05/2020   | Emerson Road Design - Supplemental Agreement #2 | 02-61-71-9510  | 60582          | 972.00            |
| HORNER & SHIFRIN INC                             | PO00074               | 60854                 | 08/05/2020   | Mosley Road Improvements - Design               | 02-61-71-9510  | 60582          | 1,256.25          |
| THOUVENOT, WADE & MOERCHEN, INC.                 | PO00160               | 65911                 | 06/30/2020   | Fernview Drive Sidewalk Concept Plan            | 02-61-71-9510  | 60603          | 1,182.00          |
| JACK SHI                                         |                       | INV0000553            | 08/19/2020   | FIX IRRIGATION LEAK 811 WHEATON                 | 02-61-71-9510  | 60584          | 89.00             |
| HOTTLE APPRAISAL COMPANY                         | PO00351               | FILES 20-C308- 20C332 | 06/30/2020   | Property Appraisals for Mosley Road Project     | 02-61-71-9510  | 60605          | 25,000.00         |
| AMERICAN UNITED LIFE INSURANCE COMPANY           |                       | 00619325 SEPT 20      | 08/28/2020   | LIFE SEPT 20                                    | 02-61-71-5234  | 60608          | 19.17             |
| AMERICAN UNITED LIFE INSURANCE COMPANY           |                       | 00619325 SEPT 20      | 08/28/2020   | AD & D SEPT 20                                  | 02-61-71-5235  | 60608          | 2.05              |
| AMERICAN UNITED LIFE INSURANCE COMPANY           |                       | 00619325 SEPT 20      | 08/28/2020   | LTD SEPT 20                                     | 02-61-71-5236  | 60608          | 15.97             |
| SPENCER CONTRACTING COMPANY                      | PO00326-R1            | APP NO 2 JUL-AUG      | 09/03/2020   | Middlebrook Culvert Rehabilitation Project      | 02-61-71-9509  | 60652          | 78,007.74         |
| <b>Division 71 - CIP Total:</b>                  |                       |                       |              |                                                 |                |                | <b>118,544.18</b> |
| <b>Department 61 - CIP Total:</b>                |                       |                       |              |                                                 |                |                | <b>118,544.18</b> |
| <b>Fund 02 - CAPITAL IMPROVEMENT FUND Total:</b> |                       |                       |              |                                                 |                |                | <b>118,544.18</b> |
| <b>Fund: 06 - MUNICIPAL ENTERPRISE FUND</b>      |                       |                       |              |                                                 |                |                |                   |
| CALLAWAY GOLF                                    |                       | 931812781             | 08/03/2020   | GOLF COURSE MERCHANDISE                         | 06-1628        | 60617          | 592.92            |
|                                                  |                       |                       |              |                                                 |                |                | <b>592.92</b>     |
|                                                  |                       |                       |              |                                                 |                |                | <b>592.92</b>     |
| <b>Department: 14 - COMMUNITY SERVICES</b>       |                       |                       |              |                                                 |                |                |                   |
| <b>Division: 31 - ICE ARENA</b>                  |                       |                       |              |                                                 |                |                |                   |
| HUMAN RESOURCE STAFFING                          |                       | 1001060835            | 08/19/2020   | PART TIME STAFF DRC W/E 8/16/20                 | 06-14-31-6203  | 60583          | 197.34            |
| CHUCKS BOOTS                                     |                       | 20-1752               | 08/01/2020   | SAM BISHOP BOOTS                                | 06-14-31-7308  | 60574          | 150.00            |
| ARAMARK UNIFORM SERVICES                         |                       | 316592721             | 08/18/2020   | TOWELS AND MOPS                                 | 06-14-31-7301  | 60565          | 9.93              |
| WEBER FIRE AND SAFETY EQUIPT CO                  |                       | 83393                 | 08/17/2020   | ANNUAL INSPECTION DRC                           | 06-14-31-6211  | 60604          | 117.00            |
| SPIRE                                            |                       | 4981701000 8/18/20    | 08/28/2020   | 11400 OLDE CABIN RD 7/20-8/17/20                | 06-14-31-6252  | DFT0001949     | 1,273.98          |
| AMERICAN UNITED LIFE INSURANCE COMPANY           |                       | 00619325 SEPT 20      | 08/28/2020   | LIFE SEPT 20                                    | 06-14-31-5234  | 60608          | 36.65             |

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|-------------------------------------------|-----------------------|--------------------|--------------|---------------------------------------------------|----------------|----------------|------------------|
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | AD & D SEPT 20                                    | 06-14-31-5235  | 60608          | 3.93             |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LTD SEPT 20                                       | 06-14-31-5236  | 60608          | 30.54            |
| RICOH USA, INC                            |                       | 1040303863         | 08/18/2020   | METER READS 8/12-9/11/20                          | 06-14-31-6213  | 60648          | 43.66            |
| AMERENUE                                  |                       | 1801001713 8/13/20 | 09/03/2020   | 11400 OLDE CABIN RD ICE<br>ARENA 7/13-8/11/20     | 06-14-31-6250  | DFT0001962     | 8,707.61         |
| METROPOLITAN ST. LOUIS<br>SEWER DISTRICT  |                       | 246891             | 08/26/2020   | 1049261-9: 11400 OLDE CABIN<br>RD                 | 06-14-31-6254  | 60636          | 356.80           |
| THE DANIEL & HENRY CO.                    |                       | 26870              | 07/31/2020   | ANNUAL LIQUOR POLICY<br>RENEWAL 7/27/20-7/27/21   | 06-14-31-6220  | 60655          | 425.00           |
| ARAMARK UNIFORM SERVICES                  |                       | 316619001          | 08/25/2020   | TOWELS AND MOPS DRC                               | 06-14-31-7301  | 60613          | 9.93             |
| GERALD LEE RICHARDSON                     |                       | 567416             | 08/20/2020   | OLY REPAIR                                        | 06-14-31-6211  | 60624          | 1,397.67         |
| WEBER FIRE AND SAFETY<br>EQUIPT CO        |                       | 83467              | 08/20/2020   | ANNUAL INSPECTION WITH<br>REPAIRS                 | 06-14-31-6212  | 60662          | 554.10           |
| GRAINGER                                  |                       | 9622543057         | 08/17/2020   | MARKERS AND GREASE FITTING<br>KIT                 | 06-14-31-6212  | 60625          | 73.01            |
| GRAINGER                                  |                       | 9622543057         | 08/17/2020   | MARKERS AND GREASE FITTING<br>KIT                 | 06-14-31-7304  | 60625          | 30.00            |
| ARAMARK UNIFORM SERVICES                  |                       | 316645428          | 09/09/2020   | TOWELS AND MOPS                                   | 06-14-31-7301  | 60669          | 9.93             |
| HOME DEPOT CREDIT SERVICES                |                       | 35108587 8/28/20   | 08/28/2020   | #3625567 NAILS SCREWS<br>DRAIN PIPE               | 06-14-31-6212  | 60684          | 86.72            |
| <b>Division 31 - ICE ARENA Total:</b>     |                       |                    |              |                                                   |                |                | <b>13,513.80</b> |
| <b>Division: 32 - GOLF MAINTENANCE</b>    |                       |                    |              |                                                   |                |                |                  |
| ARVEST BANK OPERATIONS INC                |                       | PCARD JUL 20       | 08/24/2020   | UPS SHIPPING FOR MOISTURE<br>METER REPAIR         | 06-14-32-6202  | DFT0001921     | 12.78            |
| PAR WEST TURF SERVICES, INC.              |                       | 127237             | 08/04/2020   | ROPE FOR GOLF COURSE                              | 06-14-32-6212  | 60590          | 80.41            |
| AUDUBON INTERNATIONAL                     |                       | 13640-2020         | 08/18/2020   | ANNUAL ACSP GOLF<br>MEMBERSHIP GETTEMEIER         | 06-14-32-6262  | 60567          | 300.00           |
| BANK OF AMERICA                           |                       | INV0000550         | 08/05/2020   | HOSES WALMART                                     | 06-14-32-6212  | DFT0001935     | 204.36           |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LIFE SEPT 20                                      | 06-14-32-5234  | 60608          | 28.98            |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | AD & D SEPT 20                                    | 06-14-32-5235  | 60608          | 3.10             |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |                       | 00619325 SEPT 20   | 08/28/2020   | LTD SEPT 20                                       | 06-14-32-5236  | 60608          | 22.71            |
| AMERENUE                                  |                       | 0639074006 8/13/20 | 09/03/2020   | 11400 OLDE CABIN RD LAKE<br>FOUNTAIN 7/13-8/11/20 | 06-14-32-6250  | DFT0001961     | 11.33            |
| SITEONE LANDSCAPE SUPPLY<br>HOLDING, LLC  |                       | 102856164-001      | 08/31/2020   | SPRAY BODY FOR PUTTING<br>GREEN HEADS             | 06-14-32-6212  | 60650          | 5.62             |
| MPR SUPPLY COMPANY                        |                       | 231492             | 08/21/2020   | FOUNTAIN MOTOR REPAIR                             | 06-14-32-6212  | 60640          | 745.70           |
| AMERENUE                                  |                       | 7072604119 8/13/20 | 09/03/2020   | 11400 OLDE CABIN RD MAINT<br>SHED 7/13-8/11/20    | 06-14-32-6250  | DFT0001960     | 73.21            |

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|------------------------------------------|-----------------------|--------------------|--------------|----------------------------------------------|----------------|----------------------------------------------|-----------------|
| LAFARGE NORTH AMERICA, INC.              |                       | 712946899          | 07/03/2020   | GOLF COURSE SAND                             | 06-14-32-6212  | 60632                                        | 996.79          |
| LAFARGE NORTH AMERICA, INC.              |                       | 712946899          | 07/03/2020   | GOLF COURSE SAND SALES TAX CREDIT            | 06-14-32-6212  | 60632                                        | -72.86          |
| HELENA CHEMICAL CO.                      |                       | 235272752          | 08/25/2020   | FESCUE AND RYE SEED                          | 06-14-32-6212  | 60683                                        | 1,128.00        |
| HOME DEPOT CREDIT SERVICES               |                       | 35108587 8/28/20   | 08/28/2020   | #1093189 FILTER/BRUSH/EAR PLUGS              | 06-14-32-6212  | 60684                                        | 85.78           |
| HOME DEPOT CREDIT SERVICES               |                       | 35108587 8/28/20   | 08/28/2020   | #8111754 MISC BLDG SUPPLIES                  | 06-14-32-6212  | 60684                                        | 69.68           |
| ADVANCED TURF SOLUTIONS INC              |                       | SO861908           | 08/31/2020   | HGT AND VIVAX                                | 06-14-32-6212  | 60666                                        | 235.00          |
| ADVANCED TURF SOLUTIONS INC              |                       | SO861908           | 08/31/2020   | HGT AND VIVAX                                | 06-14-32-7303  | 60666                                        | 391.40          |
|                                          |                       |                    |              |                                              |                | <b>Division 32 - GOLF MAINTENANCE Total:</b> | <b>4,321.99</b> |
| <b>Division: 33 - PRO-SHOP</b>           |                       |                    |              |                                              |                |                                              |                 |
| DIERBERGS                                |                       | 4282               | 08/18/2020   | GOLF COURSE SUBWAY GIFT CARDS                | 06-14-33-7304  | 60578                                        | 242.87          |
| PNC EQUIPMENT FINANCE                    | PO00300               | 828920             | 06/30/2020   | Golf Cart Lease JUN 20                       | 06-14-33-9503  | 60593                                        | 5,024.00        |
| SPIRE                                    |                       | 4981701000 8/18/20 | 08/28/2020   | 11400 OLDE CABIN RD 7/20-8/17/20             | 06-14-33-6252  | DFT0001949                                   | 545.99          |
| BANK OF AMERICA                          |                       | INV0000550         | 08/05/2020   | CAMP PRIZES                                  | 06-14-33-7304  | DFT0001935                                   | 131.89          |
| AMERICAN UNITED LIFE INSURANCE COMPANY   |                       | 00619325 SEPT 20   | 08/28/2020   | LIFE SEPT 20                                 | 06-14-33-5234  | 60608                                        | 16.41           |
| AMERICAN UNITED LIFE INSURANCE COMPANY   |                       | 00619325 SEPT 20   | 08/28/2020   | AD & D SEPT 20                               | 06-14-33-5235  | 60608                                        | 1.76            |
| AMERICAN UNITED LIFE INSURANCE COMPANY   |                       | 00619325 SEPT 20   | 08/28/2020   | LTD SEPT 20                                  | 06-14-33-5236  | 60608                                        | 15.11           |
| RICOH USA, INC                           |                       | 1040303863         | 08/18/2020   | METER READS 2/12-3/11/20                     | 06-14-33-6213  | 60648                                        | 43.66           |
| METROPOLITAN ST. LOUIS SEWER DISTRICT    |                       | 246891             | 08/26/2020   | 1049261-9: 11400 OLDE CABIN RD               | 06-14-33-6254  | 60636                                        | 1,070.38        |
| THE DANIEL & HENRY CO.                   |                       | 26870              | 07/31/2020   | ANNUAL LIQUOR POLICY RENEWAL 7/27/20-7/27/21 | 06-14-33-6220  | 60655                                        | 425.00          |
| PATTONVILLE SCHOOL DISTRICT              |                       | 4026               | 08/21/2020   | SCORECARDS PRINTING GOLF COURSE              | 06-14-33-7304  | 60644                                        | 749.00          |
| CALLAWAY GOLF                            |                       | 931812781          | 08/03/2020   | GOLF COURSE MERCHANDISE                      | 06-14-33-8325  | 60617                                        | 0.33            |
|                                          |                       |                    |              |                                              |                | <b>Division 33 - PRO-SHOP Total:</b>         | <b>8,266.40</b> |
| <b>Division: 34 - FOOD SERVICES</b>      |                       |                    |              |                                              |                |                                              |                 |
| ARAMARK UNIFORM SERVICES                 |                       | 316592721          | 08/18/2020   | TOWELS AND MOPS                              | 06-14-34-7301  | 60565                                        | 2.75            |
| BANK OF AMERICA                          |                       | INV0000550         | 08/05/2020   | FOOD RESALE LEAGUE                           | 06-14-34-8315  | DFT0001935                                   | 376.50          |
| ARAMARK UNIFORM SERVICES                 |                       | 316619001          | 08/25/2020   | TOWELS AND MOPS                              | 06-14-34-7301  | 60613                                        | 2.75            |
| D & D DISTRIBUTORS LLP                   |                       | 383760             | 08/20/2020   | BEER RESALE                                  | 06-14-34-8316  | 60619                                        | 504.90          |
| HEARTLAND COCA-COLA BOTTLING COMPANY LLC |                       | 6070207981         | 08/20/2020   | BEVERAGE RESALE                              | 06-14-34-8317  | 60630                                        | 603.78          |



## Council Report of Invoices Paid

Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                                 | Purchase Order Number | Payable Number | Payable Date | Description (Item) | Account Number | Payment Number | Amount    |
|---------------------------------------------|-----------------------|----------------|--------------|--------------------|----------------|----------------|-----------|
| HEARTLAND COCA-COLA<br>BOTTLING COMPANY LLC |                       | 6087202609     | 08/27/2020   | BEVERAGE RESALE    | 06-14-34-8317  | 60630          | 460.54    |
| ARAMARK UNIFORM SERVICES                    |                       | 316645428      | 09/09/2020   | TOWELS AND MOPS    | 06-14-34-7301  | 60669          | 2.75      |
| D & D DISTRIBUTORS LLP                      |                       | 389350         | 08/31/2020   | BEER RESALE        | 06-14-34-8316  | 60675          | 519.93    |
| Division 34 - FOOD SERVICES Total:          |                       |                |              |                    |                |                | 2,473.90  |
| Department 14 - COMMUNITY SERVICES Total:   |                       |                |              |                    |                |                | 28,576.09 |
| Fund 06 - MUNICIPAL ENTERPRISE FUND Total:  |                       |                |              |                    |                |                | 29,169.01 |

## Fund: 11 - SEWER LATERAL FUND

Department: 61 - CIP

Division: 93 - SEWER LATERAL

|                                           |  |                  |            |                                        |               |       |           |
|-------------------------------------------|--|------------------|------------|----------------------------------------|---------------|-------|-----------|
| JEFFREY FRENCH                            |  | SLR 3/25/20      | 03/25/2020 | SEWER LATERAL REPAIR<br>REIMBURSEMENTS | 11-61-93-9315 | 60585 | 2,487.50  |
| STAN ZIELINSKI                            |  | SLR 7/2/20       | 07/02/2020 | SEWER LATERAL REPAIR<br>REIMBURSEMENT  | 11-61-93-9315 | 60601 | 7,500.00  |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |  | 00619325 SEPT 20 | 08/28/2020 | LIFE SEPT 20                           | 11-61-93-5234 | 60608 | 3.13      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |  | 00619325 SEPT 20 | 08/28/2020 | AD & D SEPT 20                         | 11-61-93-5235 | 60608 | 0.34      |
| AMERICAN UNITED LIFE<br>INSURANCE COMPANY |  | 00619325 SEPT 20 | 08/28/2020 | LTD SEPT 20                            | 11-61-93-5236 | 60608 | 2.61      |
| MATTHEW AND/OR CANDICE<br>SCHUVAL         |  | SLR 5/20/20      | 05/20/2020 | SEWER LATERAL REPAIR<br>REIMBURSEMENT  | 11-61-93-9315 | 60686 | 1,775.00  |
| Division 93 - SEWER LATERAL Total:        |  |                  |            |                                        |               |       | 11,768.58 |
| Department 61 - CIP Total:                |  |                  |            |                                        |               |       | 11,768.58 |
| Fund 11 - SEWER LATERAL FUND Total:       |  |                  |            |                                        |               |       | 11,768.58 |

## Fund: 15 - POLICE BUILDING FUND

Department: 61 - CIP

Division: 71 - CIP

|                                               |            |                   |            |                                            |               |      |            |
|-----------------------------------------------|------------|-------------------|------------|--------------------------------------------|---------------|------|------------|
| UNITED CONSTRUCTION ENT<br>CO OF ST LOUIS INC | PO00051-R2 | APP NO TWENTY SIX | 07/31/2020 | Smoke Evacuation sys &<br>outstanding owed | 15-61-71-9501 | 1147 | 132,000.00 |
| Division 71 - CIP Total:                      |            |                   |            |                                            |               |      | 132,000.00 |
| Department 61 - CIP Total:                    |            |                   |            |                                            |               |      | 132,000.00 |
| Fund 15 - POLICE BUILDING FUND Total:         |            |                   |            |                                            |               |      | 132,000.00 |

## Fund: 19 - PUBLIC SAFETY FUND

Department: 21 - POLICE

Division: 23 - COUNTY PUBLIC SAFETY-PROP P

|                 |  |                |            |                                     |               |            |       |
|-----------------|--|----------------|------------|-------------------------------------|---------------|------------|-------|
| SPIRE           |  | 0076006378-AUG | 08/14/2020 | NATURAL GAS 7-15-8-13-2020          | 19-21-23-6252 | 60600      | 66.70 |
| BANK OF AMERICA |  | INV0000550     | 08/05/2020 | 25 FT HOSE AND NOZZLE HOME<br>DEPOT | 19-21-23-6212 | DFT0001935 | 25.45 |
| BANK OF AMERICA |  | INV0000550     | 08/05/2020 | 50 FT HOSE HOME DEPOT               | 19-21-23-6212 | DFT0001935 | 26.97 |

## Council Report of Invoices Paid

Payment Dates: 8/20/2020 - 9/9/2020

| Vendor Name                                      | Purchase Order Number | Payable Number   | Payable Date | Description (Item)                                | Account Number | Payment Number | Amount     |
|--------------------------------------------------|-----------------------|------------------|--------------|---------------------------------------------------|----------------|----------------|------------|
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | HOME DEPOT RETURN 25 FT HOSE                      | 19-21-23-6212  | DFT0001935     | -15.47     |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | PSI DRONE PILOT TESTING FEE                       | 19-21-23-6261  | DFT0001935     | 160.00     |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | PSI DRONE PILOT TESTING FEE                       | 19-21-23-6261  | DFT0001935     | 160.00     |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | REFUND PSI DRONE PILOT TESTING FEE                | 19-21-23-6261  | DFT0001935     | -160.00    |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | LODGE FOUR SEASONS RESERVATION DEUTMAN CONFERENCE | 19-21-23-6265  | DFT0001935     | 222.70     |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | HOTEL STAY DWI TRAFFIC SAFETY DRE RECERT CONF     | 19-21-23-6265  | DFT0001935     | 178.76     |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | LODGE FOUR SEASONS RESERVATION DEUTMAN CONFERENCE | 19-21-23-6265  | DFT0001935     | -222.70    |
| BANK OF AMERICA                                  |                       | INV0000550       | 08/05/2020   | TAN TAR A HOTEL STAY DURING CONFERENCE            | 19-21-23-6265  | DFT0001935     | 261.62     |
| MISSOURI AMERICAN WATER CO.                      |                       | 220023905711-08  | 08/19/2020   | WATER USAGE 7/18-8/18/2020                        | 19-21-23-6254  | 60638          | 588.63     |
| HOME DEPOT CREDIT SERVICES                       |                       | 35108587 8/28/20 | 08/28/2020   | #110004 PAINT BRUSHES                             | 19-21-23-6212  | 60684          | 15.47      |
| HOME DEPOT CREDIT SERVICES                       |                       | 35108587 8/28/20 | 08/28/2020   | #2013832 12 AIR FILTERS                           | 19-21-23-6212  | 60684          | 69.96      |
| Division 23 - COUNTY PUBLIC SAFETY-PROP P Total: |                       |                  |              |                                                   |                |                | 1,378.09   |
| Department 21 - POLICE Total:                    |                       |                  |              |                                                   |                |                | 1,378.09   |
| Fund 19 - PUBLIC SAFETY FUND Total:              |                       |                  |              |                                                   |                |                | 1,378.09   |
| Grand Total:                                     |                       |                  |              |                                                   |                |                | 566,379.05 |

## Report Summary

## Fund Summary

| Fund                           | Payment Amount    |
|--------------------------------|-------------------|
| 01 - GENERAL FUND              | 273,519.19        |
| 02 - CAPITAL IMPROVEMENT FUND  | 118,544.18        |
| 06 - MUNICIPAL ENTERPRISE FUND | 29,169.01         |
| 11 - SEWER LATERAL FUND        | 11,768.58         |
| 15 - POLICE BUILDING FUND      | 132,000.00        |
| 19 - PUBLIC SAFETY FUND        | 1,378.09          |
| <b>Grand Total:</b>            | <b>566,379.05</b> |

## Account Summary

| Account Number | Account Name            | Payment Amount |
|----------------|-------------------------|----------------|
| 01-11-12-5234  | GROUP LIFE INSURANCE    | 37.80          |
| 01-11-12-6264  | IN TOWN MEETINGS        | 78.87          |
| 01-11-12-6265  | TRAVEL & CONFERENCES    | -85.00         |
| 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          |
| 01-11-13-6213  | OFFICE EQUIPMENT MAI... | 945.70         |
| 01-11-13-6260  | ADVERTISING             | 285.61         |
| 01-11-13-6264  | IN TOWN MEETINGS        | 24.00          |
| 01-12-10-6201  | LEGAL AND ACCOUNTING... | 9,257.00       |
| 01-12-10-6262  | DUES MEMBERSHIPS & S... | 2,259.50       |
| 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          |
| 01-12-11-6202  | TECHNICAL AND PERSON... | 52.11          |
| 01-12-11-6203  | PROFESSIONAL SERVICES   | 2,429.06       |
| 01-12-11-6260  | ADVERTISING             | 278.81         |
| 01-12-11-6261  | EDUCATION & TRAINING    | 199.00         |
| 01-12-11-6262  | DUES MEMBERSHIPS & S... | 99.46          |
| 01-12-11-6264  | IN TOWN MEETINGS        | 48.00          |
| 01-12-11-6271  | MEDICAL SUPPLIES        | 115.00         |
| 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          |
| 01-12-14-6213  | OFFICE EQUIPMENT MAI... | 275.34         |
| 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          |
| 01-13-11-6265  | TRAVEL & CONFERENCES    | -130.00        |
| 01-13-11-9504  | OFFICE EQUIPMENT        | 49.00          |

## Account Summary

| Account Number | Account Name             | Payment Amount |
|----------------|--------------------------|----------------|
| 01-13-15-5244  | UNEMPLOYMENT COMP...     | 4,941.63       |
| 01-13-15-6203  | PROFESSIONAL SERVICES    | 300.00         |
| 01-13-15-6213  | OFFICE EQUIPMENT MAI...  | 61.00          |
| 01-13-15-6253  | TELEPHONE                | 86.88          |
| 01-13-15-6255  | CABLE TV AND INTERNET    | 537.21         |
| 01-13-15-6266  | EQUIPMENT RENTAL         | 202.50         |
| 01-13-15-7304  | GENERAL SUPPLIES         | 226.10         |
| 01-13-15-7312  | OFFICE SUPPLIES          | 245.06         |
| 01-13-51-5234  | GROUP LIFE INSURANCE     | 20.45          |
| 01-13-51-5235  | ACCIDENTAL DEATH INS     | 2.19           |
| 01-13-51-5236  | DISABILITY INSURANCE     | 17.04          |
| 01-13-51-6202  | TECHNICAL AND PERSON...  | 4,190.60       |
| 01-13-51-6213  | OFFICE EQUIPMENT MAI...  | 2,345.01       |
| 01-13-51-7331  | COMPUTER HARDWARE        | 1,557.17       |
| 01-13-51-7332  | COMPUTER SOFTWARE        | 603.89         |
| 01-14-11-5234  | GROUP LIFE INSURANCE     | 10.78          |
| 01-14-11-5235  | ACCIDENTAL DEATH INS     | 1.15           |
| 01-14-11-5236  | DISABILITY INSURANCE     | 8.99           |
| 01-14-11-6213  | OFFICE EQUIPMENT MAI...  | 43.68          |
| 01-14-11-6230  | FARMER'S MARKET          | 60.00          |
| 01-16-11-5234  | GROUP LIFE INSURANCE     | 33.87          |
| 01-16-11-5235  | ACCIDENTAL DEATH INS     | 3.63           |
| 01-16-11-5236  | DISABILITY INSURANCE     | 28.23          |
| 01-16-11-6211  | EQUIPMENT MAINTENAN...   | 530.50         |
| 01-16-11-6212  | BUILDING AND GROUNDS...  | 3,252.64       |
| 01-16-11-6252  | NATURAL GAS              | 108.70         |
| 01-16-11-6254  | WATER AND SEWER          | 4,550.44       |
| 01-16-11-7308  | WEARING APPAREL AND L... | 28.38          |
| 01-1651        | PREPAID GASOLINE         | 8,702.81       |
| 01-1653        | PREPAID DIESEL FUEL      | 1,781.90       |
| 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         |
| 01-21-11-6202  | TECHNICAL AND PERSON...  | 3,714.62       |
| 01-21-11-6211  | EQUIPMENT MAINTENAN...   | 8.70           |
| 01-21-11-6213  | OFFICE EQUIPMENT MAI...  | 1,155.00       |
| 01-21-11-6253  | TELEPHONE                | 588.00         |
| 01-21-11-6264  | IN TOWN MEETINGS         | 24.00          |
| 01-21-11-6271  | MEDICAL SUPPLIES         | 49.99          |
| 01-21-11-7302  | SMALL TOOLS              | 17.98          |
| 01-21-21-5234  | GROUP LIFE INSURANCE     | 150.22         |
| 01-21-21-5235  | ACCIDENTAL DEATH INS     | 16.11          |

**Account Summary**

| <b>Account Number</b> | <b>Account Name</b>        | <b>Payment Amount</b> |
|-----------------------|----------------------------|-----------------------|
| 01-21-21-5236         | DISABILITY INSURANCE       | 125.18                |
| 01-21-21-6203         | PROFESSIONAL SERVICES      | 1,297.42              |
| 01-21-21-7304         | GENERAL SUPPLIES           | 67.58                 |
| 01-21-22-5234         | GROUP LIFE INSURANCE       | 749.56                |
| 01-21-22-5235         | ACCIDENTAL DEATH INS       | 80.28                 |
| 01-21-22-5236         | DISABILITY INSURANCE       | 572.19                |
| 01-21-22-6210         | VEHICLE MAINTENANCE        | 14,532.24             |
| 01-21-22-7302         | SMALL TOOLS                | 128.85                |
| 01-21-22-7304         | GENERAL SUPPLIES           | 4.76                  |
| 01-21-22-7308         | WEARING APPAREL AND L...   | 1,364.24              |
| 01-21-22-7313         | RANGE SUPPLIES             | 48.99                 |
| 01-21-22-9503         | EQUIPMENT                  | 36,799.17             |
| 01-2213               | DENTAL INSURANCE PAY       | 6,395.93              |
| 01-2216               | SUPPLEMENTAL LIFE          | 1,134.45              |
| 01-2218               | VISION CARE                | 902.80                |
| 01-2219               | VOL LONG TERM DISABILI...  | 209.90                |
| 01-2220               | VOL WHOLE LIFE INSURA...   | 90.52                 |
| 01-2222               | SHORT TERM DISABILITY I... | 373.50                |
| 01-2410               | INMATE SECURITY ACCO...    | 1,331.47              |
| 01-31-11-5234         | GROUP LIFE INSURANCE       | 82.02                 |
| 01-31-11-5236         | DISABILITY INSURANCE       | 67.16                 |
| 01-31-11-6211         | EQUIPMENT MAINTENAN...     | 951.65                |
| 01-31-11-6213         | OFFICE EQUIPMENT MAI...    | 295.52                |
| 01-31-11-6262         | DUES MEMBERSHIPS & S...    | 208.00                |
| 01-31-11-7308         | WEARING APPAREL AND L...   | 52.00                 |
| 01-31-41-5234         | GROUP LIFE INSURANCE       | 127.23                |
| 01-31-41-5235         | ACCIDENTAL DEATH INS       | 13.61                 |
| 01-31-41-5236         | DISABILITY INSURANCE       | 102.98                |
| 01-31-41-6207         | TEMP PROFESSIONAL SER...   | 1,646.40              |
| 01-31-41-6210         | VEHICLE MAINTENANCE        | 3,119.90              |
| 01-31-41-6211         | EQUIPMENT MAINTENAN...     | 5,930.47              |
| 01-31-41-6212         | BUILDING AND GROUNDS...    | 19,911.46             |
| 01-31-41-6252         | NATURAL GAS                | 42.52                 |
| 01-31-41-6253         | TELEPHONE                  | 184.50                |
| 01-31-41-6254         | WATER AND SEWER            | 25,441.79             |
| 01-31-41-7301         | CHEMICALS & CLEANING       | 266.40                |
| 01-31-41-7302         | SMALL TOOLS                | 949.71                |
| 01-31-41-7303         | HORTICULTURAL SUPPLIES     | 5,900.00              |
| 01-31-41-7305         | STREET & SIDEWALK MAI...   | 570.45                |
| 01-31-41-7307         | GASOLINE, PROPANE & M...   | 118.07                |
| 01-31-41-7308         | WEARING APPAREL AND L...   | 375.52                |
| 01-31-41-7311         | STREET SIGNS               | 951.62                |

**Account Summary**

| <b>Account Number</b> | <b>Account Name</b>      | <b>Payment Amount</b> |
|-----------------------|--------------------------|-----------------------|
| 01-31-41-7318         | SMALL STRMWATR PROJE...  | 3,357.69              |
| 01-31-42-6214         | REFUSE COLLECTIONS       | 64,529.90             |
| 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... | 548.80                |
| 01-31-43-6210         | VEHICLE MAINTENANCE      | 16.97                 |
| 01-31-43-6211         | EQUIPMENT MAINTENAN...   | 626.73                |
| 01-31-43-6212         | BUILDING AND GROUNDS...  | 3,139.53              |
| 01-31-43-6224         | TAPPMAYER HOUSE MAI...   | 175.59                |
| 01-31-43-6252         | NATURAL GAS              | 42.51                 |
| 01-31-43-6254         | WATER AND SEWER          | 584.36                |
| 01-31-43-7301         | CHEMICALS & CLEANING     | 88.80                 |
| 01-31-43-7307         | GASOLINE, PROPANE & M... | 39.35                 |
| 01-31-43-7308         | WEARING APPAREL AND L... | 125.20                |
| 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...  | 248.00                |
| 01-32-11-6203         | PROFESSIONAL SERVICES    | 6,846.00              |
| 01-32-61-5234         | GROUP LIFE INSURANCE     | 160.30                |
| 01-32-61-5235         | ACCIDENTAL DEATH INS     | 17.17                 |
| 01-32-61-5236         | DISABILITY INSURANCE     | 144.08                |
| 01-32-61-6215         | WEED CUTTING AND TREE... | 495.00                |
| 01-32-61-6261         | EDUCATION & TRAINING     | 682.50                |
| 01-32-61-7302         | SMALL TOOLS              | 59.95                 |
| 01-32-61-7304         | GENERAL SUPPLIES         | 408.35                |
| 01-4402               | OCCUPATIONAL LICENSE     | 299.00                |
| 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                 |
| 02-61-71-9509         | STORMWATER PROJECTS      | 78,007.74             |
| 02-61-71-9510         | STREETS                  | 28,499.25             |
| 02-61-71-9516         | CAPITAL EQUIPMENT        | 12,000.00             |
| 06-14-31-5234         | GROUP LIFE INSURANCE     | 36.65                 |
| 06-14-31-5235         | ACCIDENTAL DEATH INS     | 3.93                  |
| 06-14-31-5236         | DISABILITY INSURANCE     | 30.54                 |
| 06-14-31-6203         | PROFESSIONAL SERVICES    | 197.34                |
| 06-14-31-6211         | EQUIPMENT MAINTENAN...   | 1,514.67              |
| 06-14-31-6212         | BUILDING AND GROUNDS...  | 713.83                |
| 06-14-31-6213         | OFFICE EQUIPMENT MAI...  | 43.66                 |
| 06-14-31-6220         | LIABILITY INSURANCE      | 425.00                |

## Account Summary

| Account Number      | Account Name              | Payment Amount    |
|---------------------|---------------------------|-------------------|
| 06-14-31-6250       | ELECTRICITY               | 8,707.61          |
| 06-14-31-6252       | NATURAL GAS               | 1,273.98          |
| 06-14-31-6254       | WATER AND SEWER           | 356.80            |
| 06-14-31-7301       | CHEMICALS & CLEANING      | 29.79             |
| 06-14-31-7304       | GENERAL SUPPLIES          | 30.00             |
| 06-14-31-7308       | WEARING APPAREL AND L...  | 150.00            |
| 06-14-32-5234       | GROUP LIFE INSURANCE      | 28.98             |
| 06-14-32-5235       | ACCIDENTAL DEATH INS      | 3.10              |
| 06-14-32-5236       | DISABILITY INSURANCE      | 22.71             |
| 06-14-32-6202       | TECHNICAL AND PERSON...   | 12.78             |
| 06-14-32-6212       | BUILDING AND GROUNDS...   | 3,478.48          |
| 06-14-32-6250       | ELECTRICITY               | 84.54             |
| 06-14-32-6262       | DUES MEMBERSHIPS & S...   | 300.00            |
| 06-14-32-7303       | HORTICULTURAL SUPPLIES    | 391.40            |
| 06-14-33-5234       | GROUP LIFE INSURANCE      | 16.41             |
| 06-14-33-5235       | ACCIDENTAL DEATH INS      | 1.76              |
| 06-14-33-5236       | DISABILITY INSURANCE      | 15.11             |
| 06-14-33-6213       | OFFICE EQUIPMENT MAI...   | 43.66             |
| 06-14-33-6220       | LIABILITY INSURANCE       | 425.00            |
| 06-14-33-6252       | NATURAL GAS               | 545.99            |
| 06-14-33-6254       | WATER AND SEWER           | 1,070.38          |
| 06-14-33-7304       | GENERAL SUPPLIES          | 1,123.76          |
| 06-14-33-8325       | MERCHANDISE-APPAREL       | 0.33              |
| 06-14-33-9503       | EQUIPMENT                 | 5,024.00          |
| 06-14-34-7301       | CHEMICALS & CLEANING      | 8.25              |
| 06-14-34-8315       | SANDWICHES AND HOT ...    | 376.50            |
| 06-14-34-8316       | BEER                      | 1,024.83          |
| 06-14-34-8317       | COFFEE,TEA & SOFT DRIN... | 1,064.32          |
| 06-1628             | GOLF - APPAREL            | 592.92            |
| 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...   | 11,762.50         |
| 15-61-71-9501       | SITWORK AND BUILDING...   | 132,000.00        |
| 19-21-23-6212       | BUILDING AND GROUNDS...   | 122.38            |
| 19-21-23-6252       | NATURAL GAS               | 66.70             |
| 19-21-23-6254       | WATER AND SEWER           | 588.63            |
| 19-21-23-6261       | EDUCATION & TRAINING      | 160.00            |
| 19-21-23-6265       | TRAVEL & CONFERENCES      | 440.38            |
| <b>Grand Total:</b> |                           | <b>566,379.05</b> |

**Project Account Summary**

| <b>Project Account Key</b> | <b>Payment Amount</b> |
|----------------------------|-----------------------|
| **None**                   | 310,557.69            |
| 14708E                     | 26,256.25             |
| 17107E                     | 132,000.00            |
| 17515E                     | 78,007.74             |
| 18701E                     | 972.00                |
| 19701E                     | 1,182.00              |
| 21002                      | 12,000.00             |
| COVID19E                   | 4,071.90              |
| ISFE                       | 1,331.47              |
| <b>Grand Total:</b>        | <b>566,379.05</b>     |





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

Meeting: 09/14/20 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. Final Reading and Passage**

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 September 14, 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 4<sup>th</sup> and 5<sup>th</sup> 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

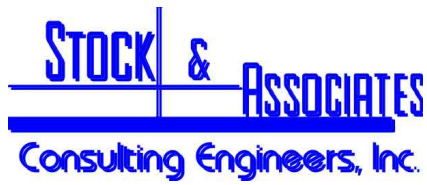
1100 Clark Ave  
St. Louis, MO 63102  
P: 314.251.6250  
F: 314.241.2570  
www.cannondesign.com



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



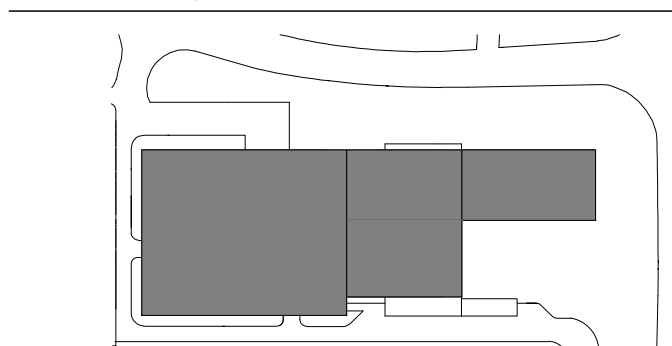
Loomis Associates  
750 Spirit 40 Park Drive  
Chesterfield, MO 63005  
(636) 519-8668

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

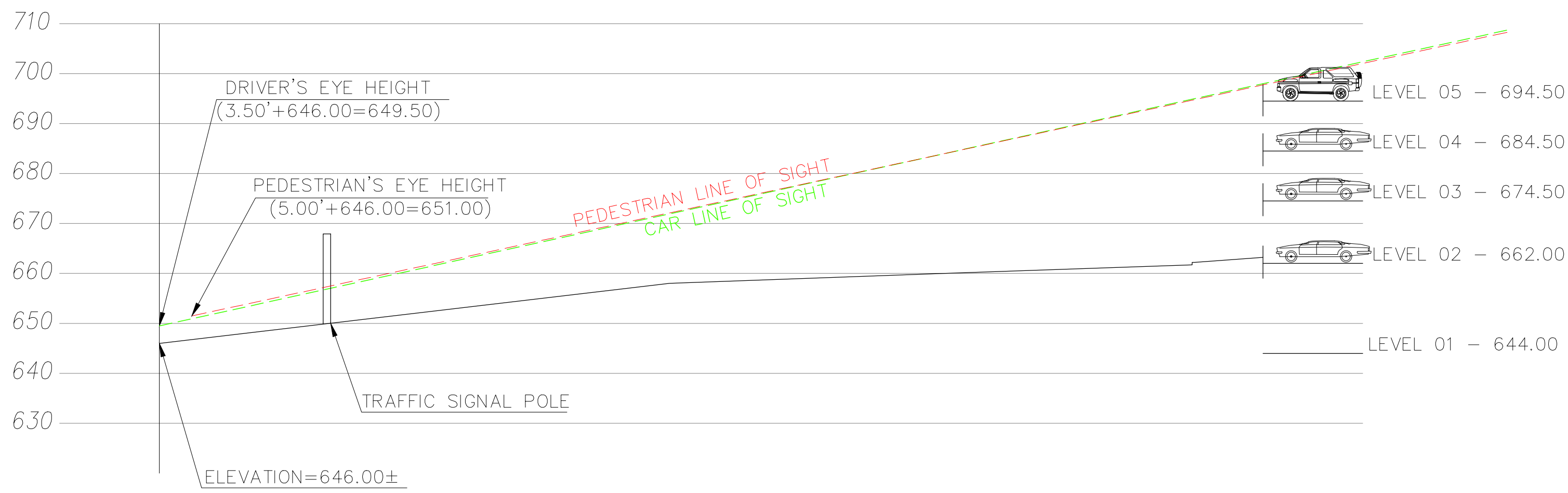
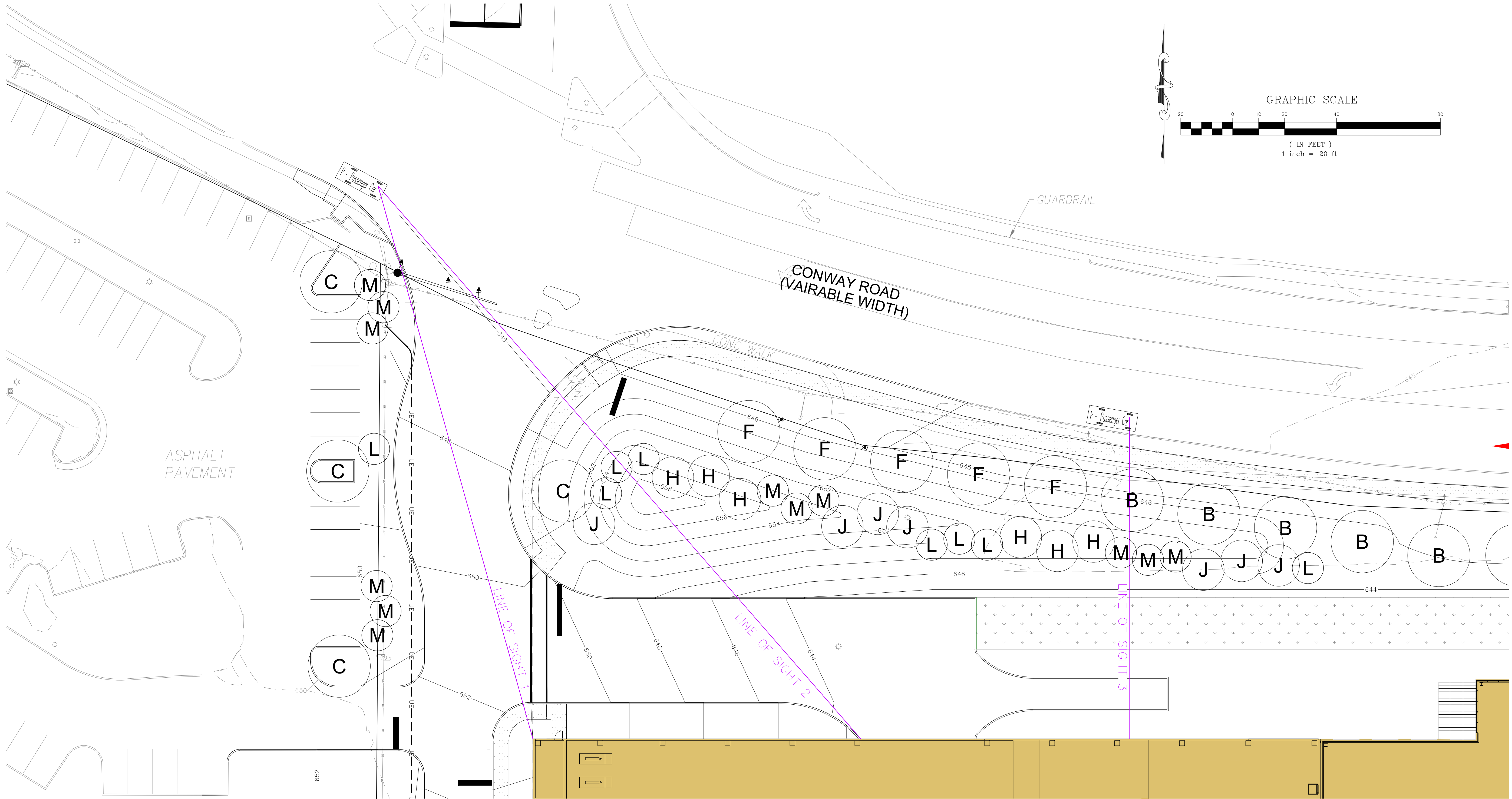
| Rev. | Description | Date |
|------|-------------|------|
|------|-------------|------|



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

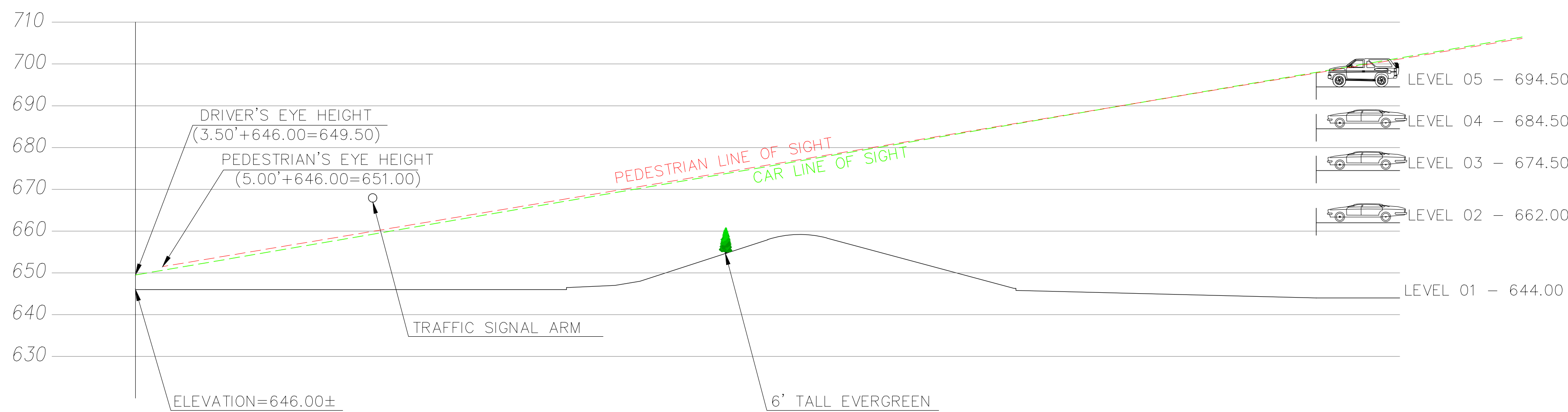
Project No.: 215-5653.10      Checked by:

**EX-1**



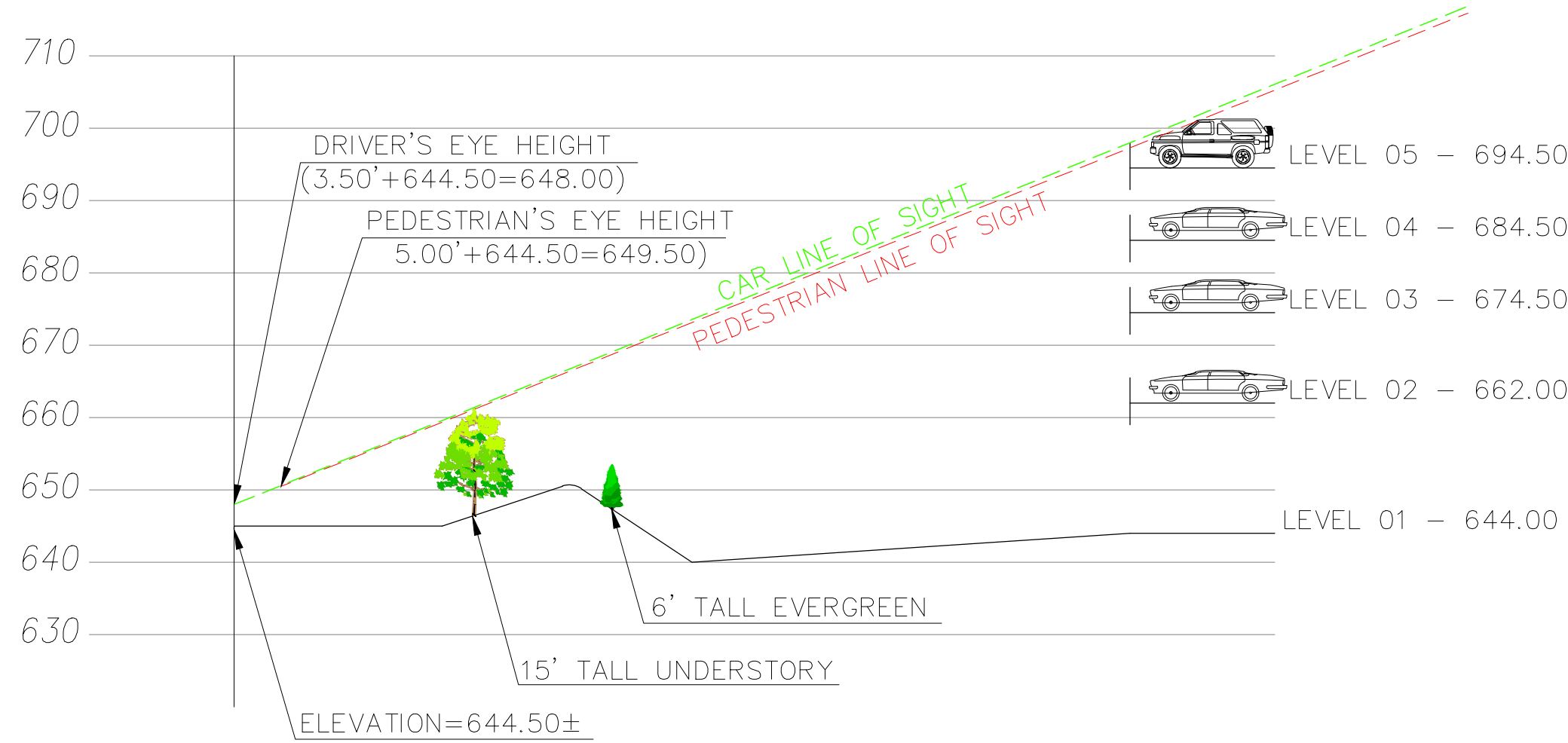
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VERTICAL SCALE: 1" = 20'



**LINE OF SIGHT 2**

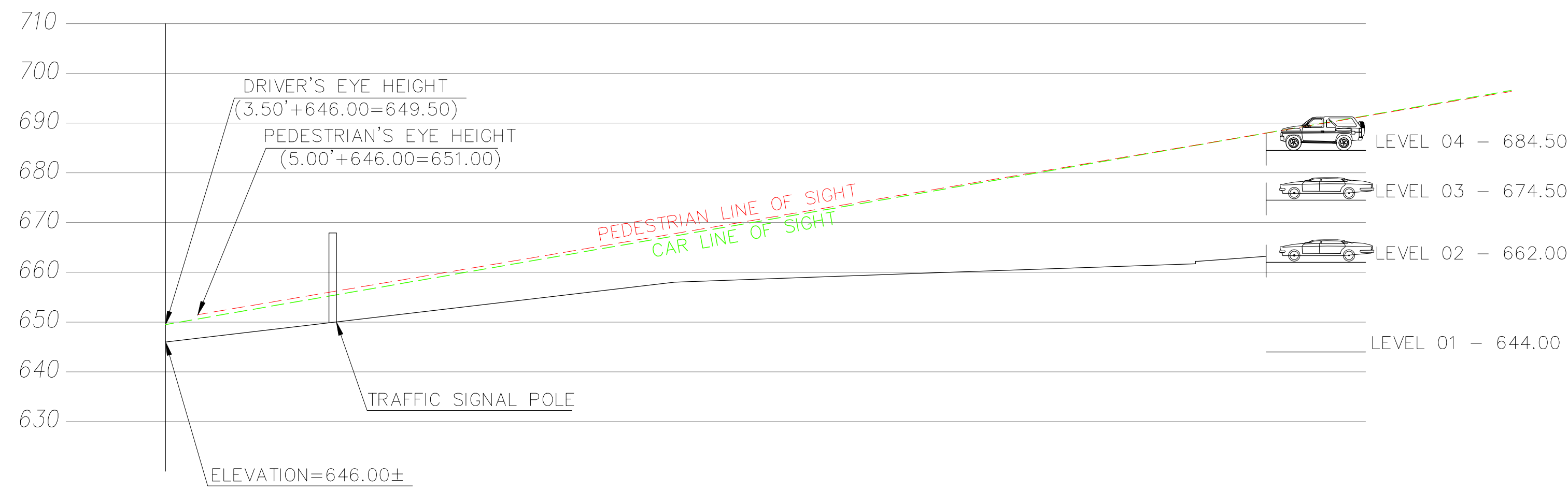
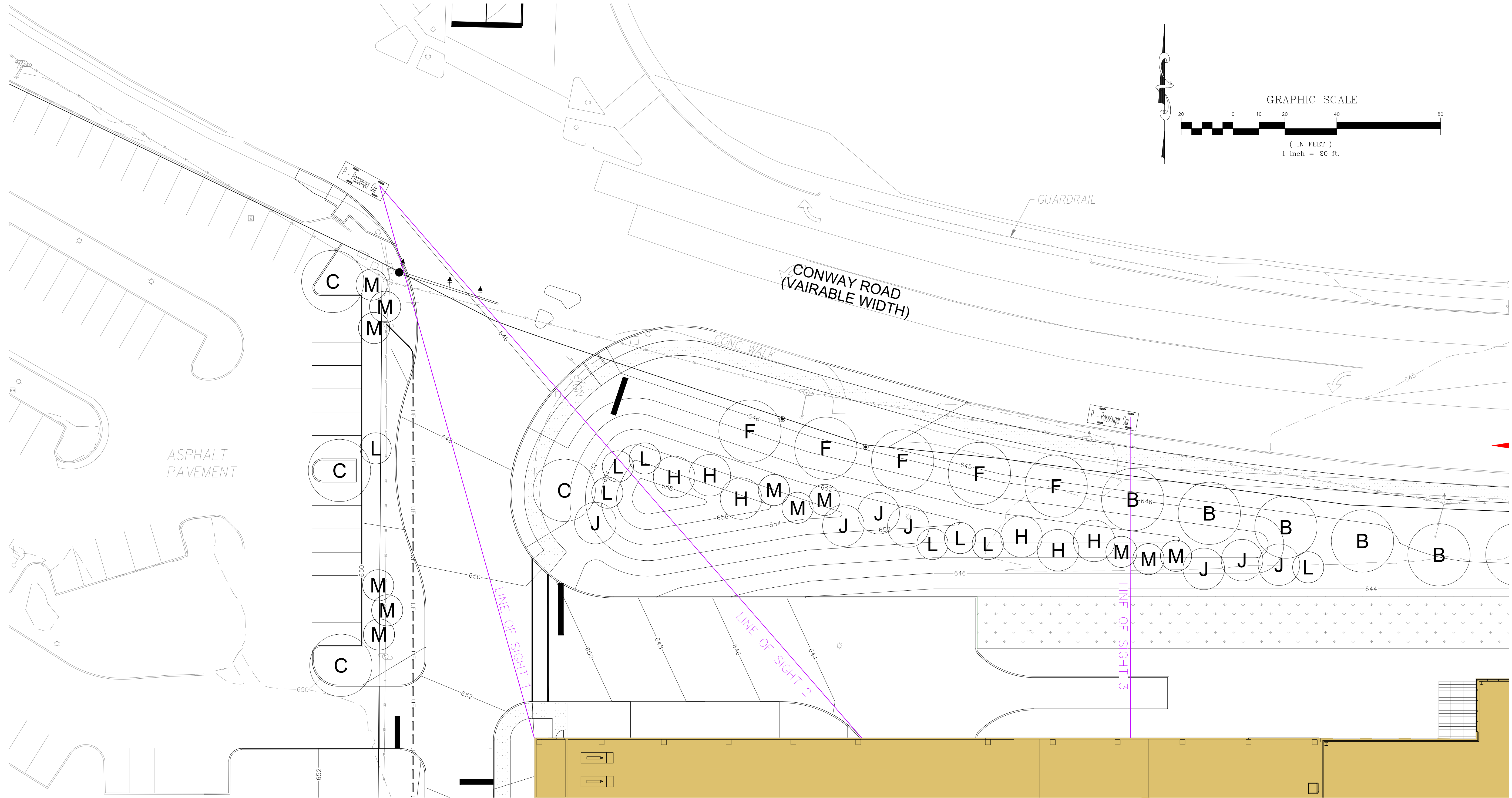
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VERTICAL SCALE: 1" = 20'



**LINE OF SIGHT 3**

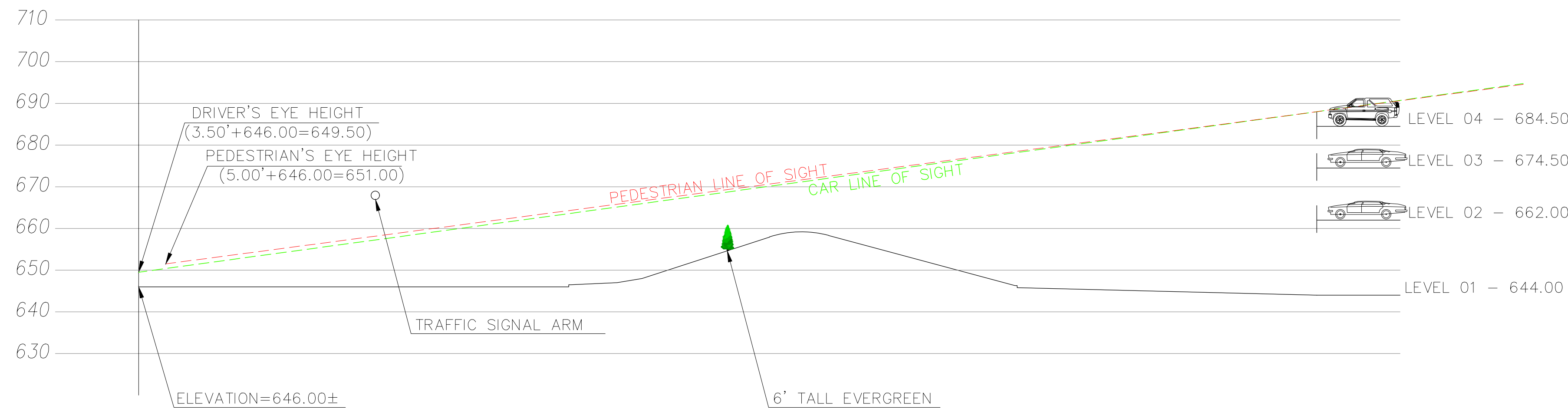
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VERTICAL SCALE: 1" = 20'





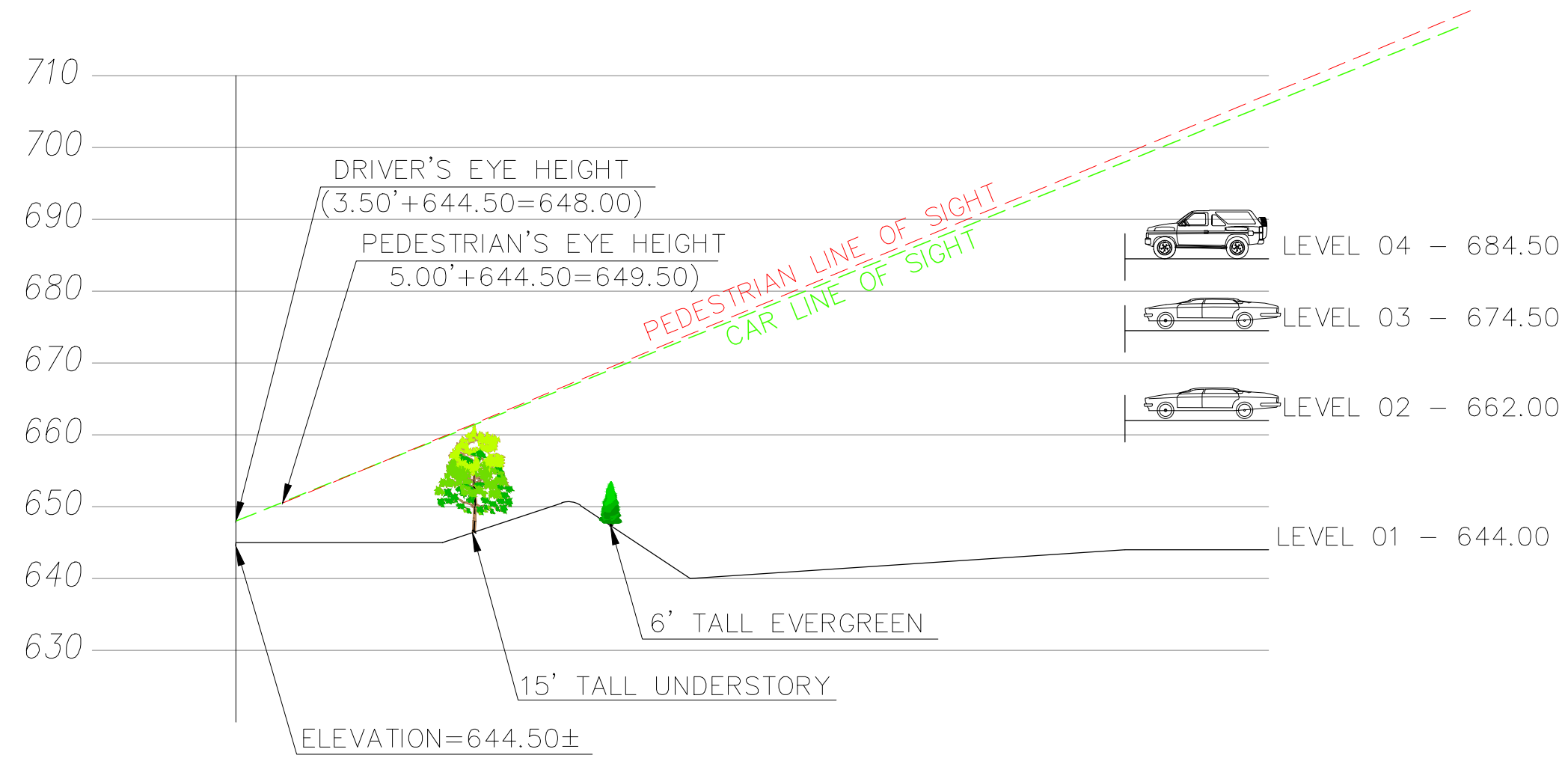
### LINE OF SIGHT 1

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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

1100 Clark Ave  
St. Louis, MO 63102  
P: 314.251.6250  
F: 314.241.2270

www.cannondesign.com



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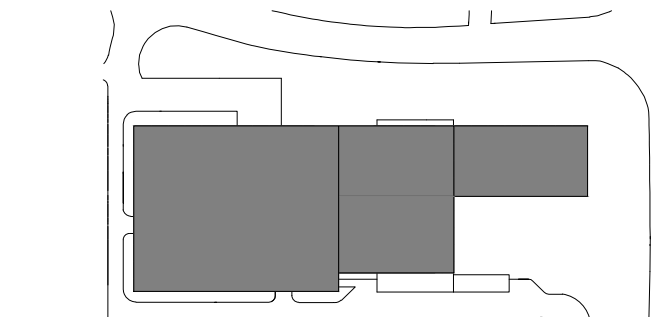
Loomis Associates  
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(636) 519-8668

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



KEY PLAN  
Drawing Title:

## LINE OF SIGHT EXHIBIT 4-STORY GARAGE

Project No.: 215-5653.10 Checked by:

# EX-2





# 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



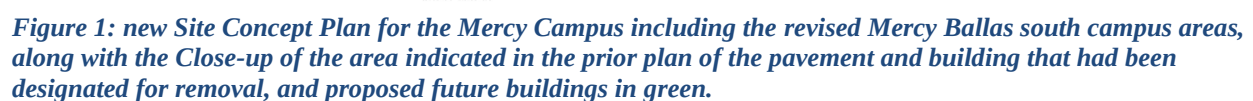
**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner

**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



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.



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 5<sup>th</sup> 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.

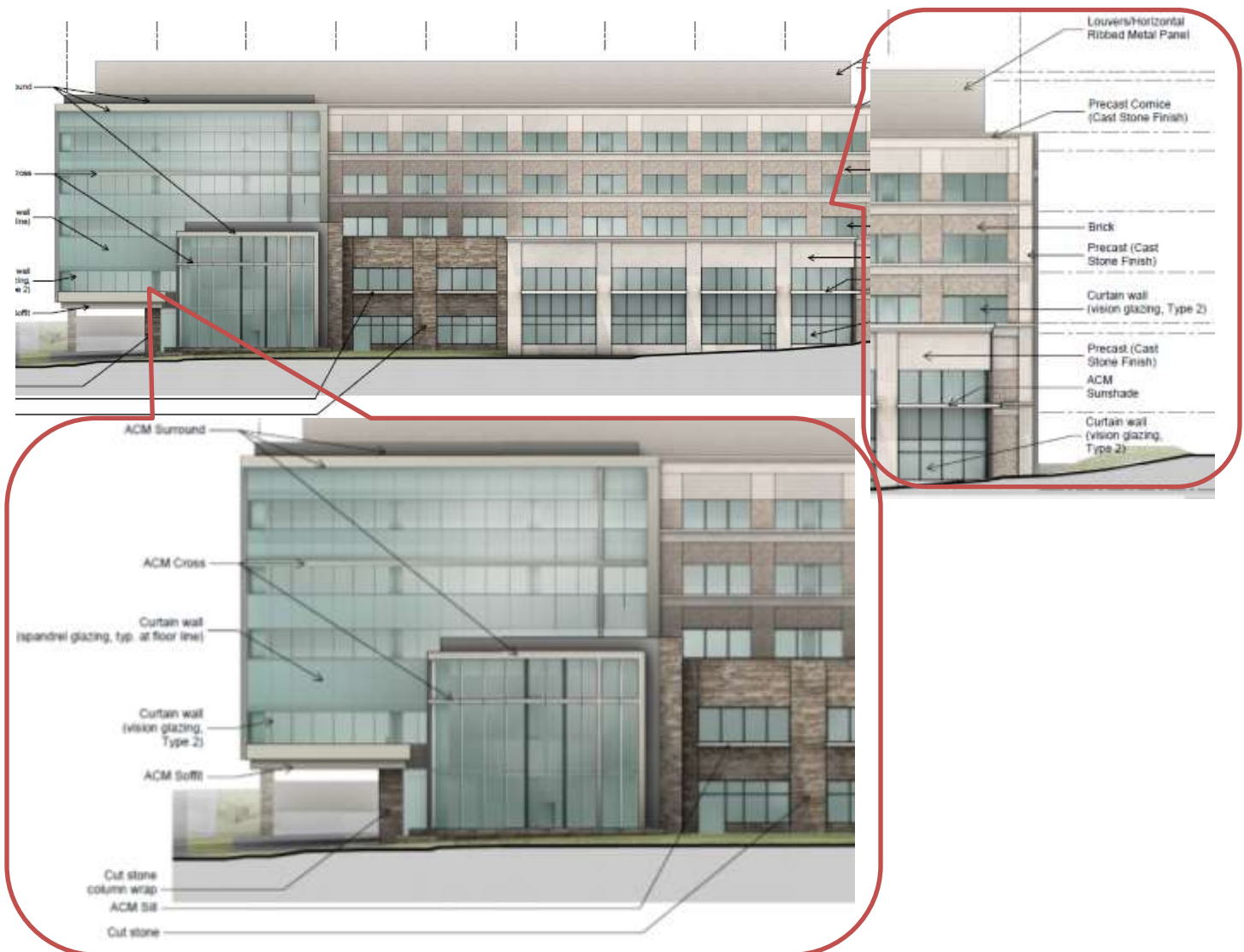
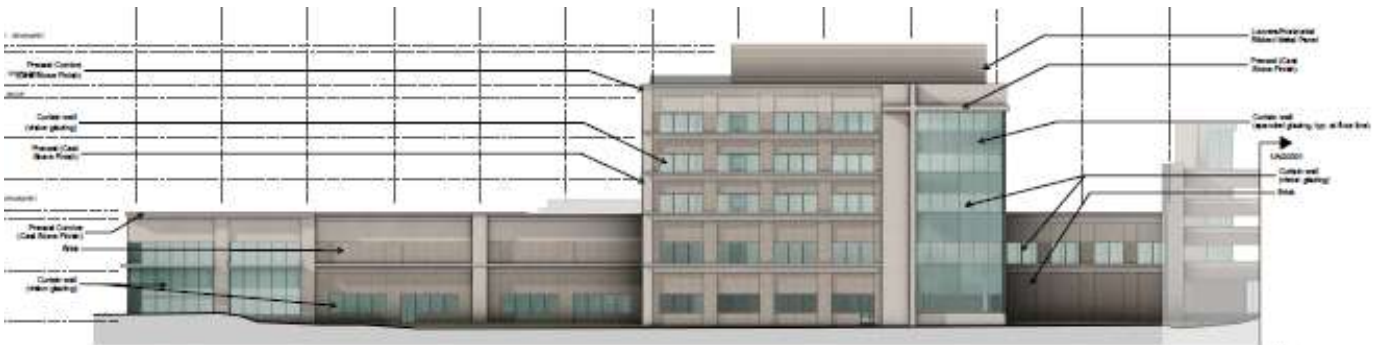


Figure 2: Proposed Overall East Elevation of the South Campus Outpatient building with the close up of the material callouts.





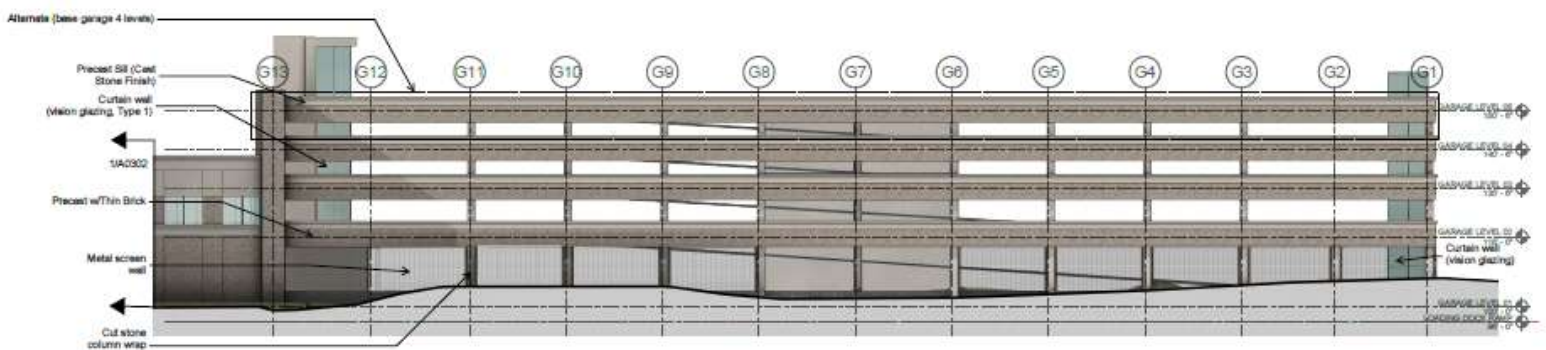
**Figure 3: Proposed South Elevation showing the connection between the parking structure and the outpatient center.**



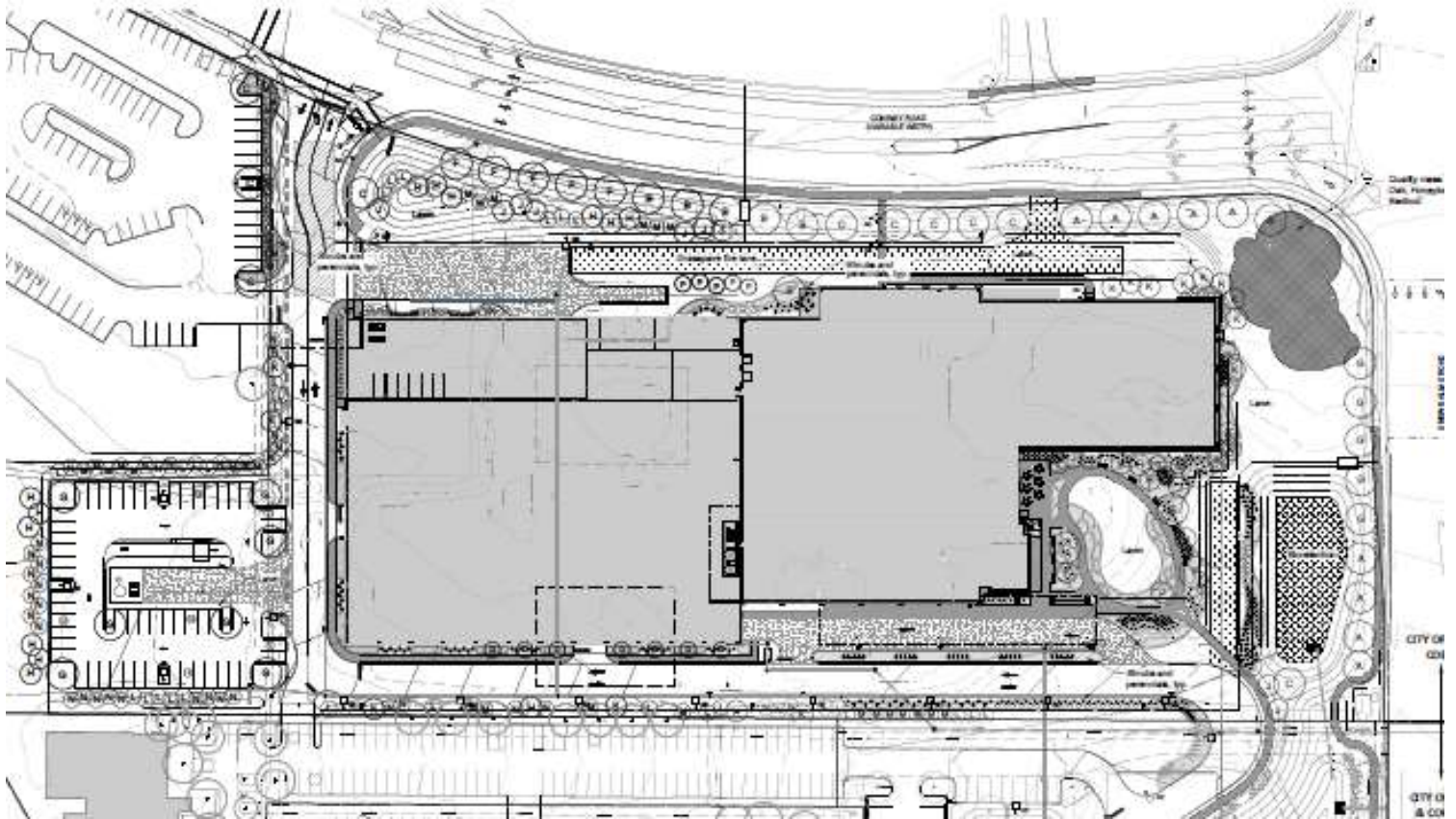
**Figure 4: Proposed North Elevation**



**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.



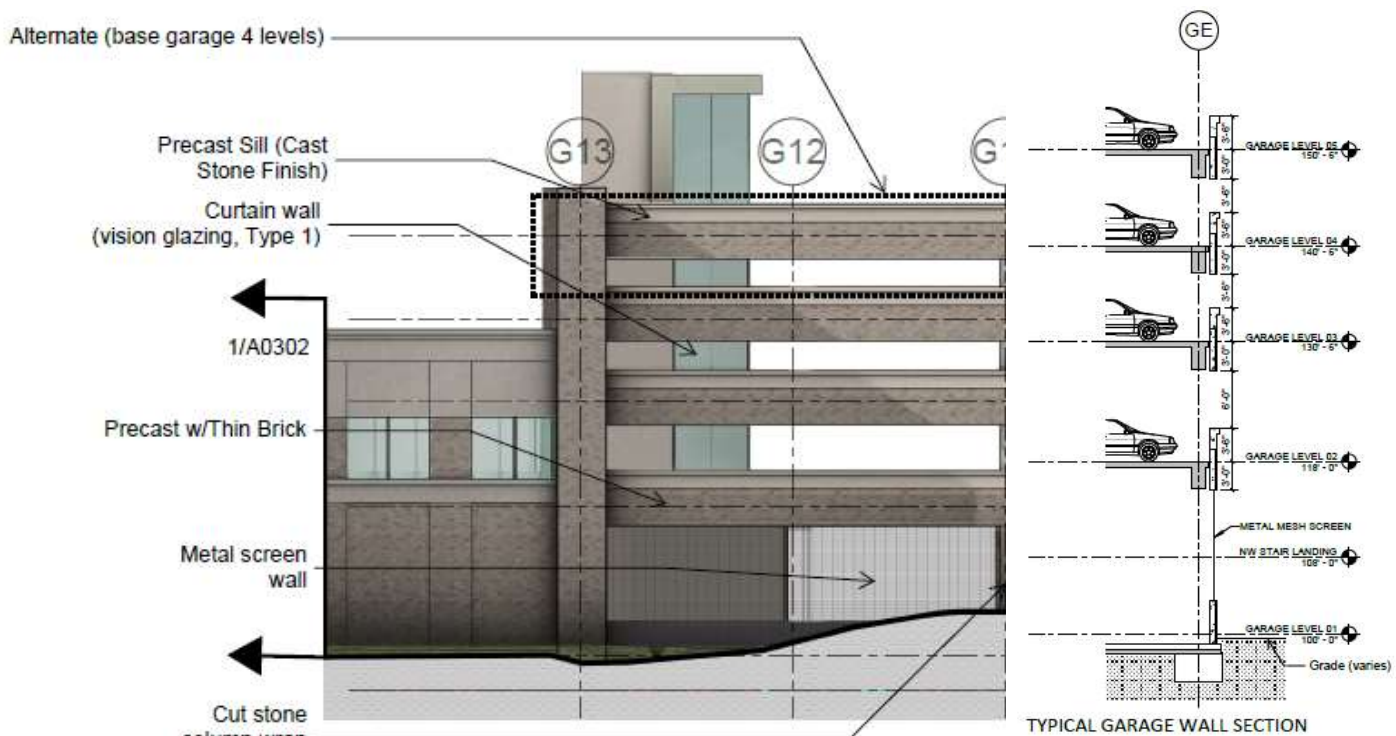
Figure 8: Proposed building materials

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).**

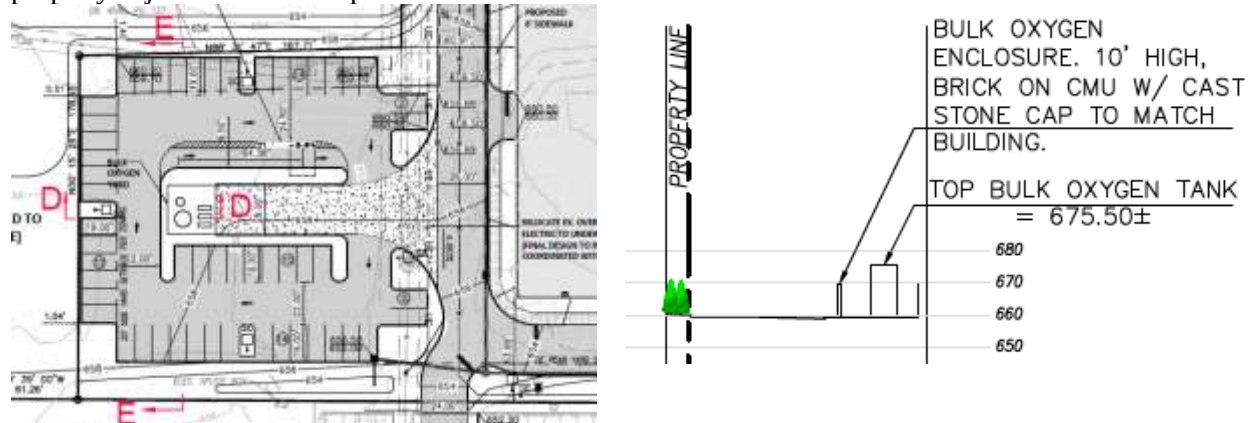
The parking garage structure is designed with the same building material to match the main building, consistent with the Design Guidelines that recommend that accessory structures match the principal building on the site. The garage consists predominately of a thin brick on precast concrete panels, that 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.

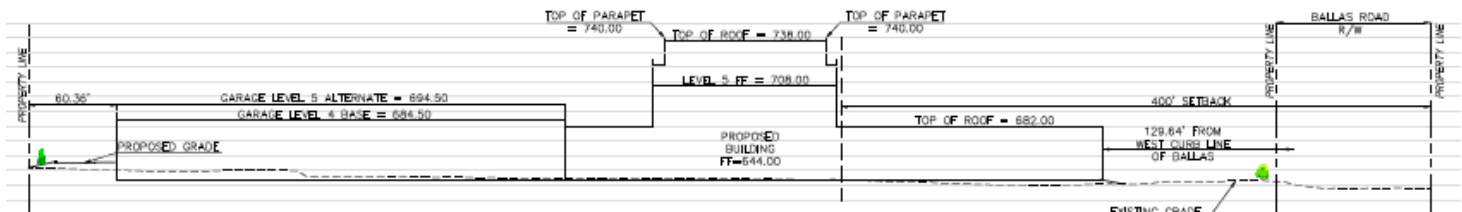
## ZONING REVIEW

### 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.**

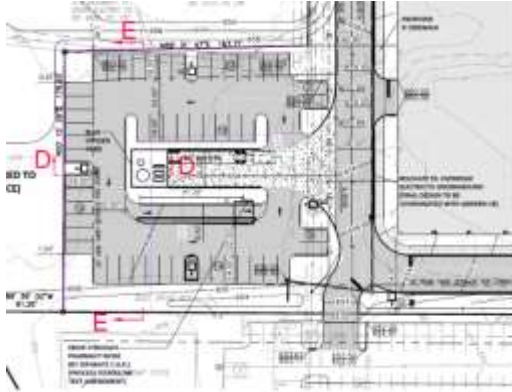
Maximum site coverage for the PH District is 63% and the proposed new outpatient building will increase the total site coverage of the entire campus to 57.92%. The total campus site is 80.37 acres.

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.

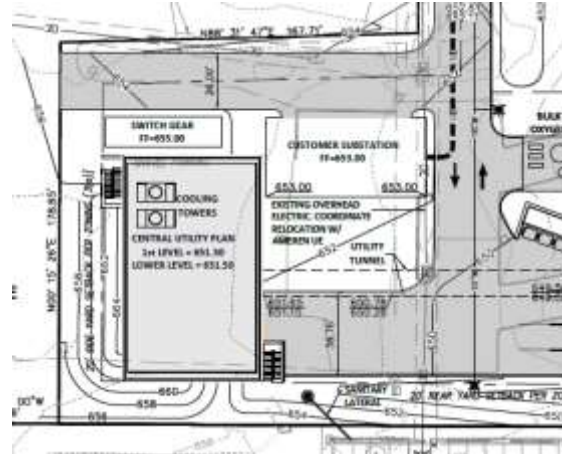
The site plans do show that the oxygen tank enclosure and the future drive-thru canopy structure that would be reviewed under a separate conditional use permit are currently closer than 60 feet. However, the Applicant has indicated that adjusting the canopy to be at or beyond the 60 feet would not be 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.**

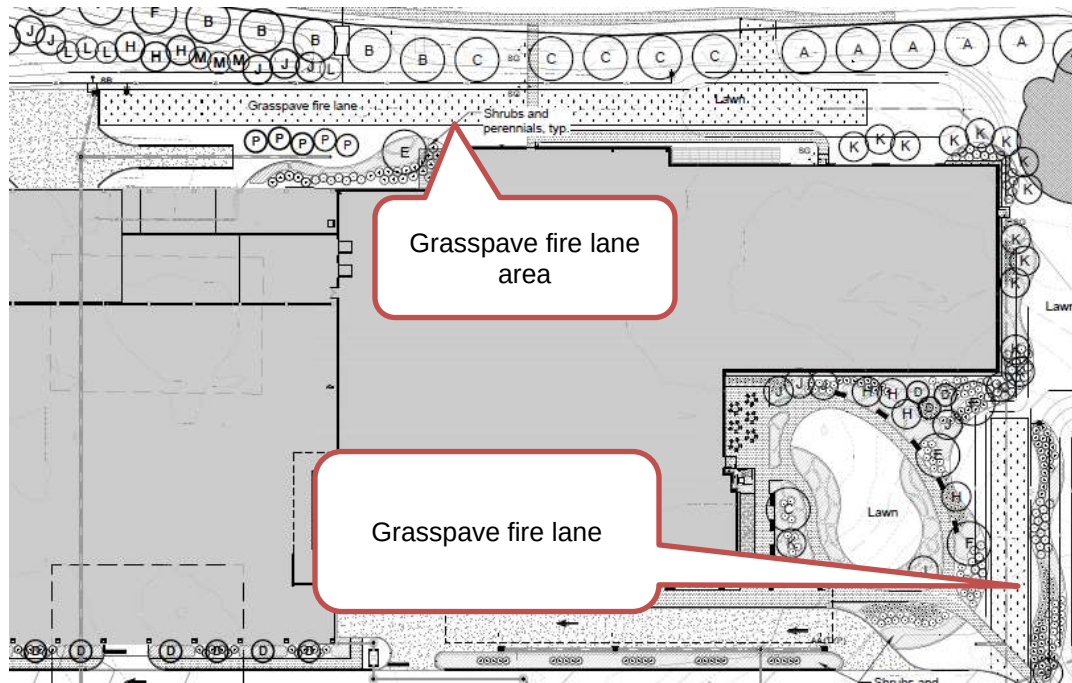


**Figure 13: 2018 Utility Plant drawings**

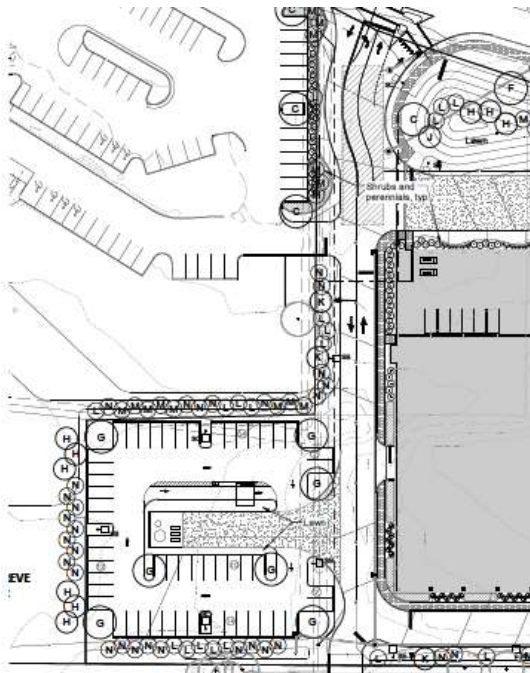
### Landscaping

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.**



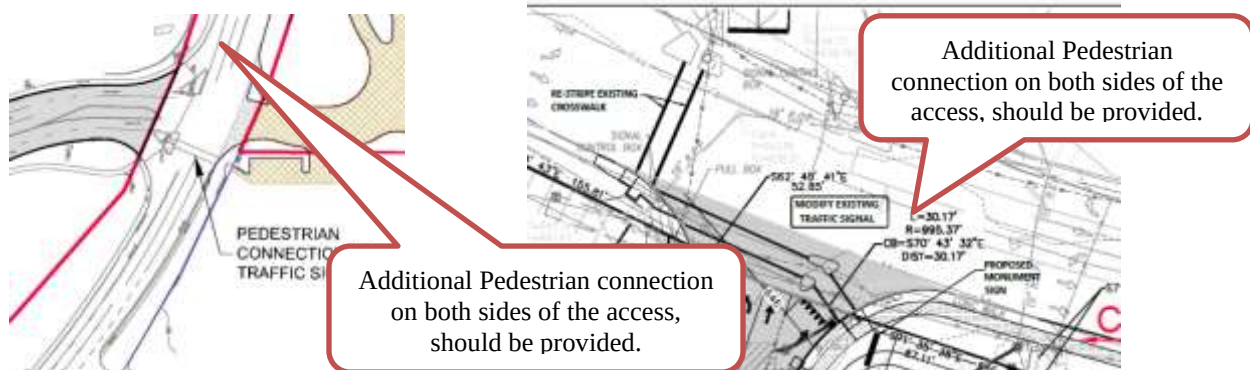
As discussed above, the surface parking along the shared property line with the Temple Emmanuel property was reduced to zero for parking or driveways provided that the institutional use maintains an easement providing for shared access to both properties. The drawings are showing well landscaped screening 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.

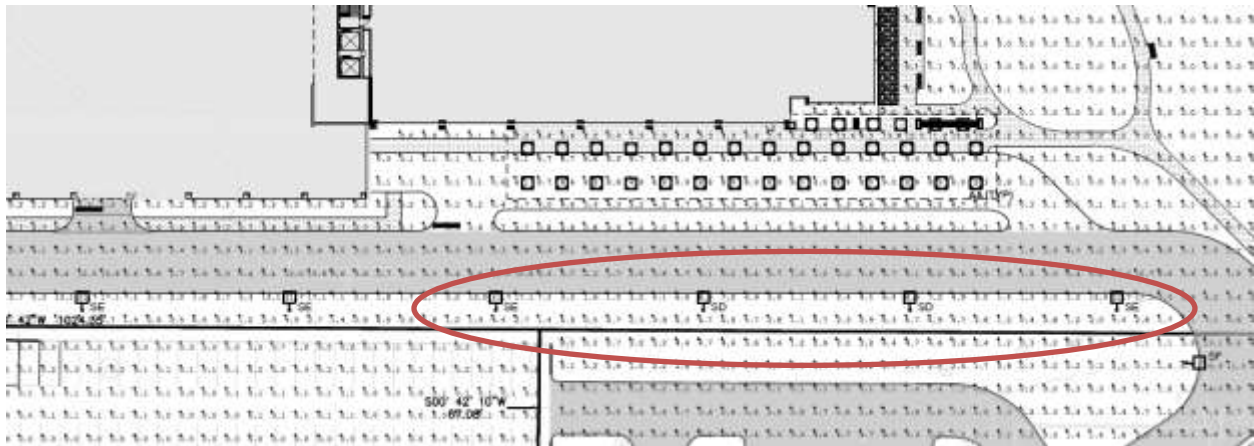


In addition, the new outpatient center would move some of the services provided on the north campus to the new building, thus allowing for a reduction of the parking needed on the north campus area.

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 conditions 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 16<sup>th</sup> 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 Guidelines, 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 17<sup>th</sup>. **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.





HÖRNER &amp; SPÄHN



**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

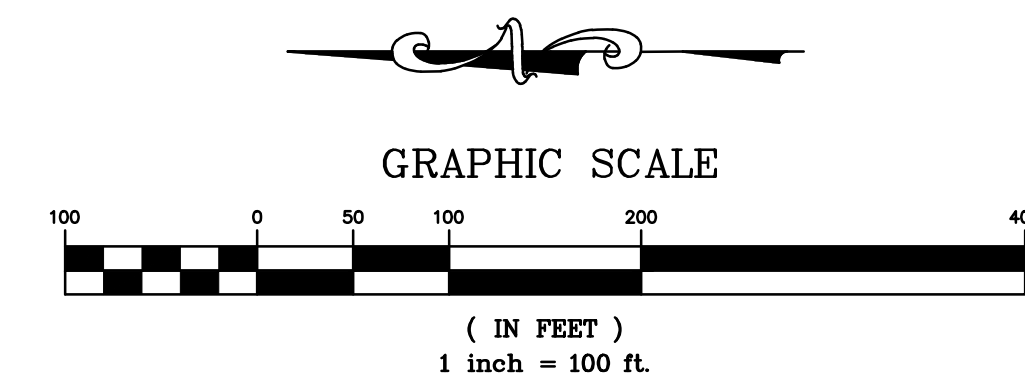
**CAMPUS PARKING - w/ 5 STORY MERCY BALLAS GARAGE:**

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

EMPLOYEES = 4,550 FULL TIME EMPLOYEES

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

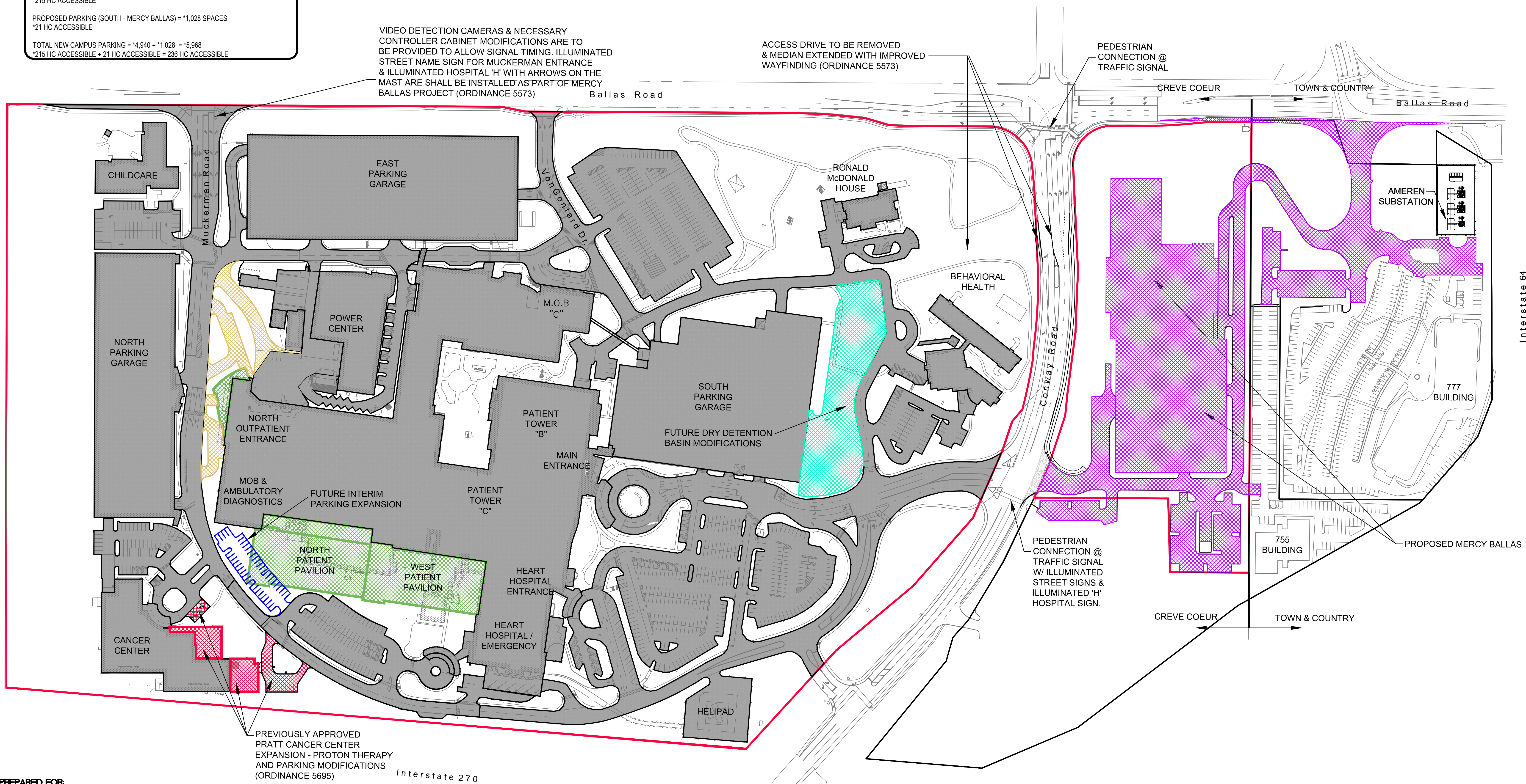
TOTAL REQUIRED PARKING = 5,562 SPACES

TOTAL PROPOSED PARKING = 5,968 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

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**kpff**

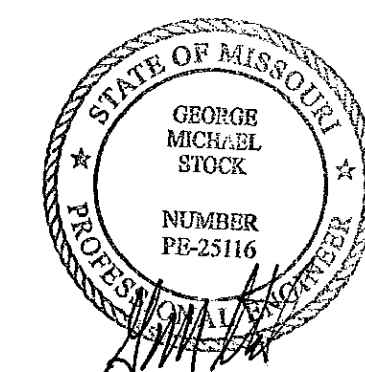
KPFF Consulting Engineers  
Structural Engineering  
1630 Des Peres Rd #100  
St. Louis, MO 63131  
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**LOOMIS ASSOCIATES**  
landscape architects + planners  
750 Spirit 40 Park Drive  
Chesterfield, MO 63005  
(636) 519-8958

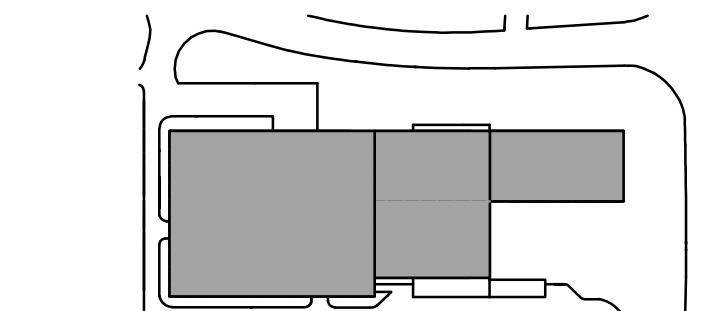
Loomis Associates  
750 Spirit 40 Park Drive  
Chesterfield, MO 63005  
(636) 519-8958



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)



MERCY BALLAS

CANNONDESIGN





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)



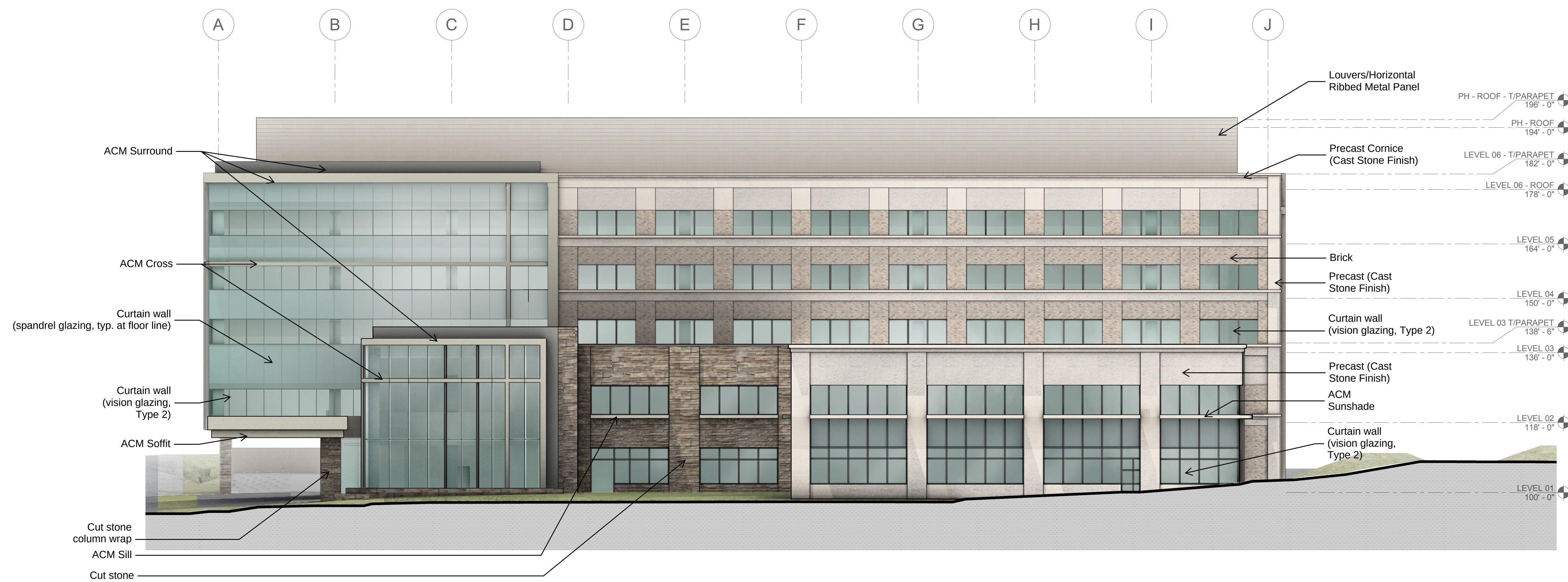
MERCY BALLAS



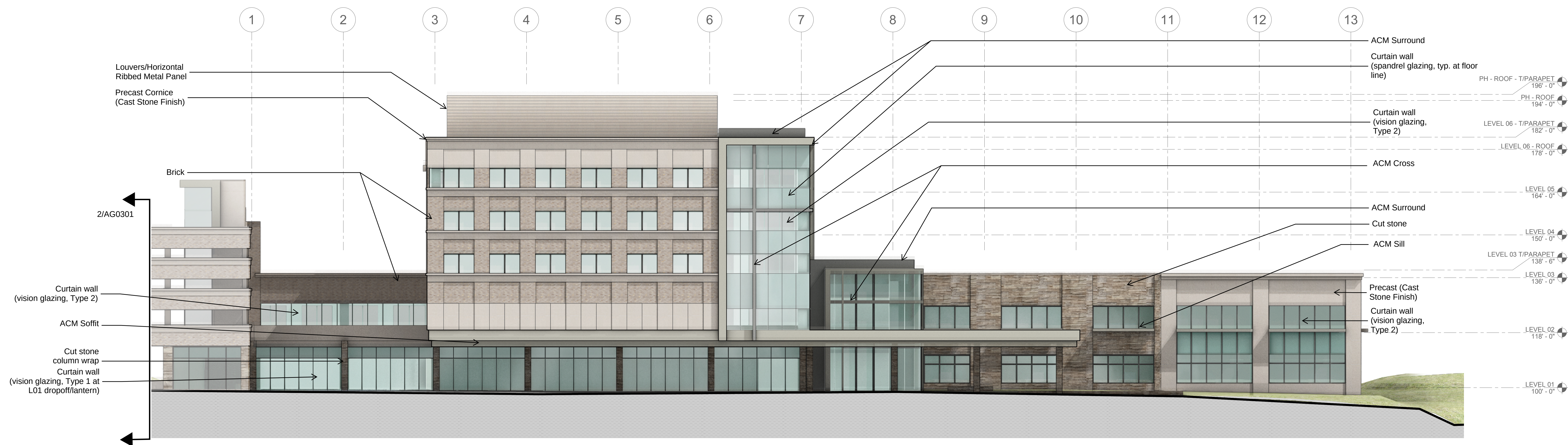








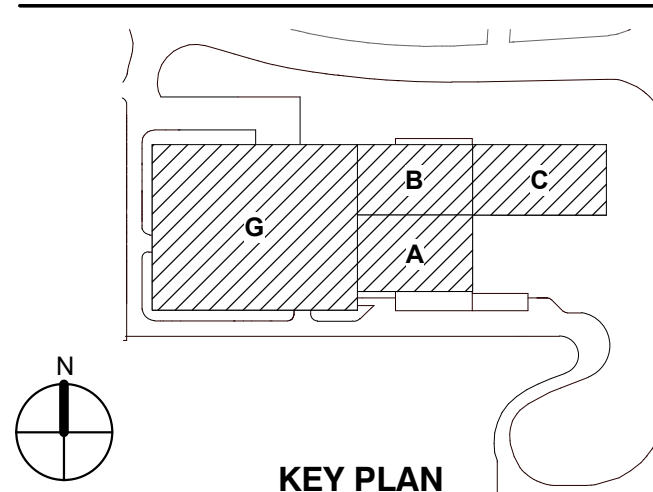
**2 OVERALL BUILDING ELEVATION - EAST**  
1/16" = 1'-0"



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

**NOT FOR  
CONSTRUCTION**

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



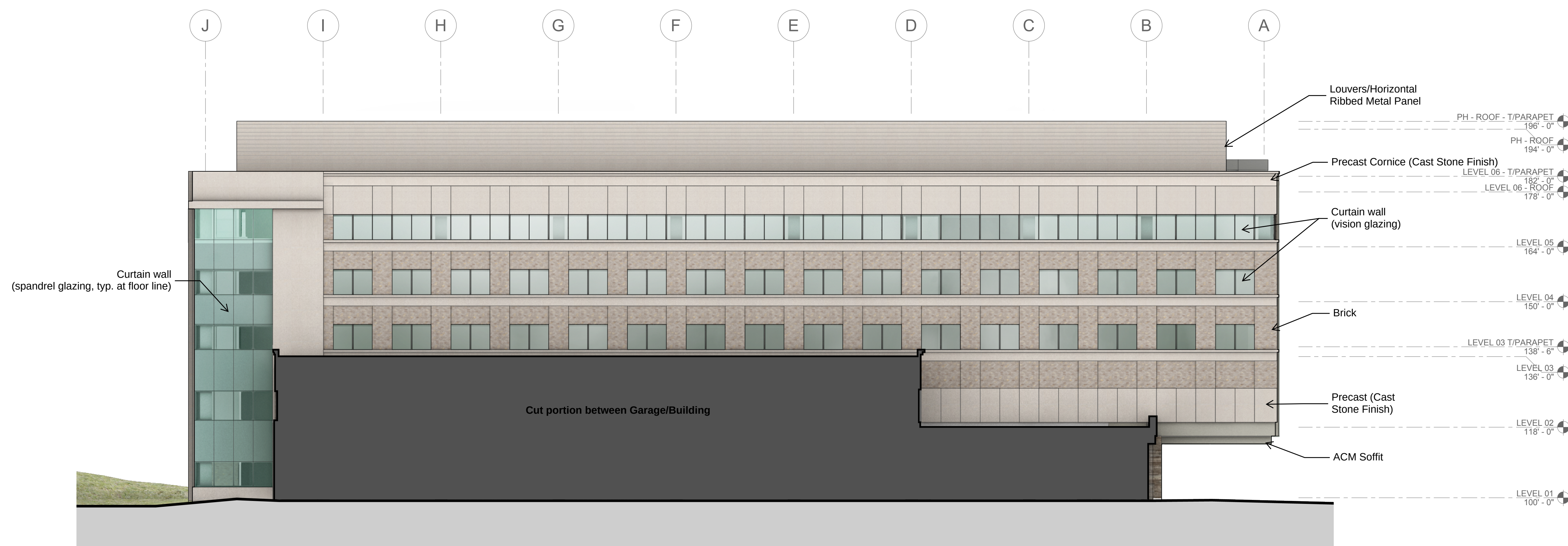
Drawing Title:

**OVERALL ELEVATIONS**

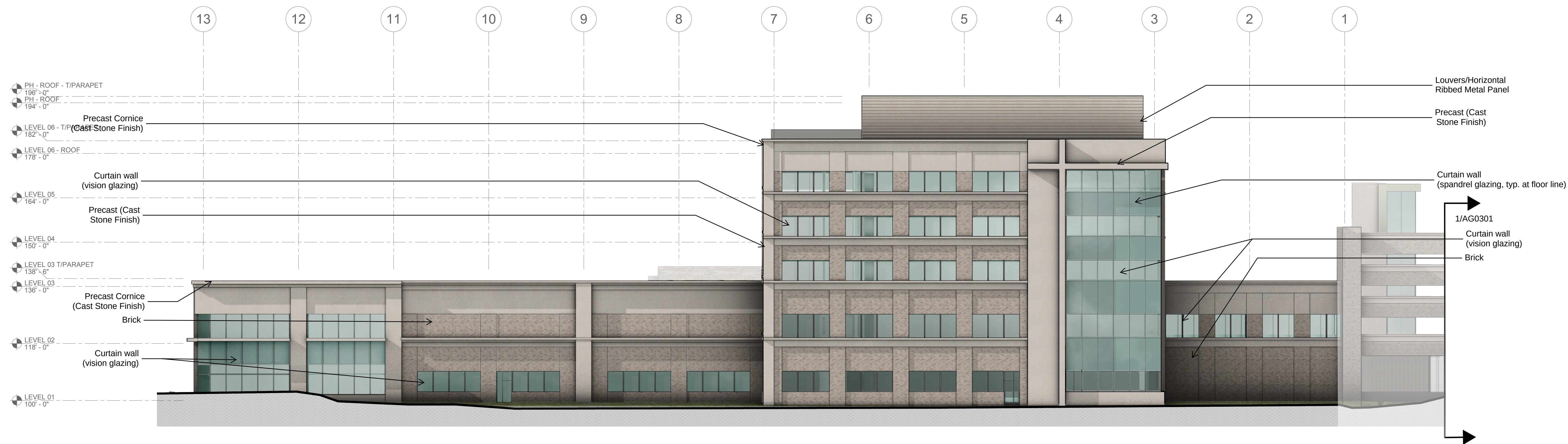
Project No.: 006245.00 Checked by: Checker

**A0301**





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

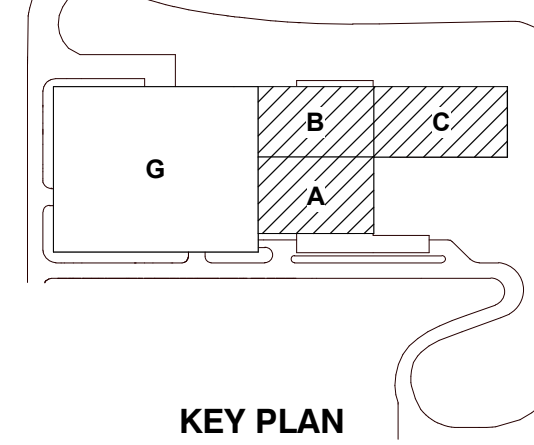


1 OVERALL BUILDING ELEVATION - NORTH  
1/16" = 1'-0"

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Rev. Description Date



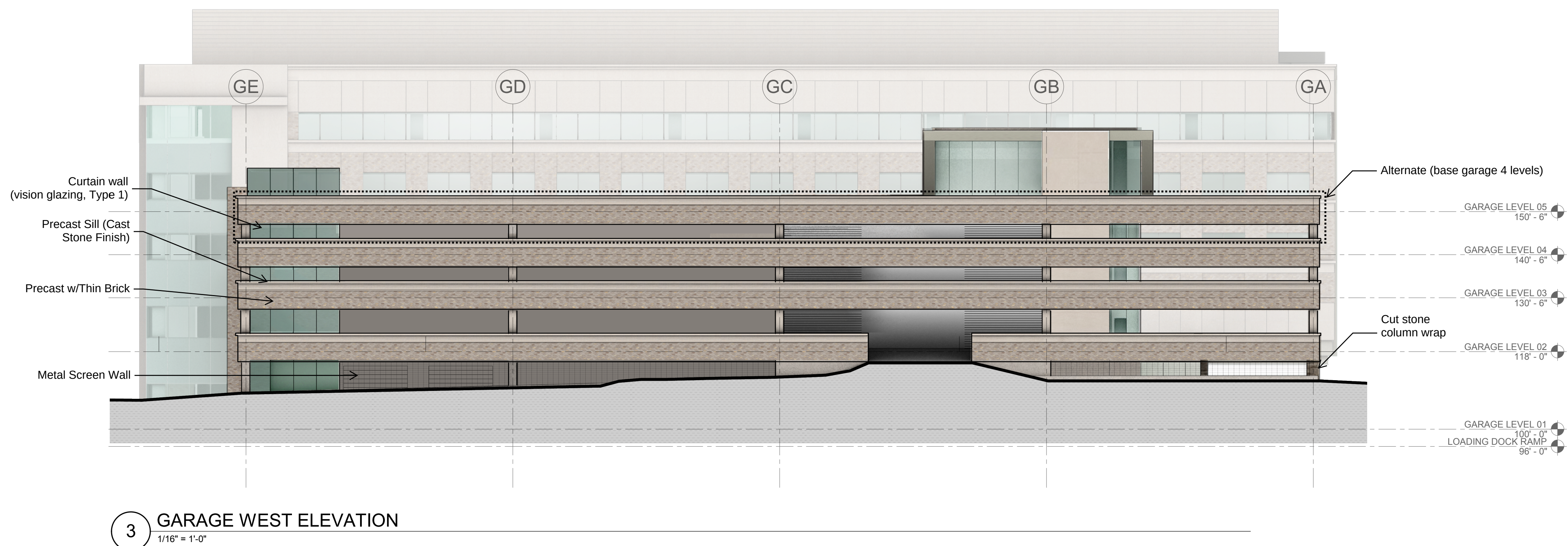
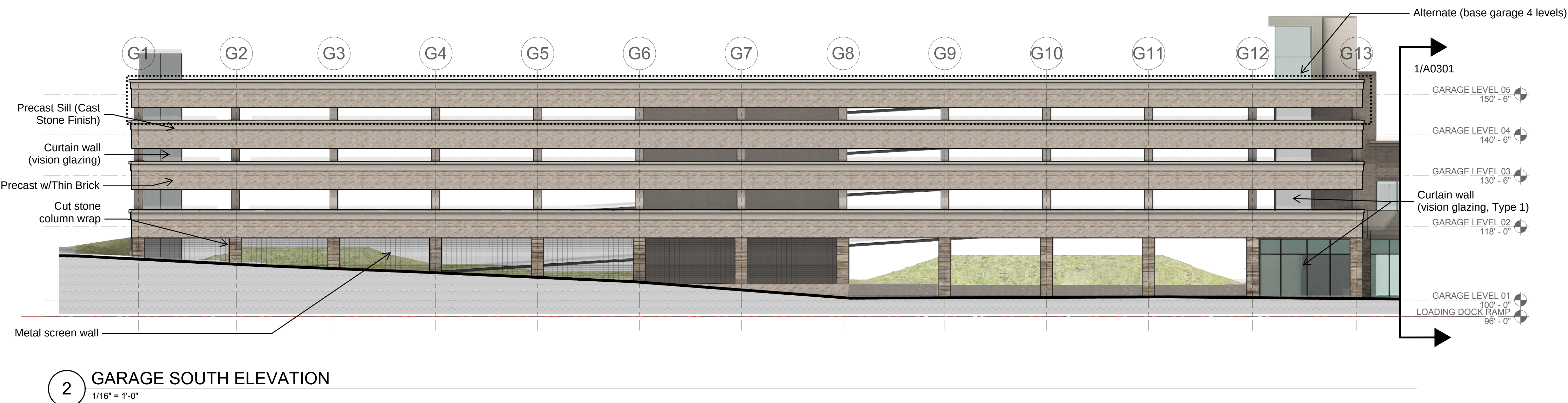
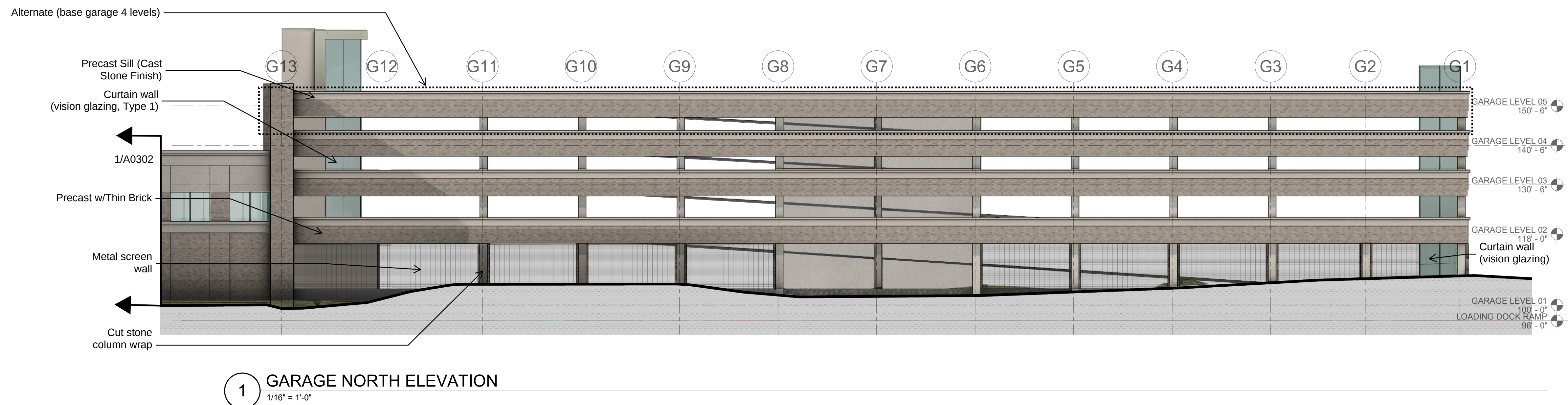
Drawing Title:

**OVERALL ELEVATIONS**

Project No.: 006245.00 Checked by: Checker

**A0302**

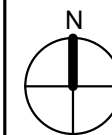
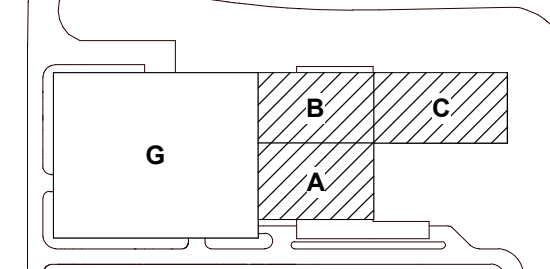




**NOT FOR  
CONSTRUCTION**

CREVE COEUR SUBMITTAL 08/11/2020

| Rev. | Description | Date |
|------|-------------|------|
|      |             |      |



KEY PLAN

Drawing Title:

**GARAGE ELEVATIONS**

Project No.: 006245.00 Checked by: Checker

# AG301









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**kpf**

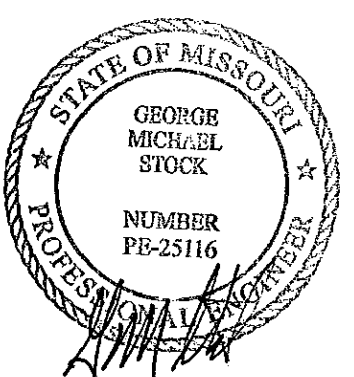
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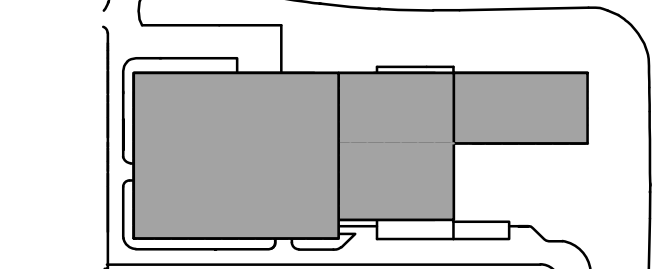


2020-08-11

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



KEY PLAN

Drawing Title:

**SITE DEVELOPMENT PLAN**

Project No.: 215-5653.10 Checked by:

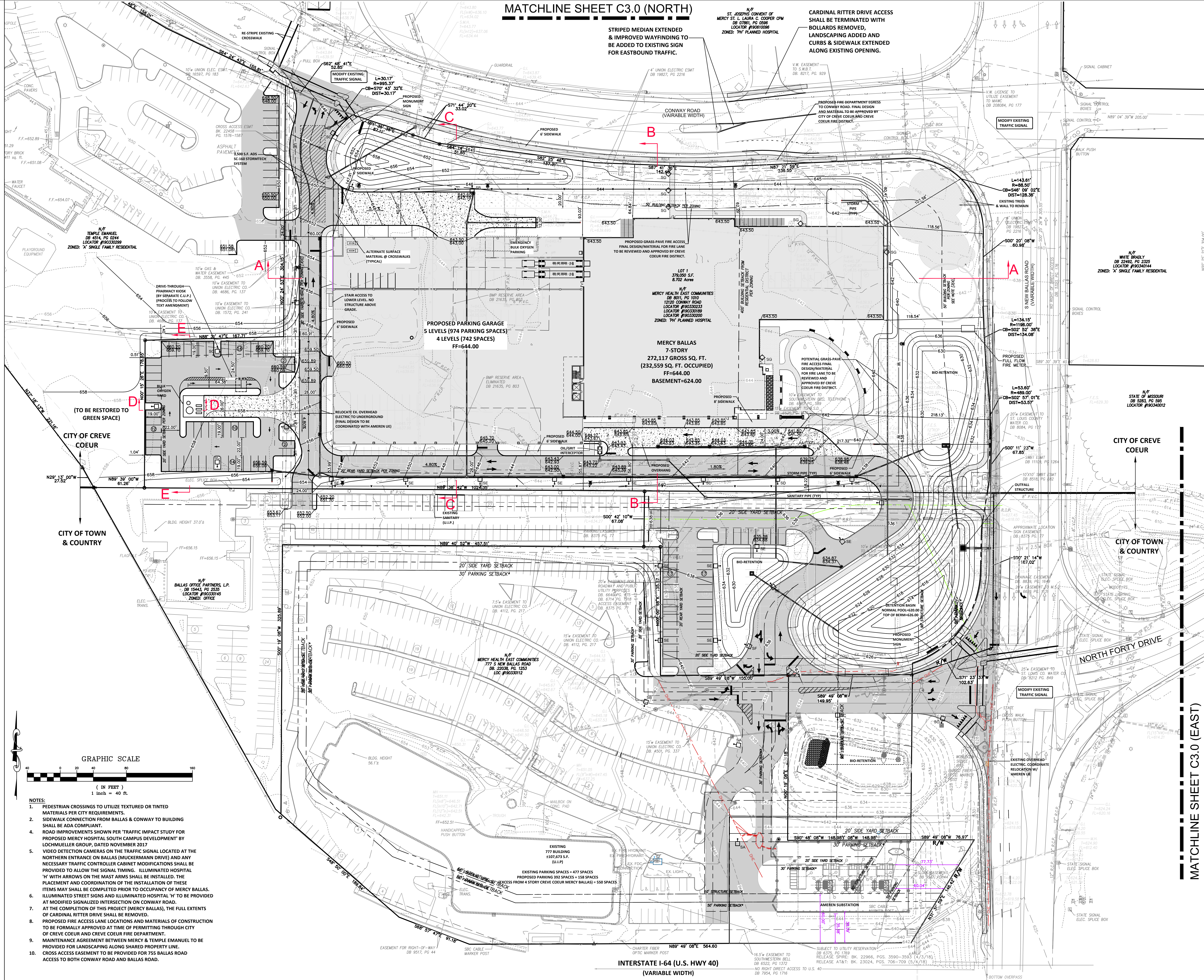
**C2.0**

# MATCHLINE SHEET C3.0 (NORTH)

STRIPED MEDIAN EXTENDED  
& IMPROVED WAYFINDING TO  
BE ADDED TO EXISTING SIGN  
FOR EASTBOUND TRAFFIC.

N/F  
ST. JOSEPH'S CONVENT  
MERCY ST. L. LAURA C. COOPER CPM  
DB 07861, PG. 0096  
LOCATOR #180610086  
ZONED: 'TH' PLANNED HOSPITAL

CARDINAL RITTER DRIVE ACCESS  
SHALL BE TERMINATED WITH  
BOLLARDS REMOVED,  
LANDSCAPING ADDED AND  
CURBS & SIDEWALK EXTENDED  
ALONG EXISTING OPENING.



MATCHLINE SHEET C3.0 (EAST)

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

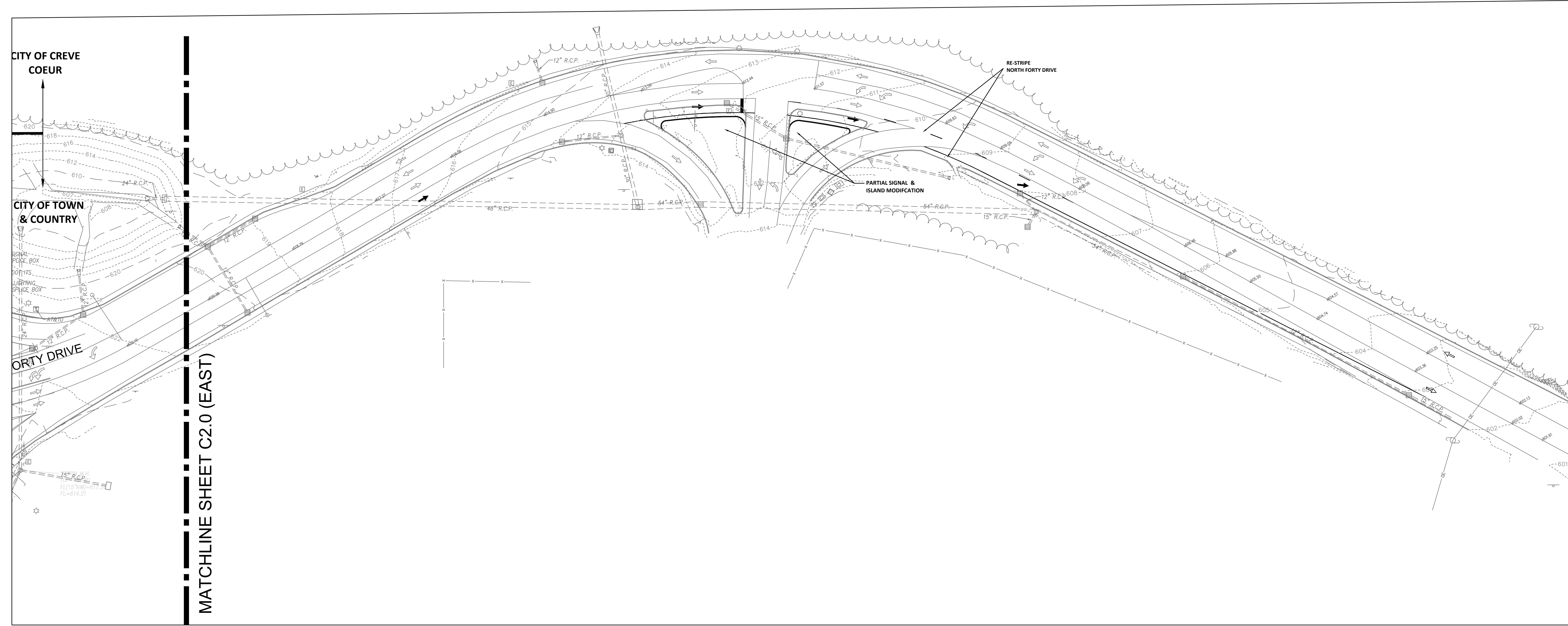
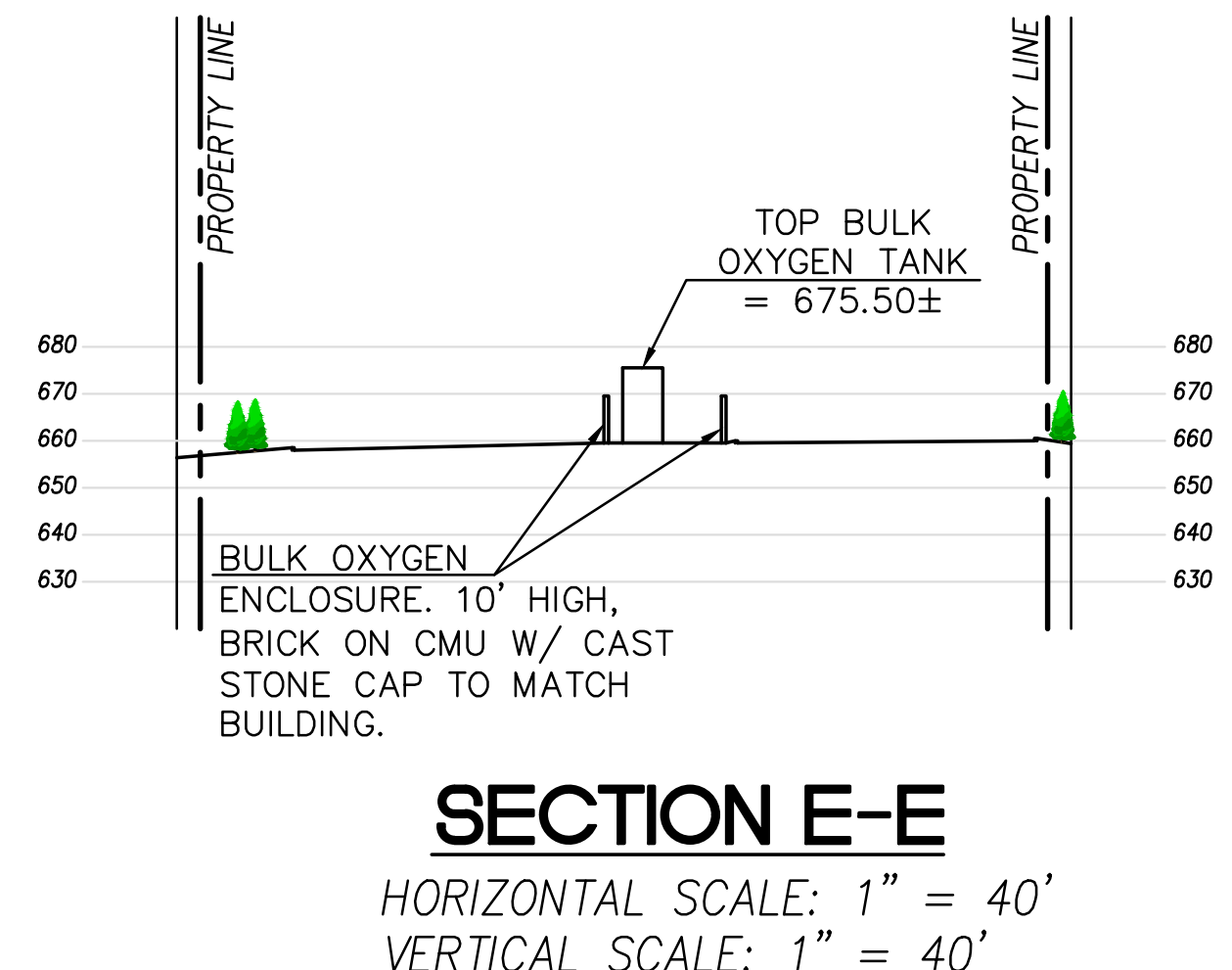
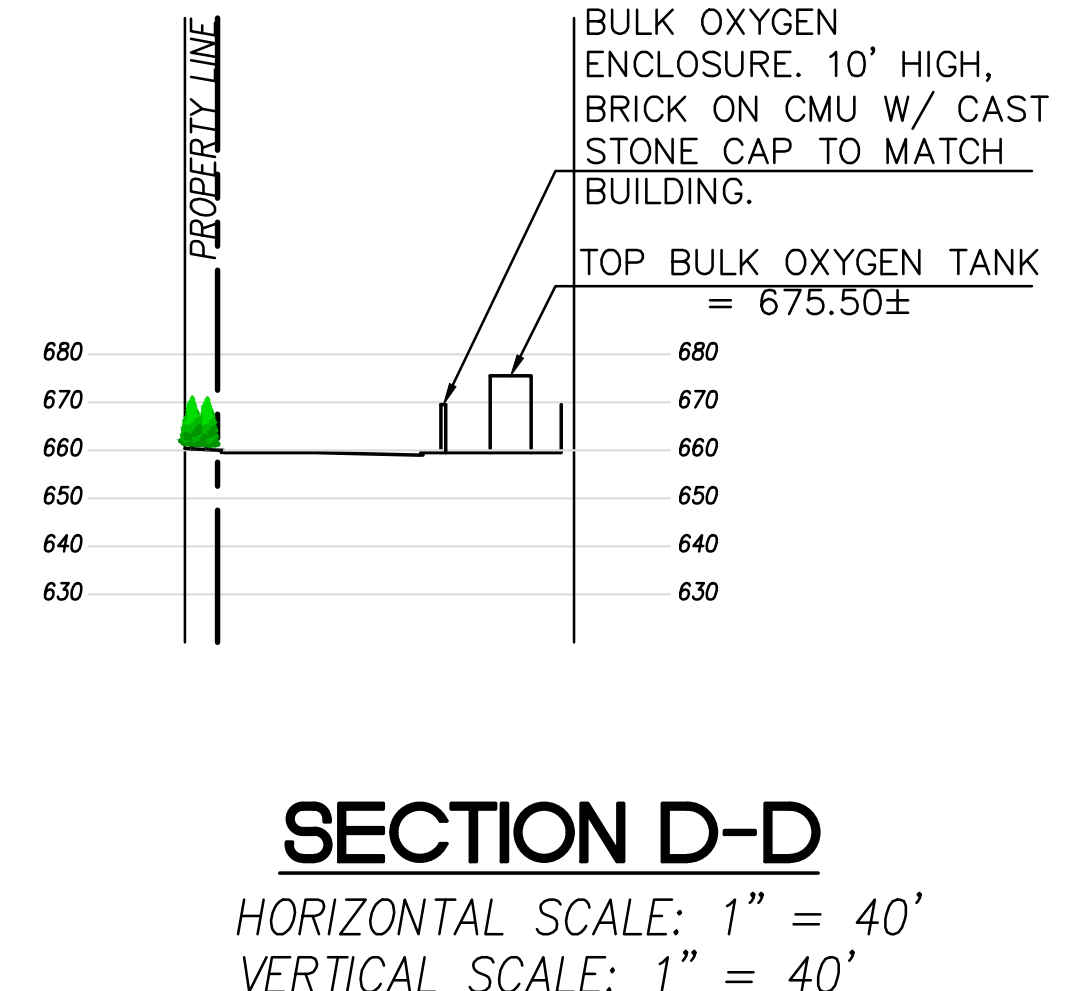
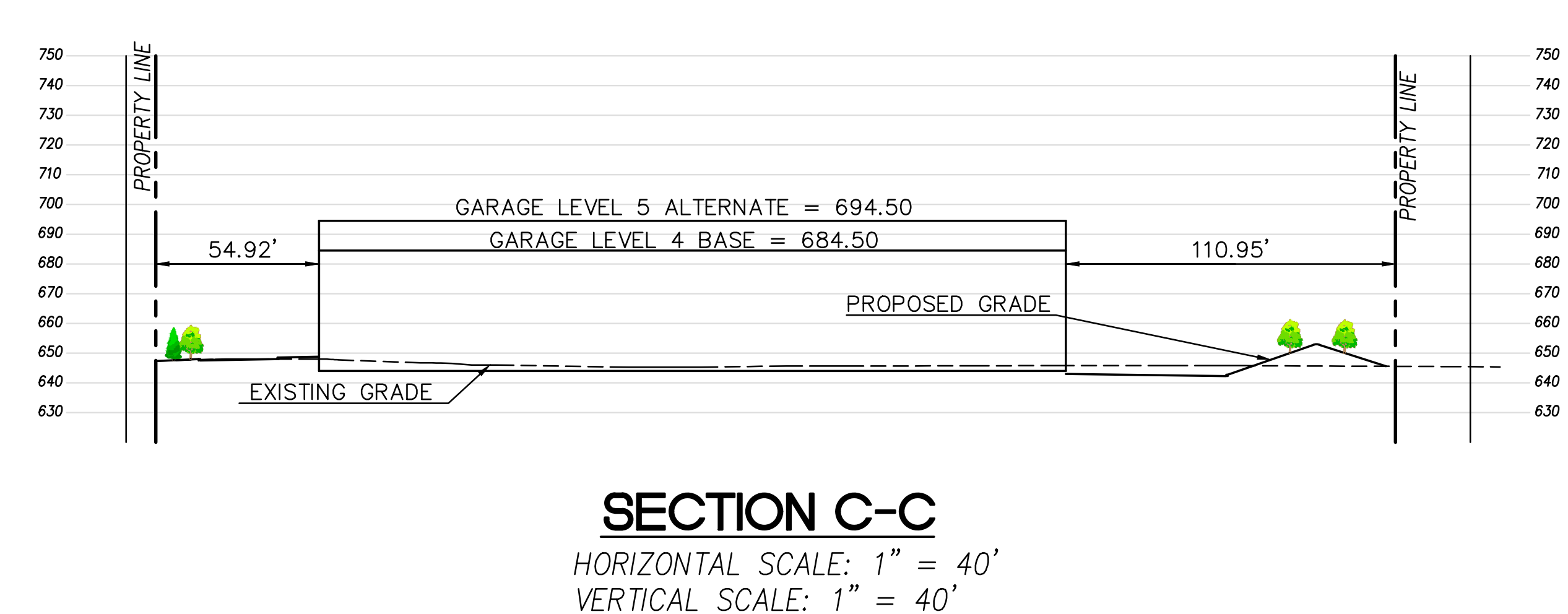
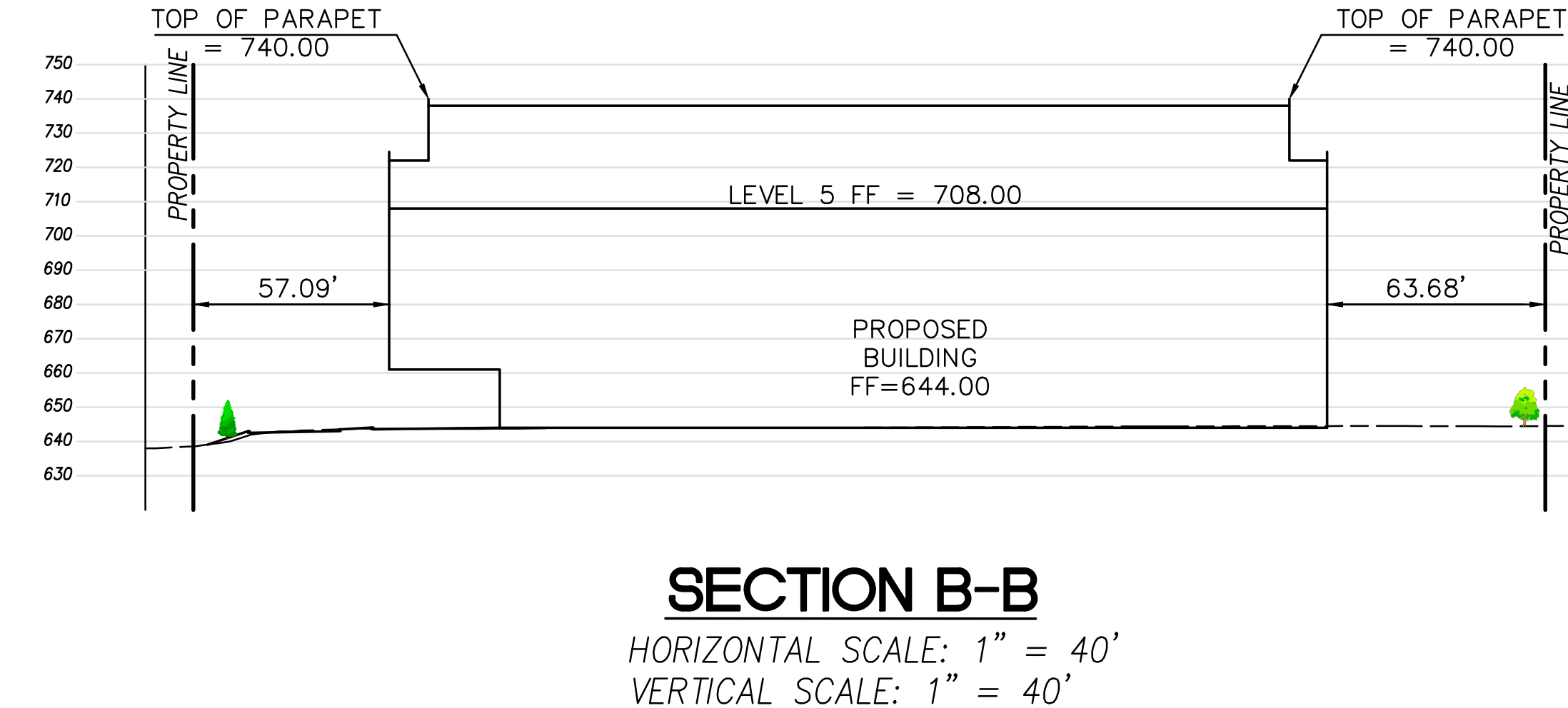
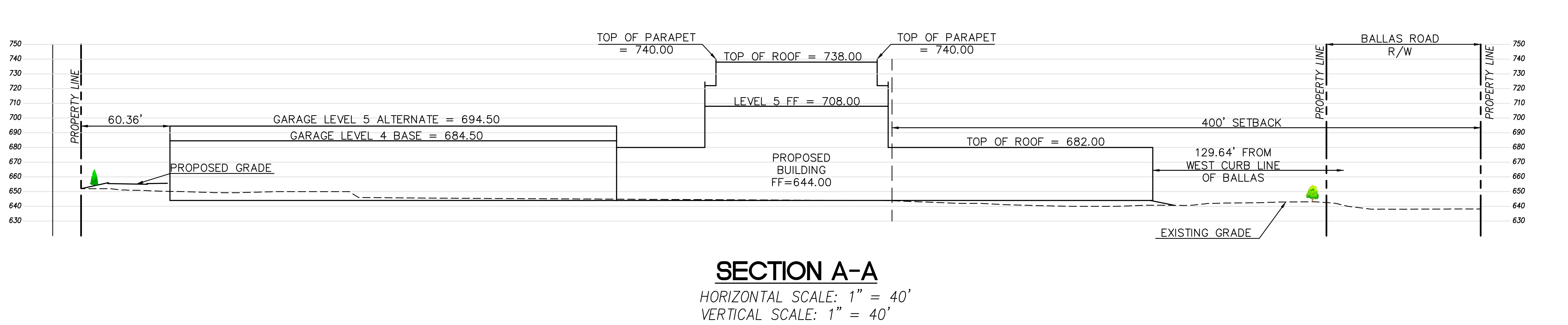
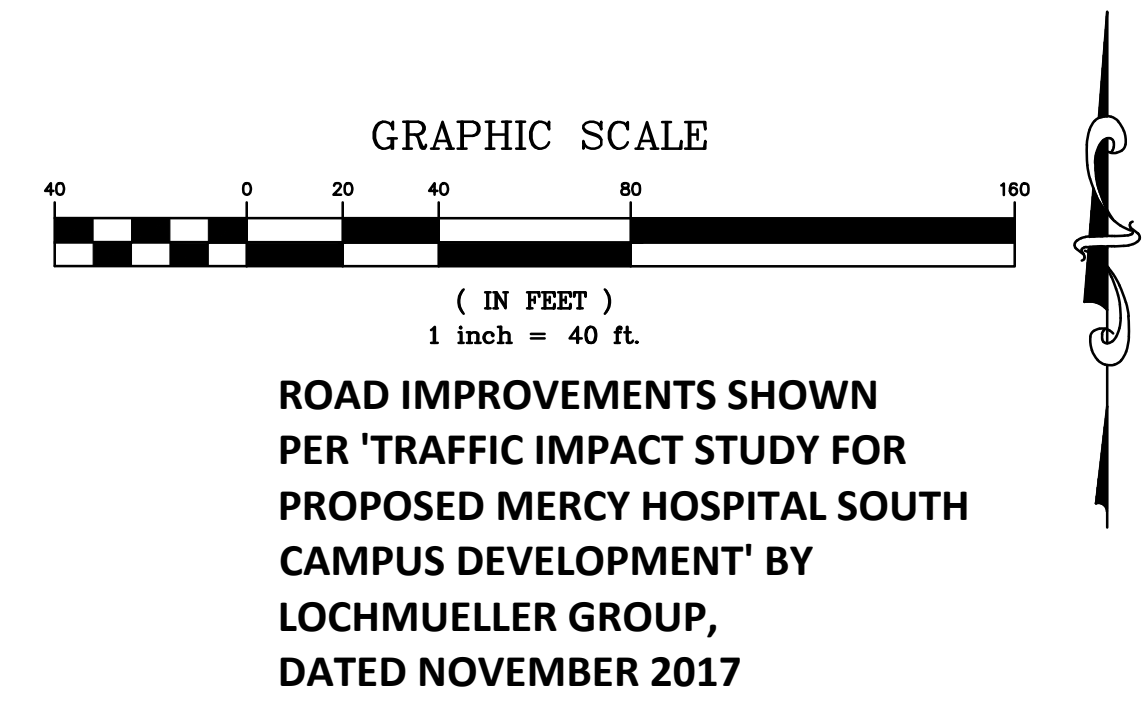
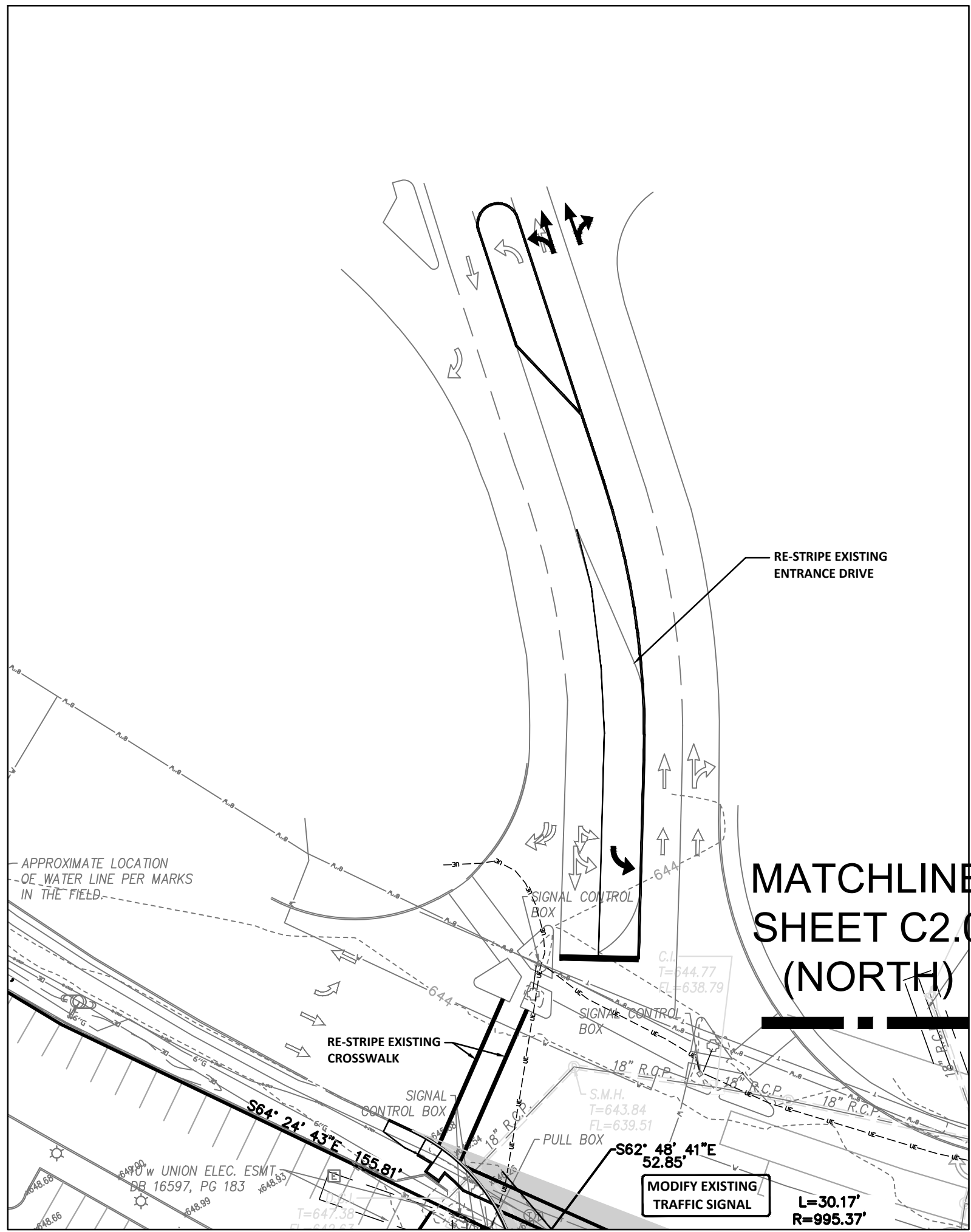


GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft.

## 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.





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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       |
|------|-----------------------|------------|
| 1    | CREVE COEUR SUBMITTAL | 2020-08-11 |
| 2    | CCFD SUBMITTAL        | 2020-07-09 |
| 3    | CREVE COEUR SUBMITTAL | 2020-07-02 |

**KEY PLAN**

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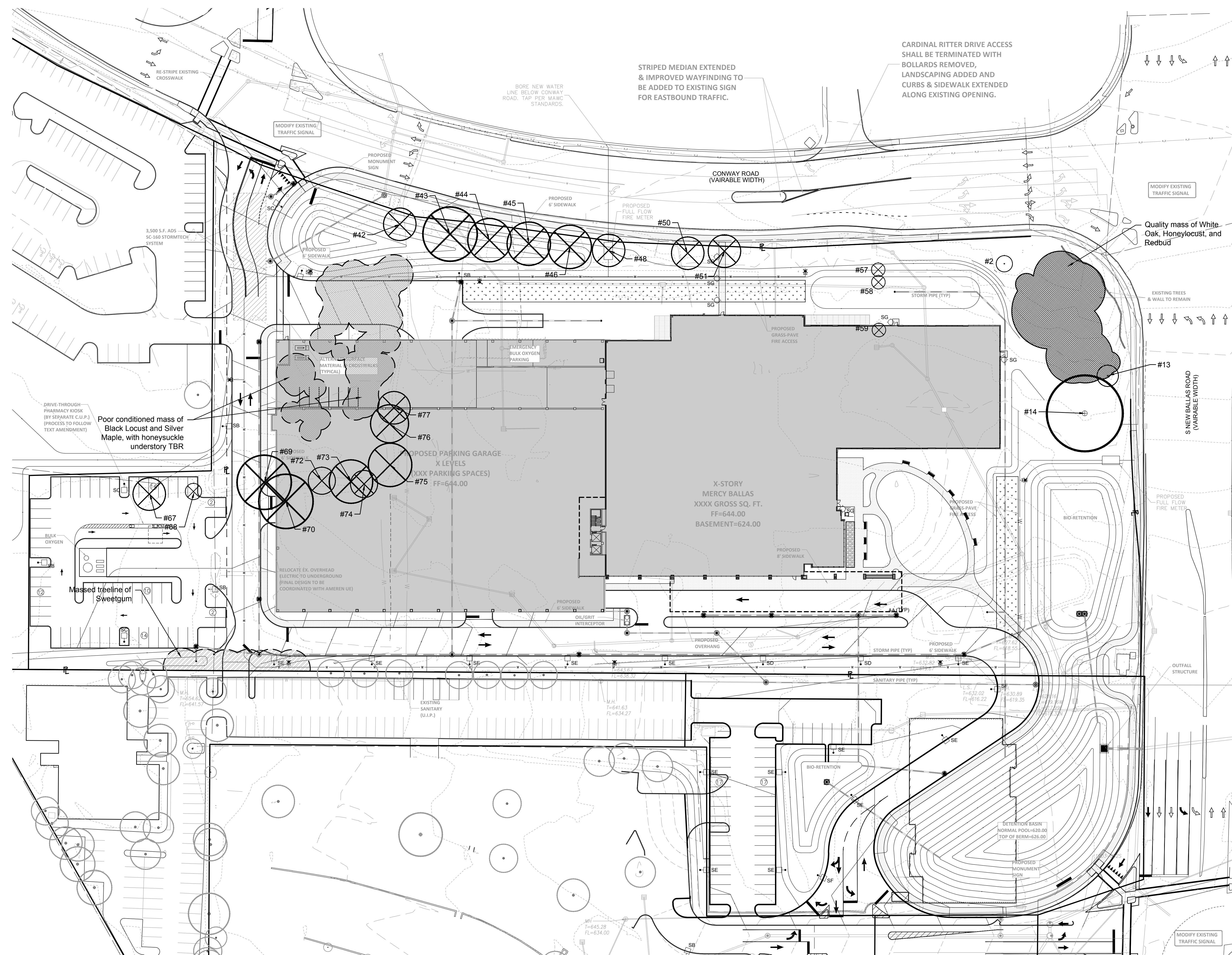
**SITE SECTIONS & OFFSITE ROADWORK PLAN**

Project No.: 215-5653.10 Checked by:

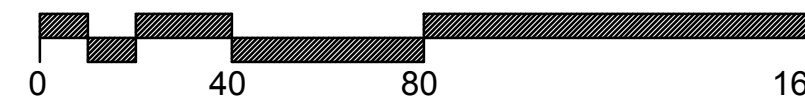
**C3.0**

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Tree Census - Creve Coeur  
SCALE 1"=40'



Existing Individual Trees

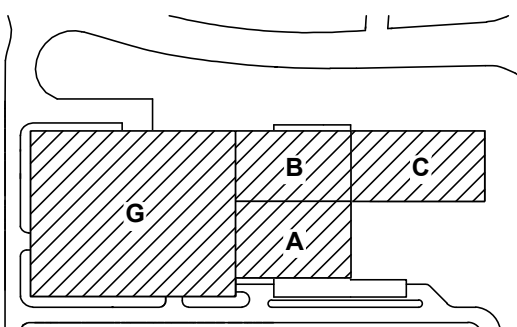
| No. | Tree Name     | DBH | Canopy Diam. | Condition Rating | Comment                     | Preserved | To Be Removed |
|-----|---------------|-----|--------------|------------------|-----------------------------|-----------|---------------|
| 2   | Austrian Pine | 12  | 15           | Good             |                             | 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

NOT FOR  
CONSTRUCTION

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



KEY PLAN

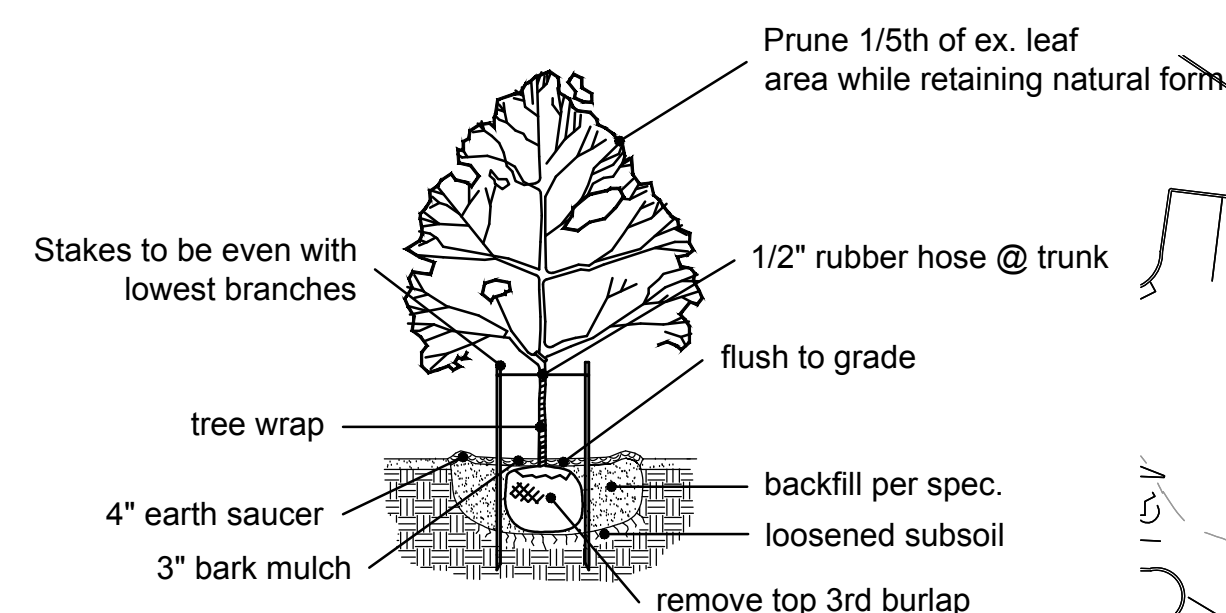
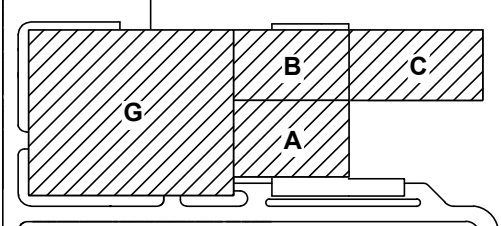
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Tree Census

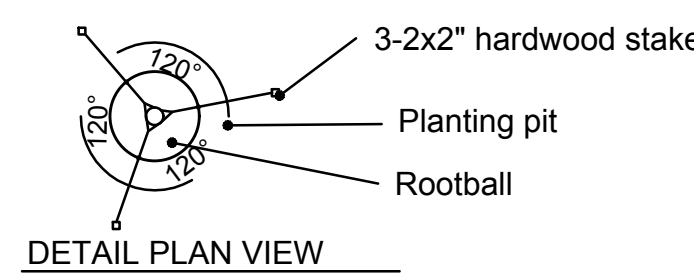
Project No.: 006245.00 Checked by: CHK

L1.0

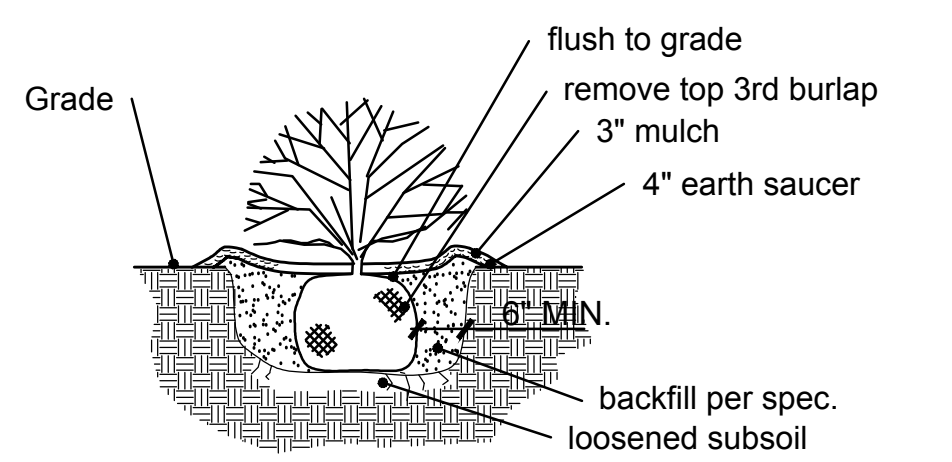




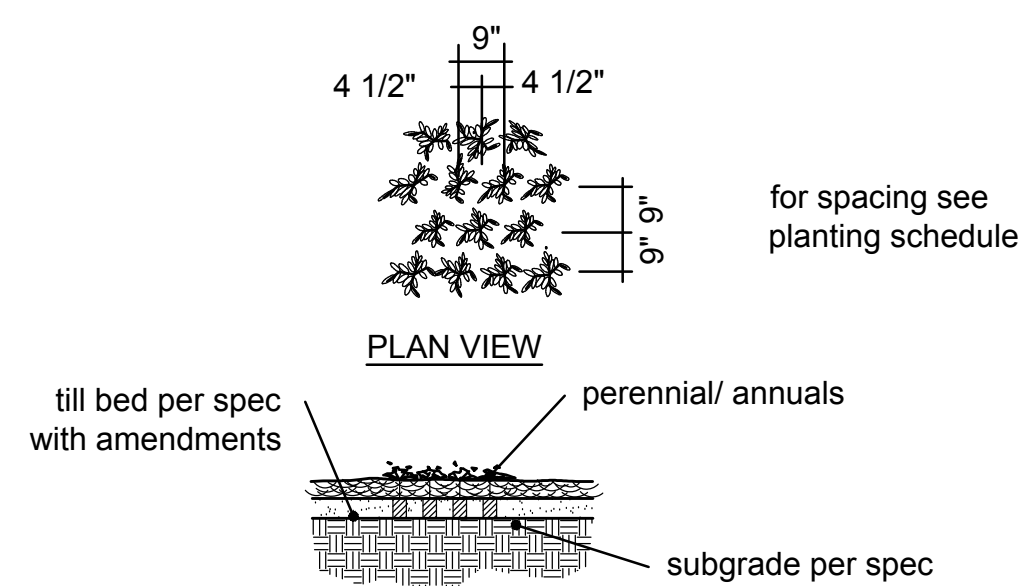
### CANOPY TREE PLANTING



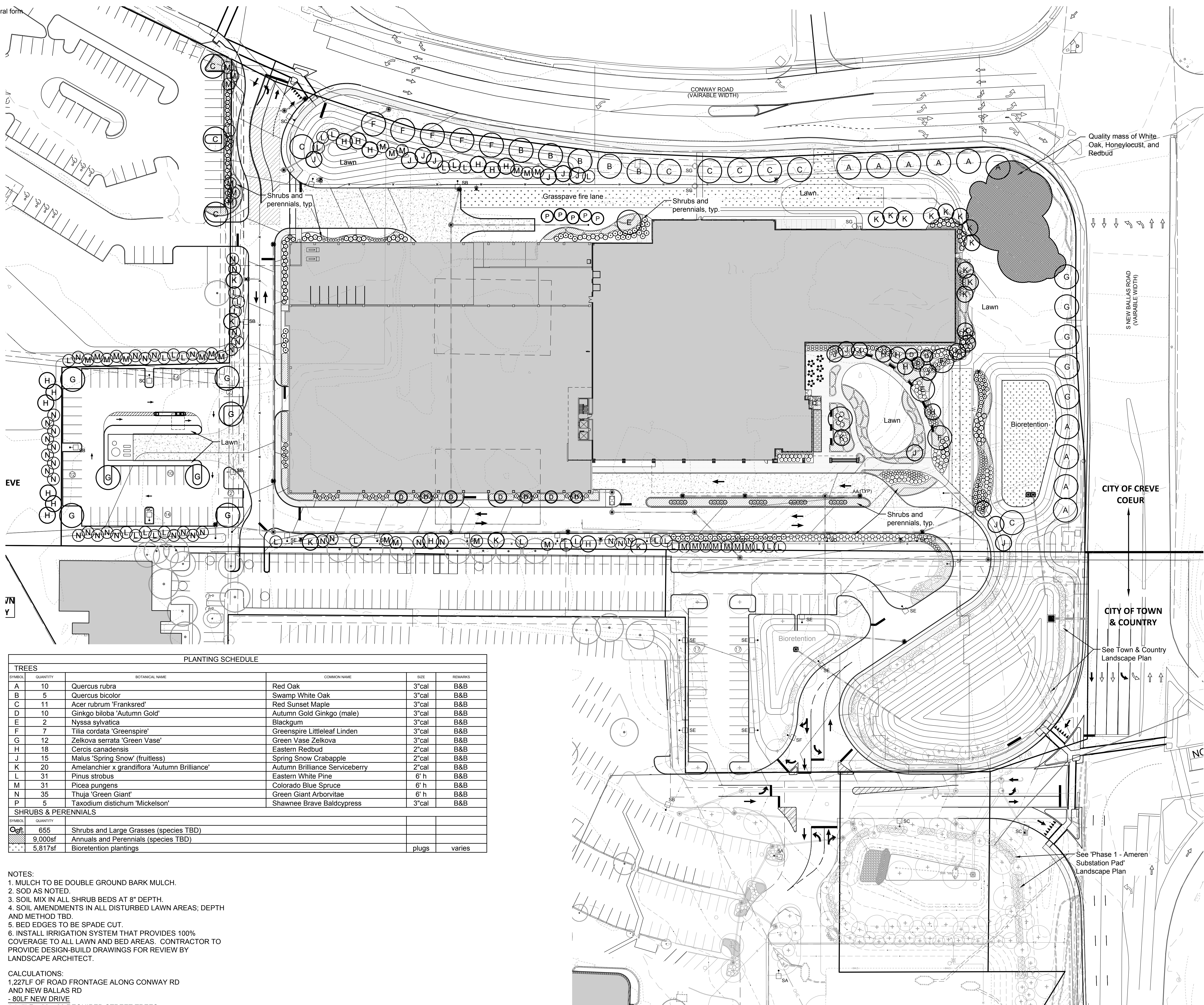
### TYPICAL EVERGREEN PLANTING



### TYPICAL SHRUB PLANTING



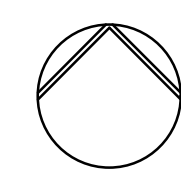
### TYPICAL PERENNIAL PLANTING



| PLANTING SCHEDULE   |          |                                               |                                |        |         |
|---------------------|----------|-----------------------------------------------|--------------------------------|--------|---------|
| TREES               |          |                                               |                                |        |         |
| SYMBOL              | QUANTITY | BOTANICAL NAME                                | COMMON NAME                    | SIZE   | REMARKS |
| A                   | 10       | Quercus rubra                                 | Red Oak                        | 3"cal  | B&B     |
| B                   | 5        | Quercus bicolor                               | Swamp White Oak                | 3"cal  | B&B     |
| C                   | 11       | Acer rubrum 'Franksred'                       | Red Sunset Maple               | 3"cal  | B&B     |
| D                   | 10       | Ginkgo biloba 'Autumn Gold'                   | Autumn Gold Ginkgo (male)      | 3"cal  | B&B     |
| E                   | 2        | Nyssa sylvatica                               | Blackgum                       | 3"cal  | B&B     |
| F                   | 7        | Tilia cordata 'Greenspire'                    | Greenspire Littleleaf Linden   | 3"cal  | B&B     |
| G                   | 12       | Zelkova serrata 'Green Vase'                  | Green Vase Zelkova             | 3"cal  | B&B     |
| H                   | 18       | Cercis canadensis                             | Eastern Redbud                 | 2"cal  | B&B     |
| J                   | 15       | Malus 'Spring Snow' (fruitless)               | Spring Snow Crabapple          | 2"cal  | B&B     |
| K                   | 20       | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2"cal  | B&B     |
| L                   | 31       | Pinus strobus                                 | Eastern White Pine             | 6" h   | B&B     |
| M                   | 31       | Picea pungens                                 | Colorado Blue Spruce           | 6" h   | B&B     |
| N                   | 35       | Thuja 'Green Giant'                           | Green Giant Arborvitae         | 6" h   | B&B     |
| P                   | 5        | Taxodium distichum '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 |         |

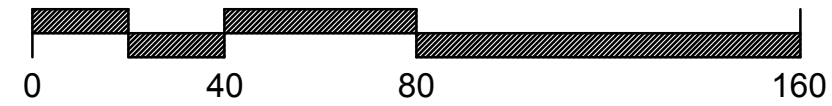
NOTES:  
1. MULCH TO BE DOUBLE GROUND BARK MULCH.  
2. SOD AS NOTED.  
3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.  
4. SOIL AMENDMENTS IN ALL DISTURBED LAWN AREAS; DEPTH AND METHOD TBD.  
5. BED EDGES TO BE SPADE CUT.  
6. INSTALL IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL LAWN AND BED AREAS. 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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**kppf**

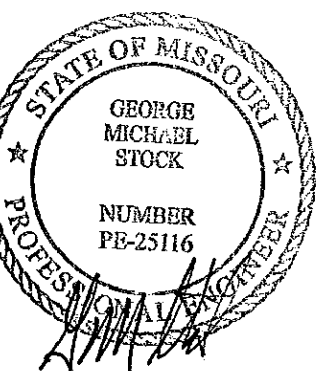
KPPF Consulting Engineers  
Structural Engineering  
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**LOOMIS  
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landscape architects + planners

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Chesterfield, MO 63005  
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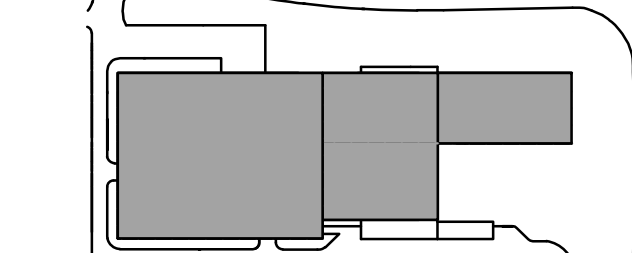


2020-08-11

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

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

Rev. Description Date



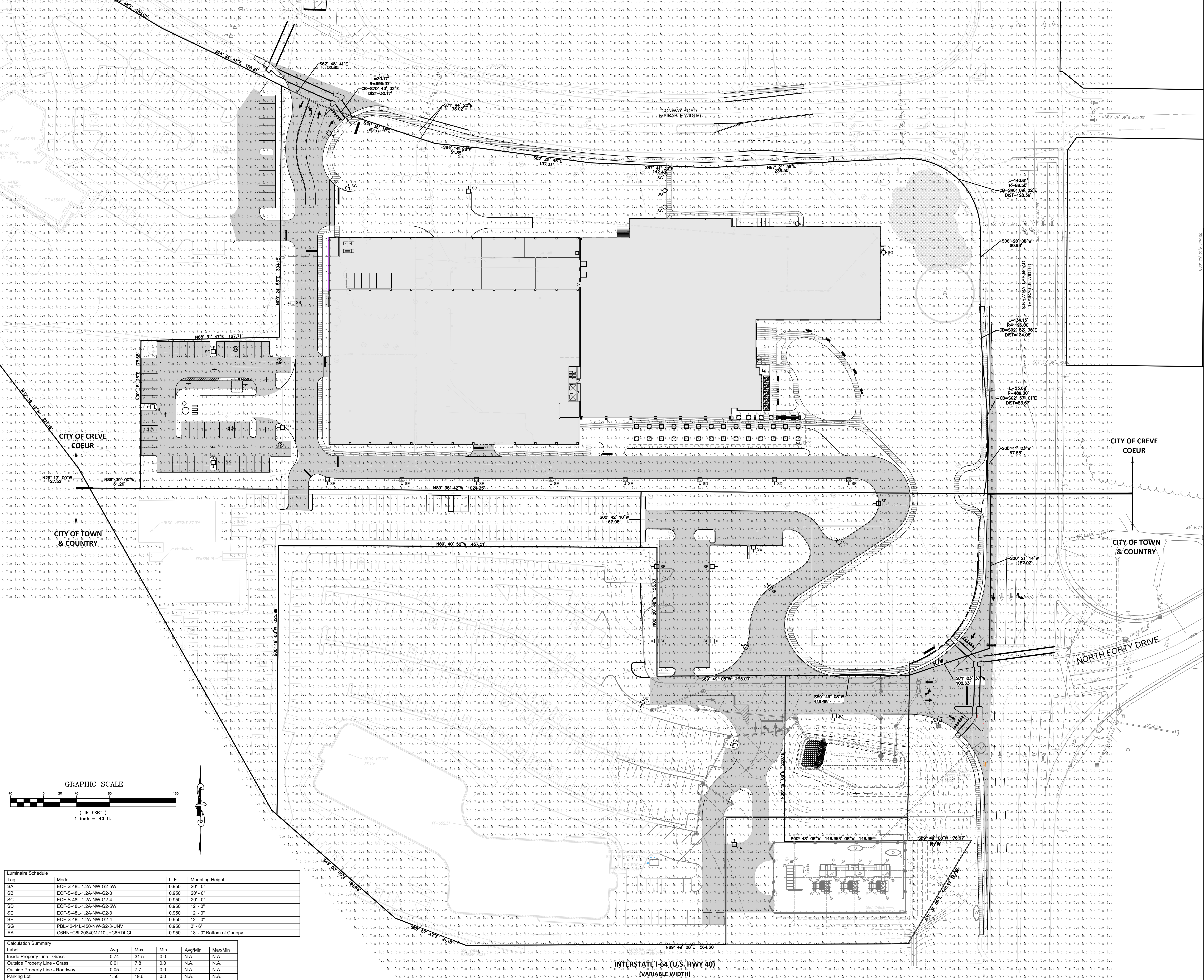
KEY PLAN

Drawing Title:

**SITE LIGHTING &  
PHOTOMETRIC PLAN**

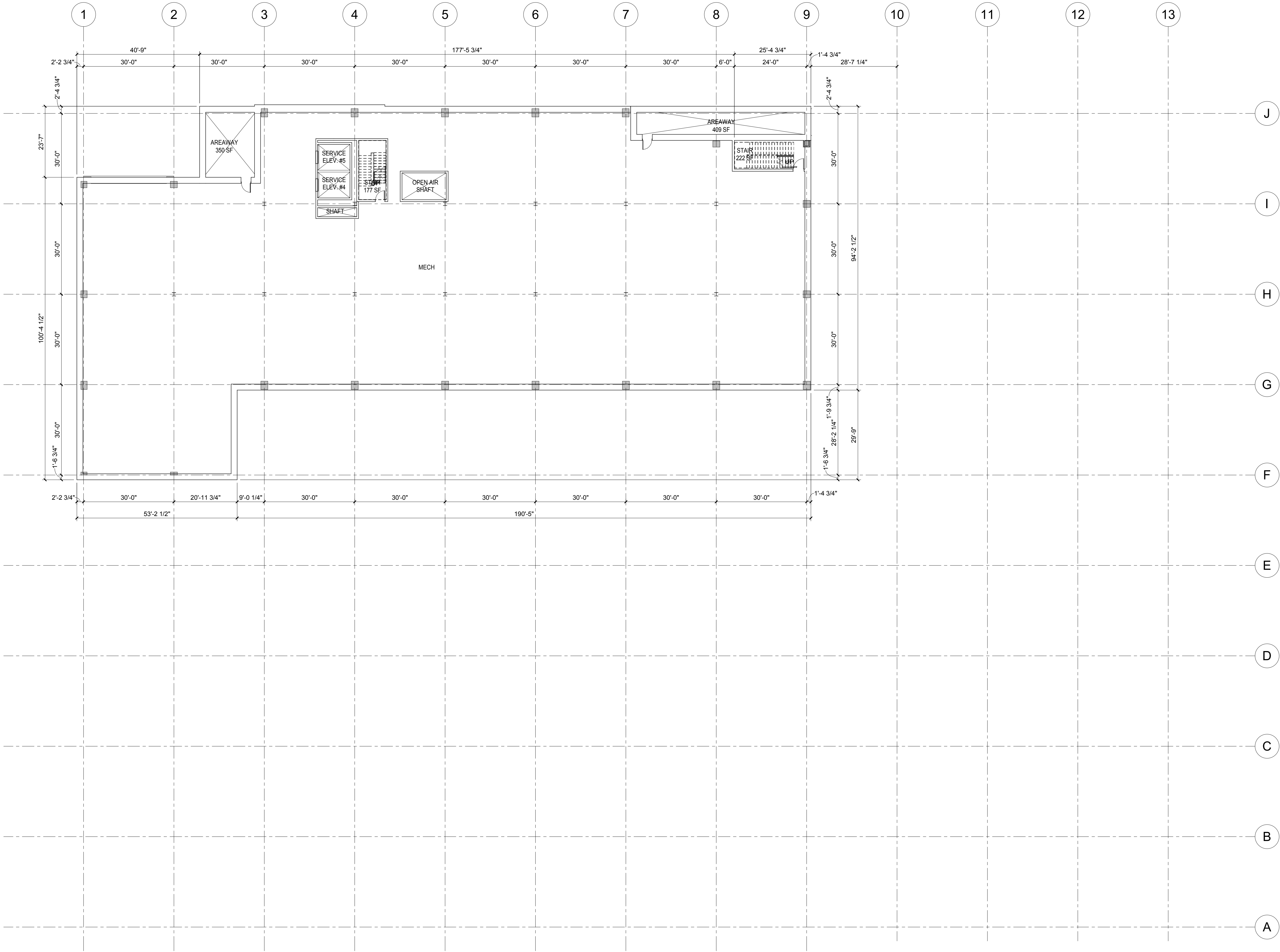
Project No: 215-5653.10 Checked by:

**ES-P1**



| Luminaire Schedule              |                            |       |                         |         |         |
|---------------------------------|----------------------------|-------|-------------------------|---------|---------|
| Tag                             | Model                      | LLF   | Mounting Height         |         |         |
| SA                              | ECF-S-48L-1.2A-NW-G2-SW    | 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-G2-3     | 0.950 | 12'-0"                  |         |         |
| SG                              | PBL-42-14L-450-NW-G2-3-UNV | 0.950 | 3'-6"                   |         |         |
| CA                              | C6RN+CBL2084CM210U+C6RDLCL | 0.950 | 18'-0" Bottom of Canopy |         |         |
| Calculation Summary             |                            |       |                         |         |         |
| Label                           | Avg                        | Max   | Min                     | Avg/Min | Max/Min |
| Inside Property Line - Grass    | 0.74                       | 31.5  | 0.0                     | N.A.    | N.A.    |
| Outside Property Line - Grass   | 0.01                       | 7.8   | 0.0                     | N.A.    | N.A.    |
| Outside Property Line - Roadway | 0.05                       | 7.7   | 0.0                     | N.A.    | N.A.    |
| Parking Lot                     | 1.50                       | 19.6  | 0.0                     | N.A.    | N.A.    |

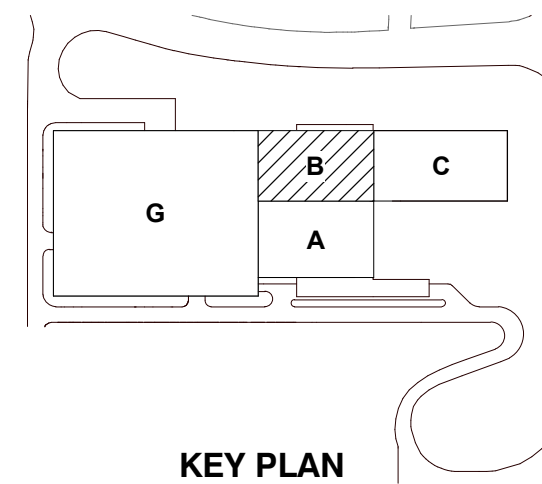




1 LOWER LEVEL PLAN  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

| Rev. | Description           | Date       |
|------|-----------------------|------------|
| 1    | CREVE COEUR SUBMITTAL | 08/11/2020 |



Drawing Title:

LOWER LEVEL PLAN

Project No.: 006245.00 Checked by: Checker

A0100



C:\Revit\Load Files\Mercy\15-10-01004\_AR\_SHELL\_gmitchard.rvt

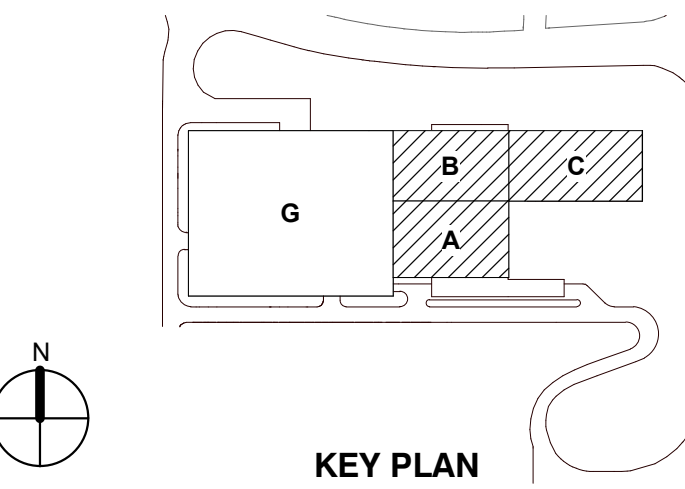


1 LEVEL 01 PLAN  
1/16" = 1'-0"

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|------|-----------------------|------------|
|      | CREVE COEUR SUBMITTAL | 08/11/2020 |



KEY PLAN  
Drawing Title:  
LEVEL 01 PLAN

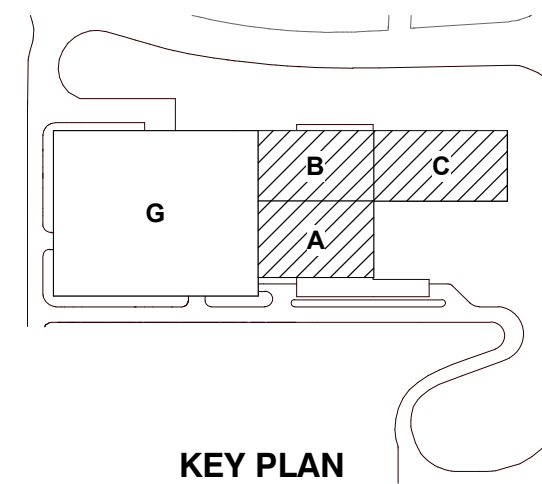
Project No.: 006245.00 Checked by: Checker

A0101



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CONSTRUCTION

| Rev. | Description           | Date       |
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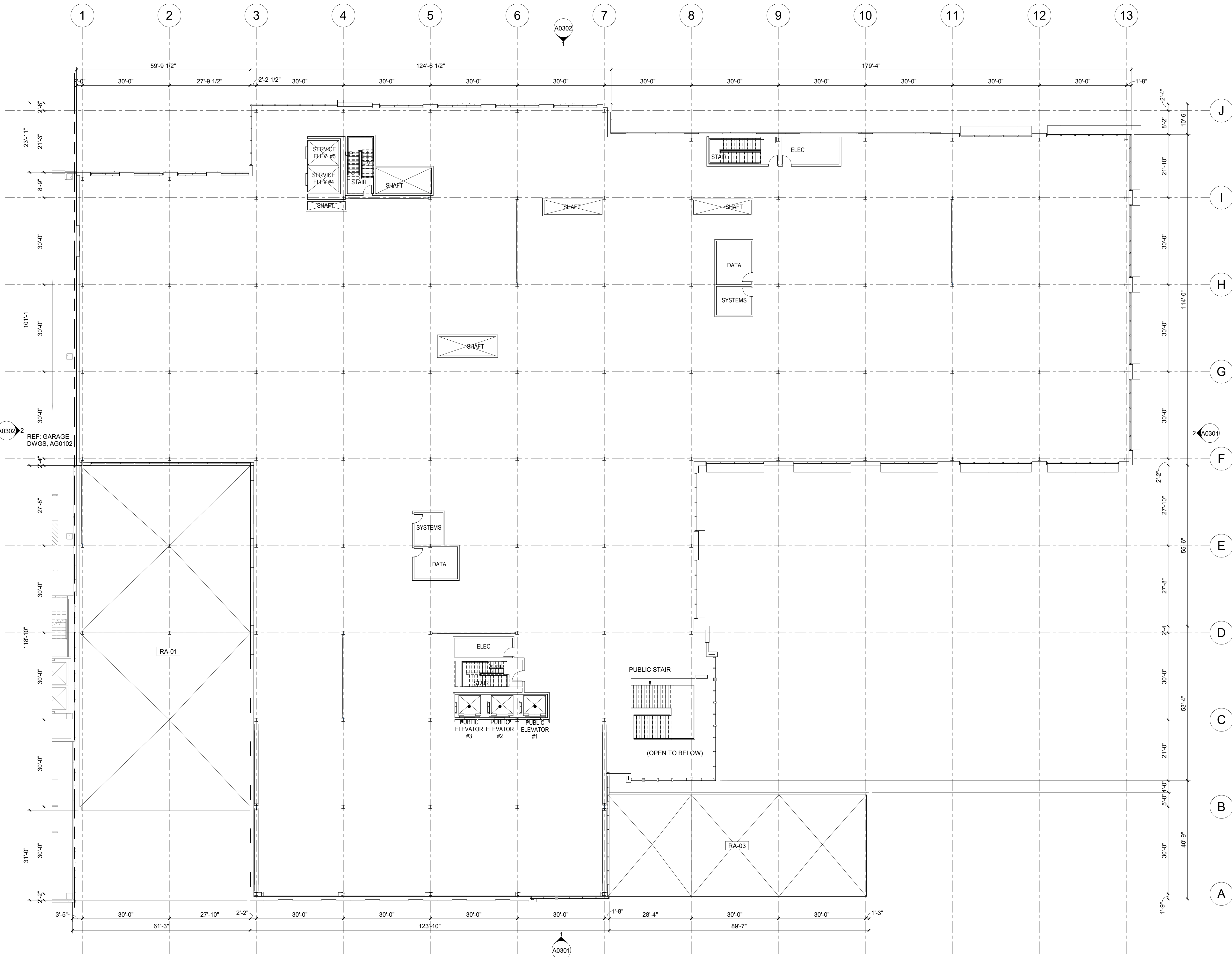


Drawing Title:

LEVEL 02 PLAN

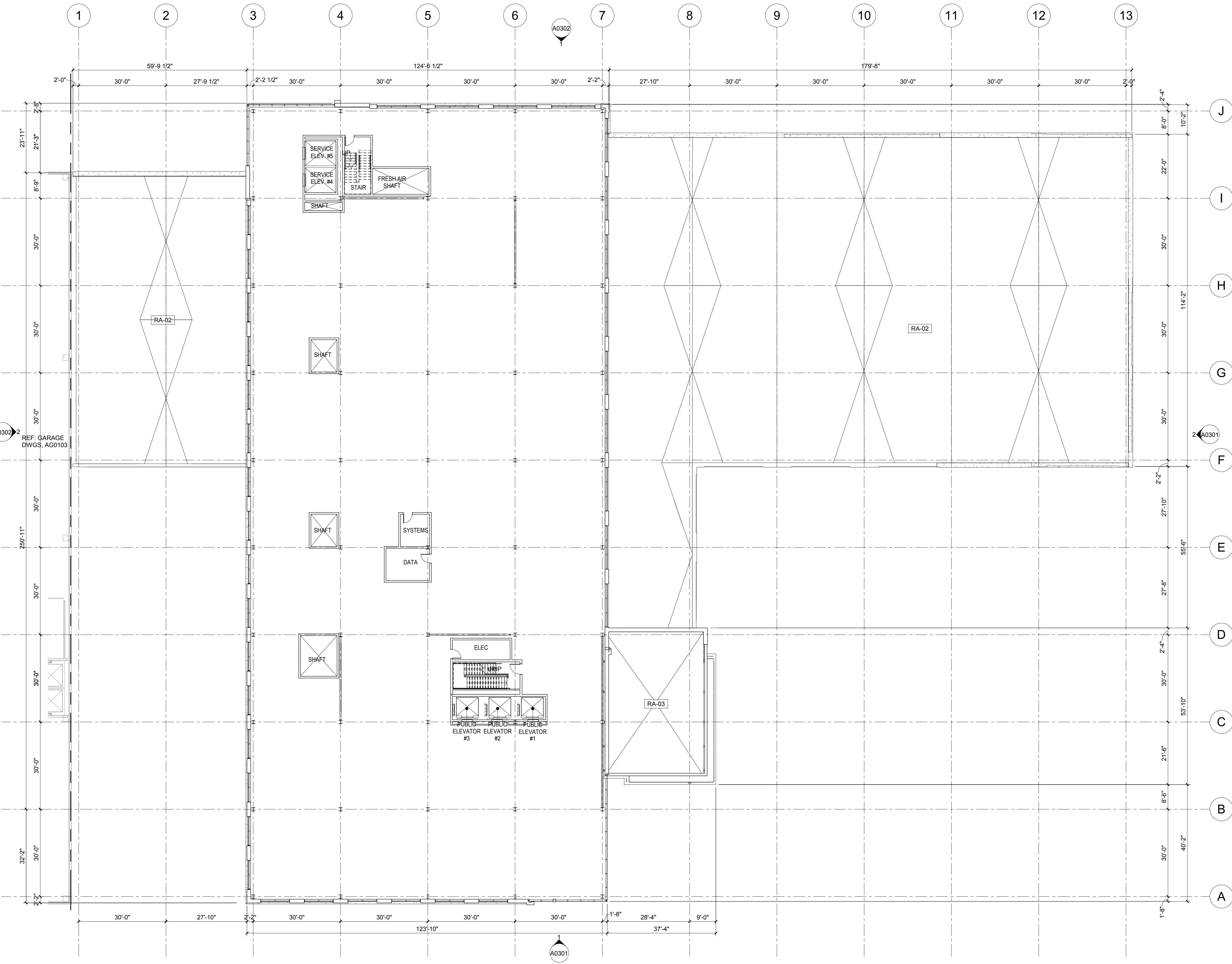
Project No.: 006245.00 Checked by: Checker

A0102



1 LEVEL 02 PLAN  
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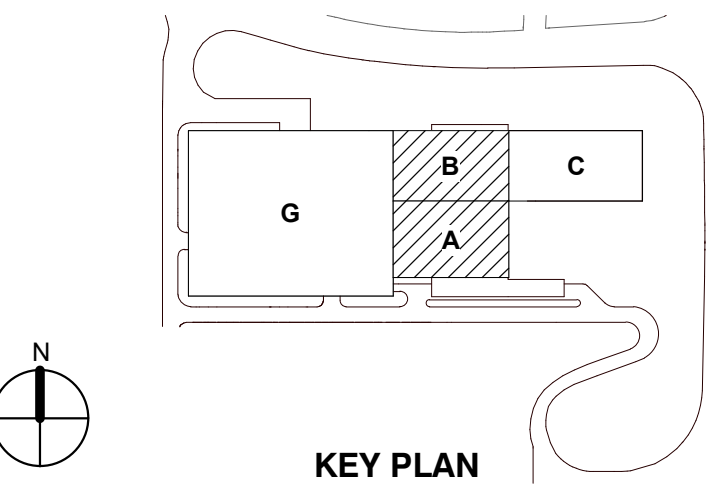




1 LEVEL 03 PLAN  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

| Rev. | Description           | Date       |
|------|-----------------------|------------|
| 1    | CREVE COEUR SUBMITTAL | 08/11/2020 |

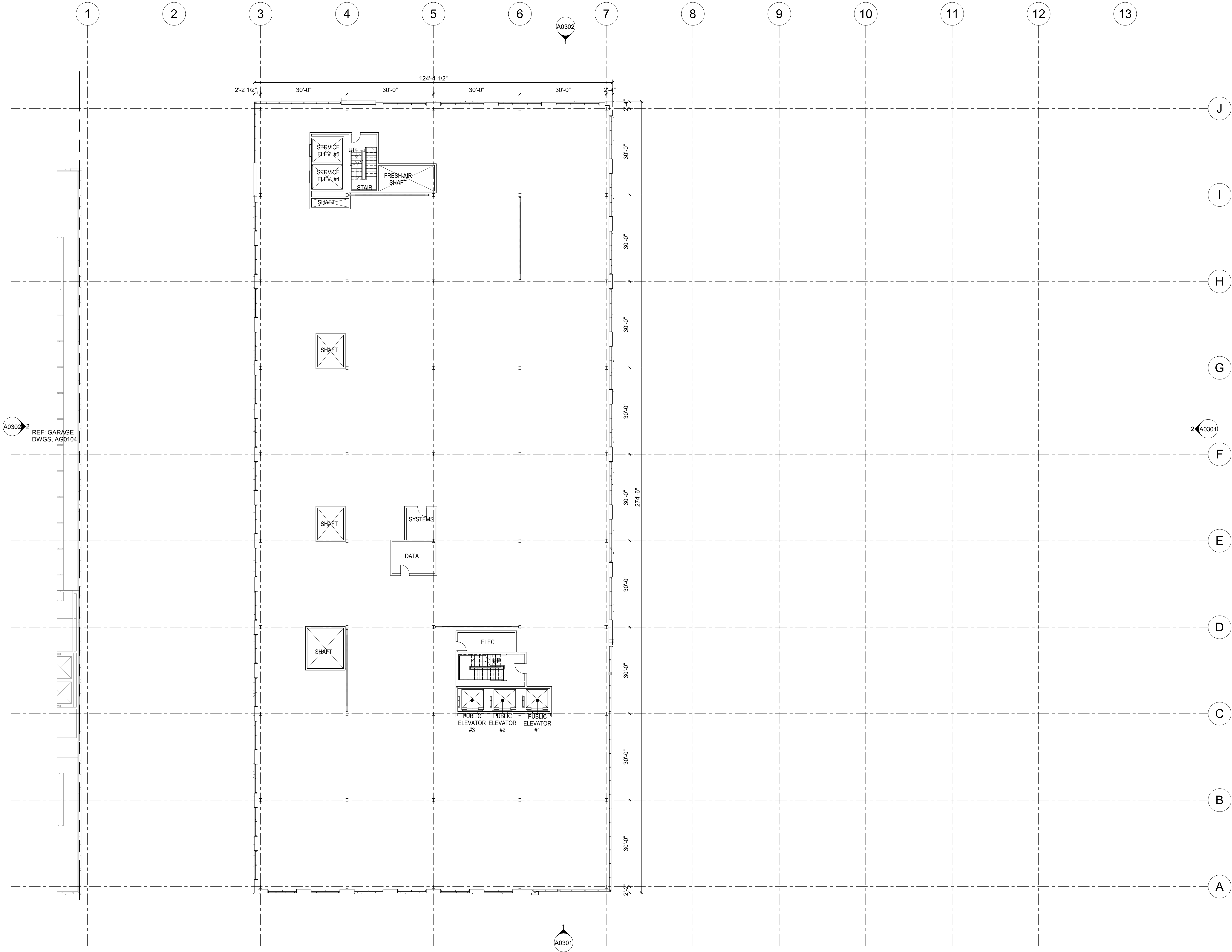


LEVEL 03 PLAN

|              |           |             |         |
|--------------|-----------|-------------|---------|
| Project No.: | 006245.00 | Checked by: | Checker |
|--------------|-----------|-------------|---------|

**A0103**

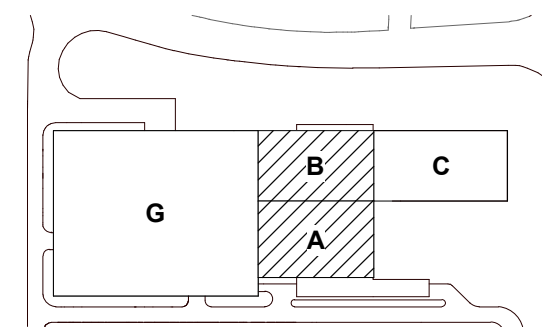




1 LEVEL 04 PLAN  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

| Rev. | Description           | Date       |
|------|-----------------------|------------|
| 1    | CREVE COEUR SUBMITTAL | 08/11/2020 |



KEY PLAN

Drawing Title:

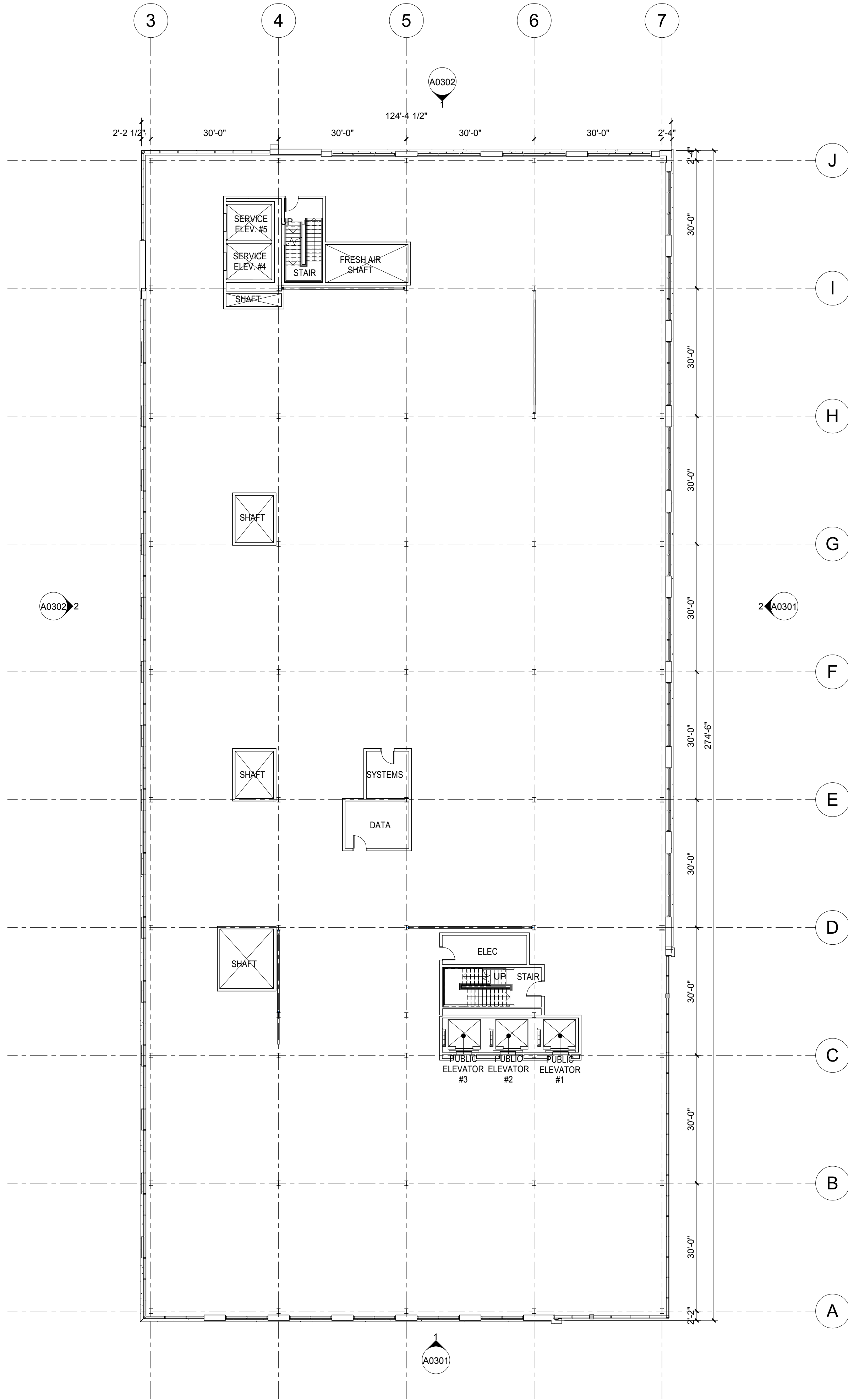
LEVEL 04 PLAN

Project No.: 006245.00 Checked by: Checker

A0104



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



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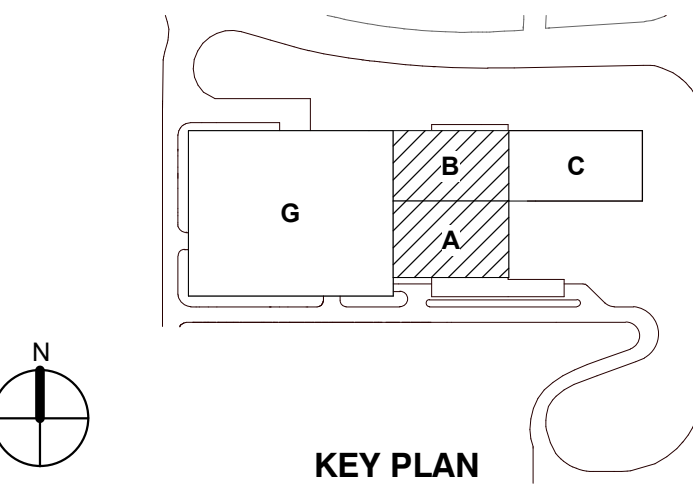


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CONSTRUCTION

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|------|-----------------------|------------|
|      | CREVE COEUR SUBMITTAL | 08/11/2020 |



Drawing Title:

LEVEL 05 PLAN

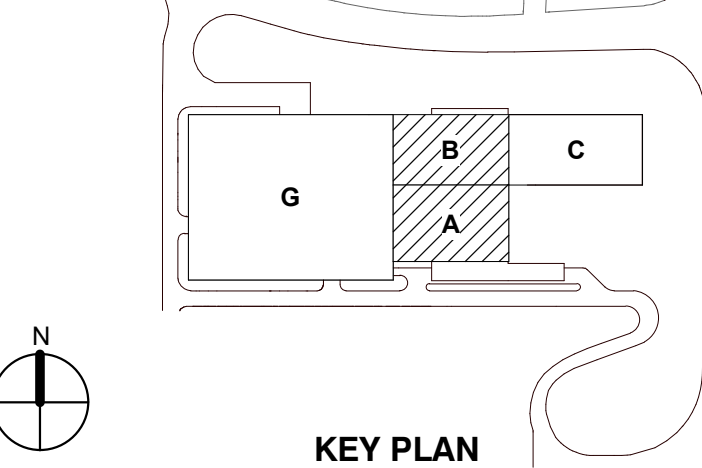
Project No.: 006245.00 Checked by: Checker

A0105



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|      | CREVE COEUR SUBMITTAL | 08/11/2020 |

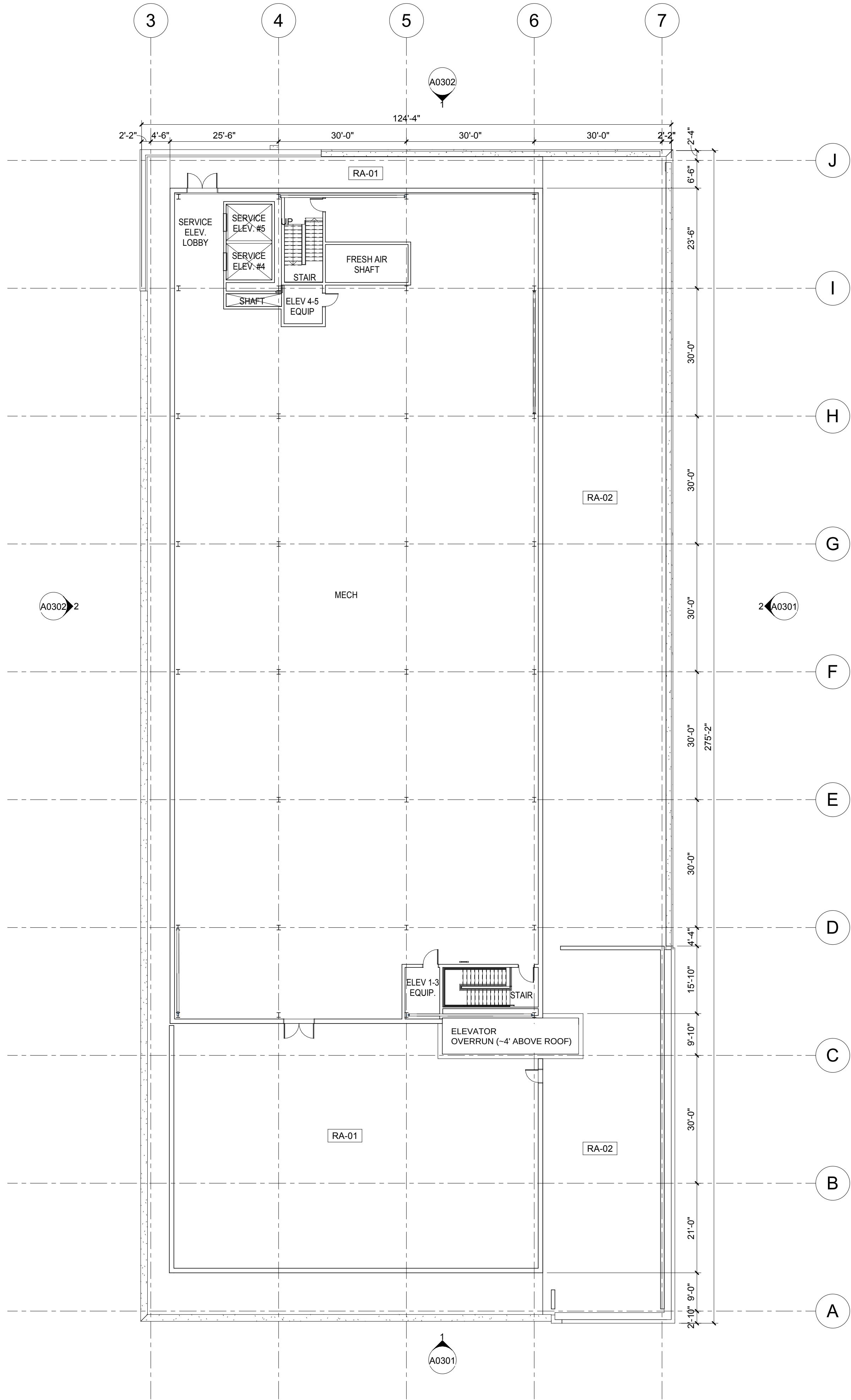


Drawing Title:

LEVEL 06 - PENTHOUSE  
OVERALL PLAN

Project No.: 006245.00 Checked by: Checker

A0106



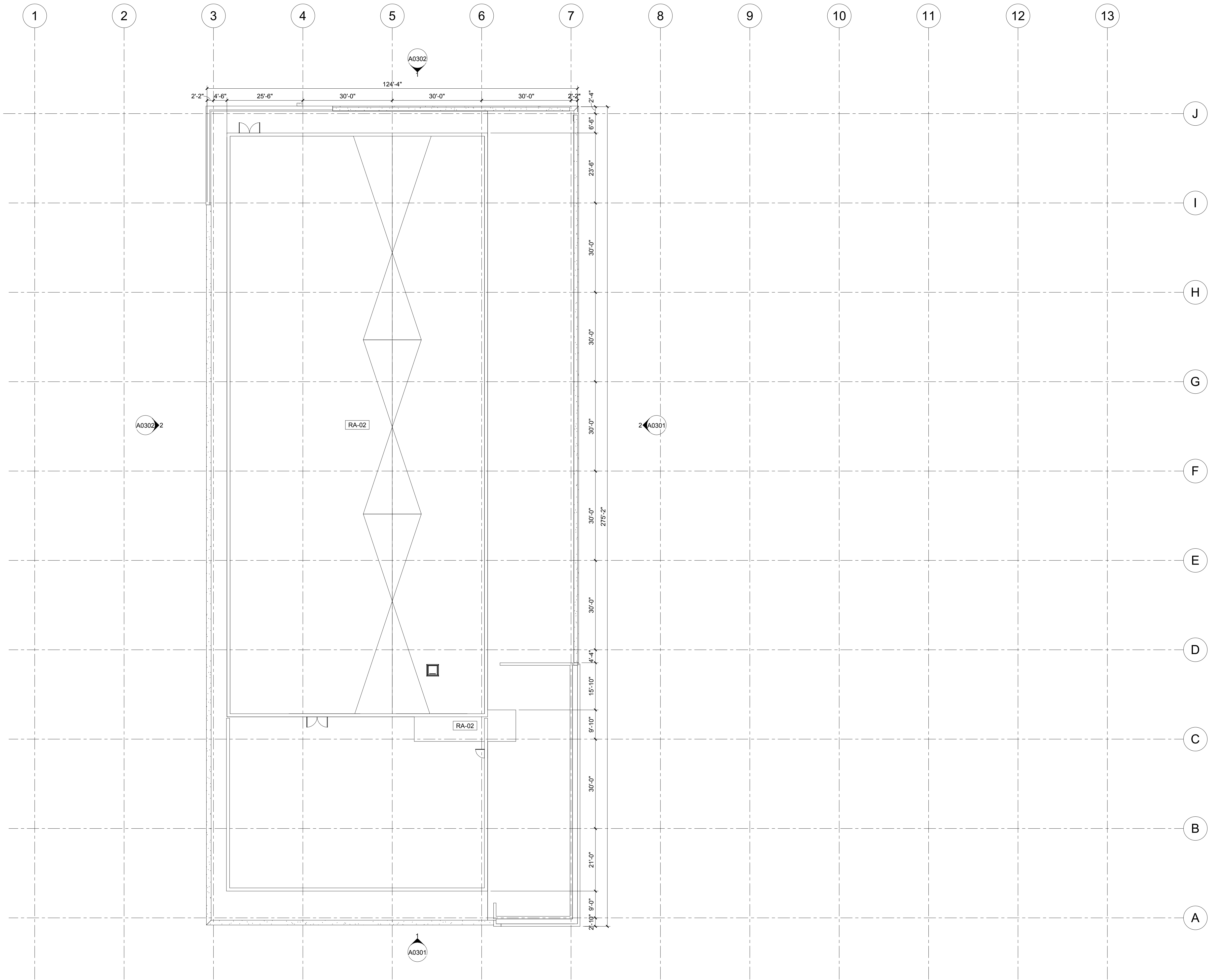
1 PENTHOUSE/ROOF OVERALL PLAN  
1/16" = 1'-0"



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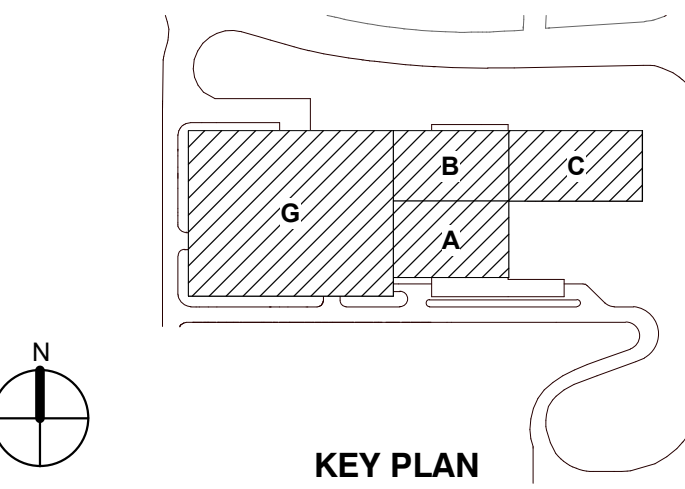
1 ROOF OVERALL PLAN

1/16" = 1'-0"



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|------|-----------------------|------------|
|      | CREVE COEUR SUBMITTAL | 08/11/2020 |



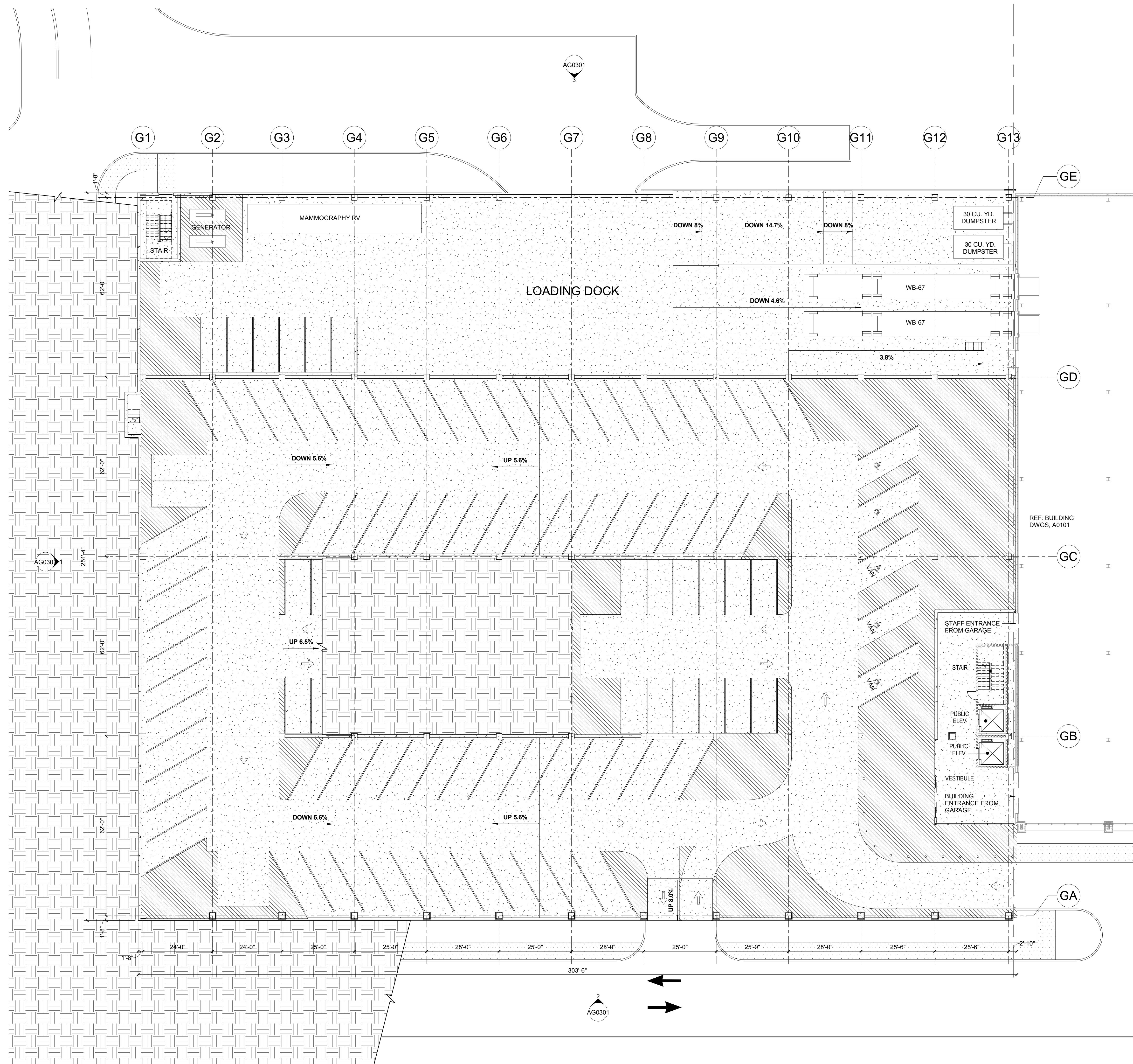
Drawing Title:

PENTHOUSE ROOF PLAN

Project No.: 006245.00 Checked by: Checker

A0107

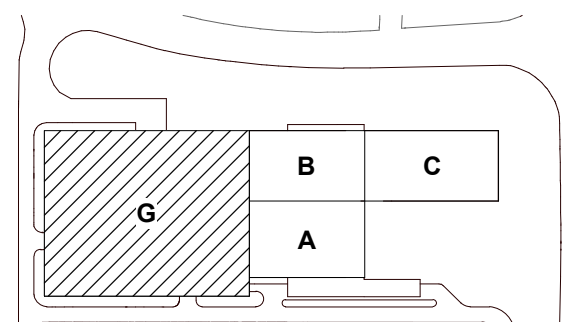




1 GARAGE LEVEL 01 PLAN  
1/16" = 1'-0"

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CONSTRUCTION**

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



KEY PLAN

Drawing Title:

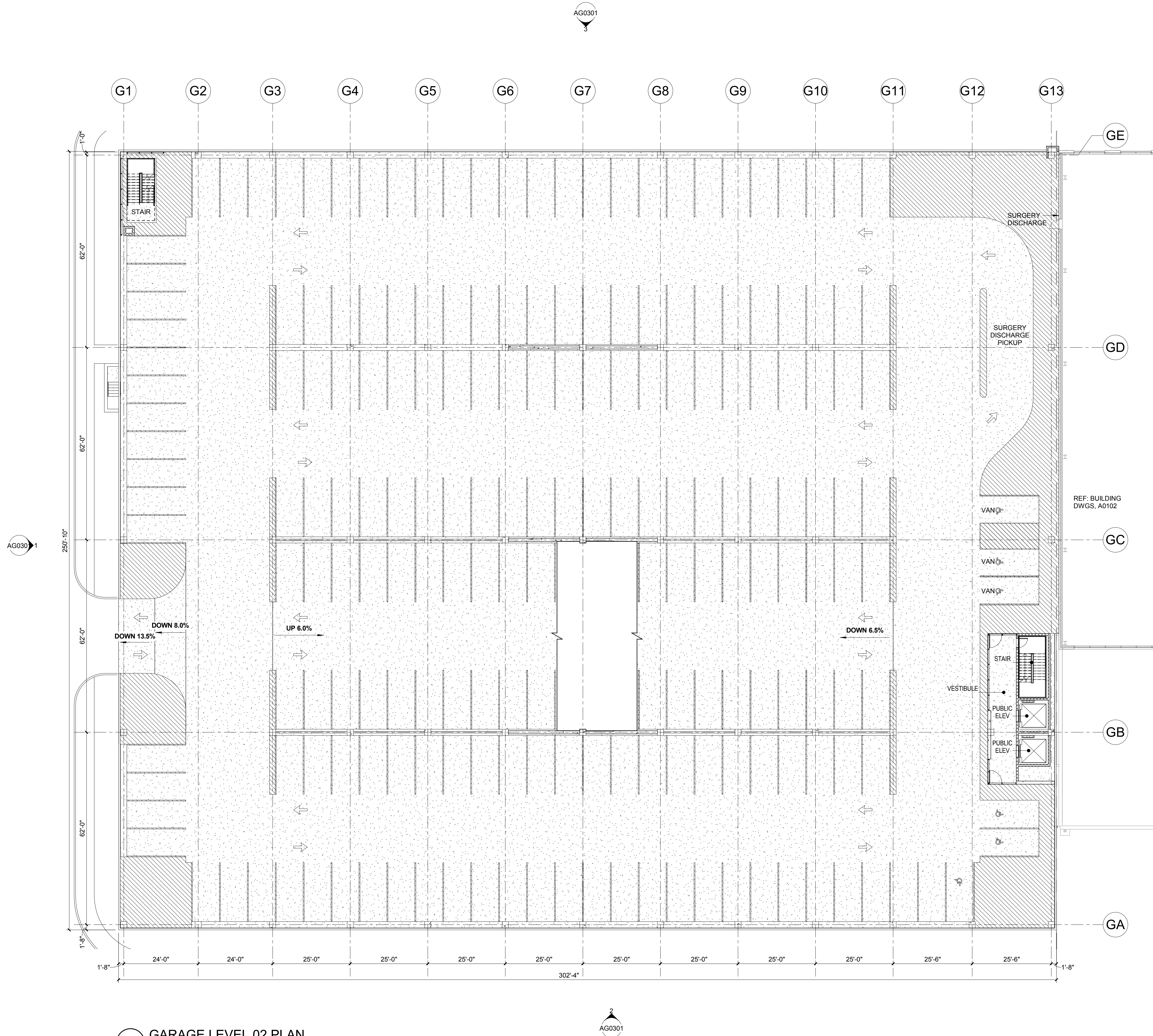
**GARAGE LEVEL 01 PLAN**

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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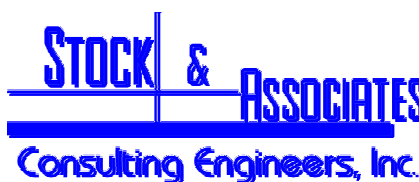
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Heideman Associates, Inc.  
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Fenton, MO 63026  
(636) 492-3200



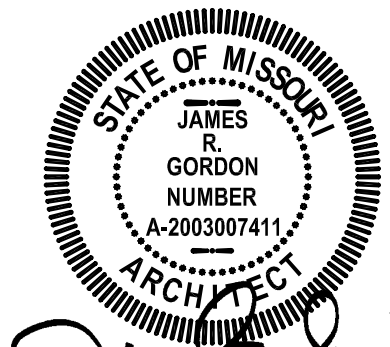
KPFF Consulting Engineers  
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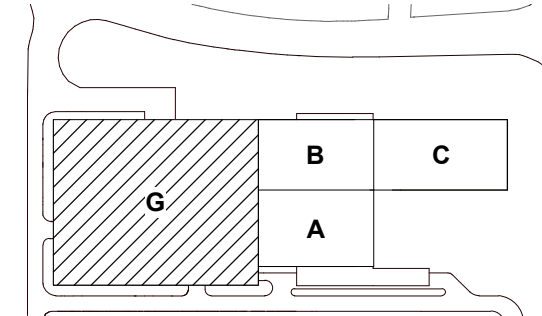
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A-2003007411

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KEY PLAN

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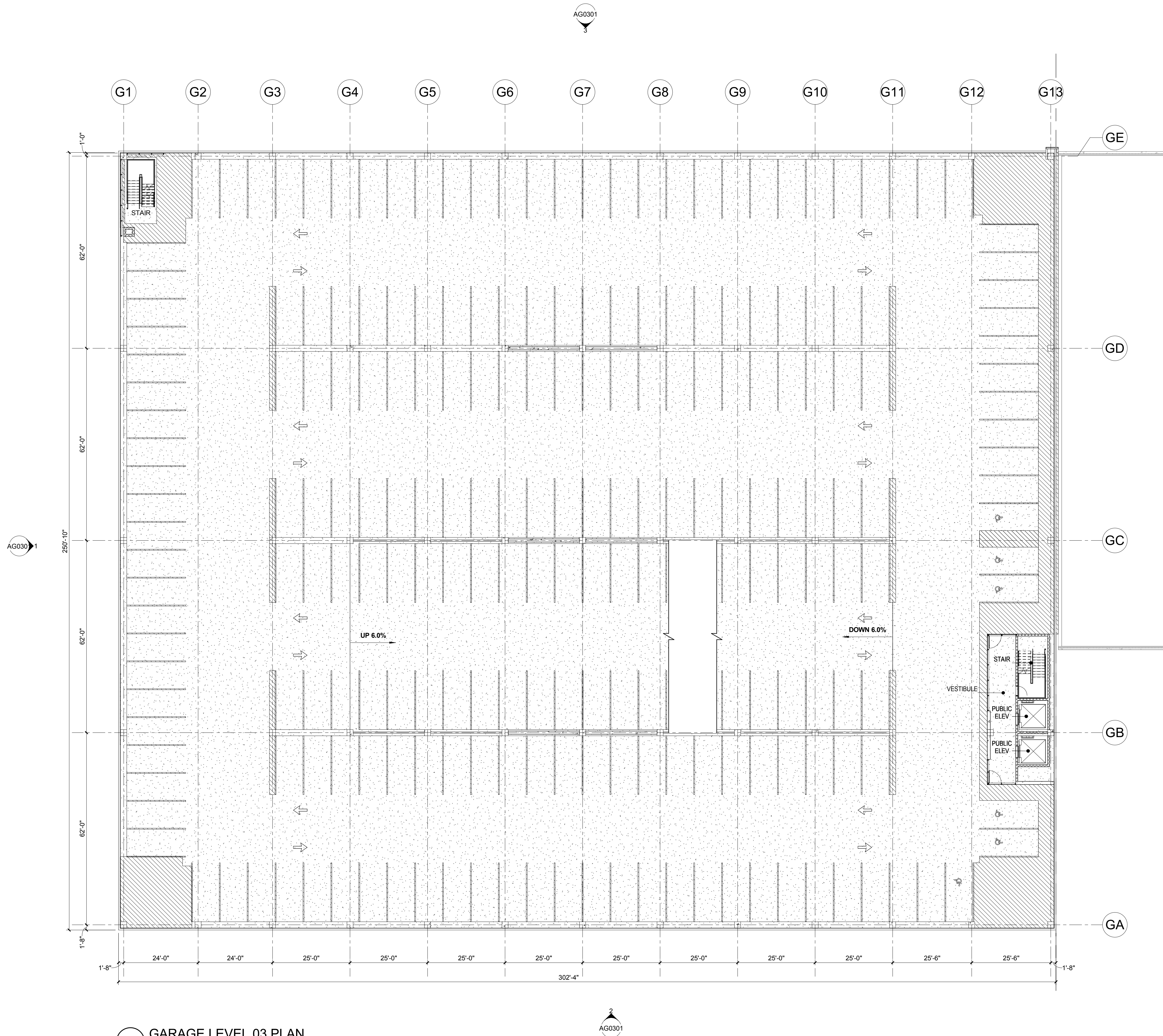
GARAGE LEVEL 02 PLAN

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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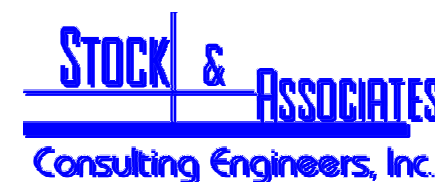
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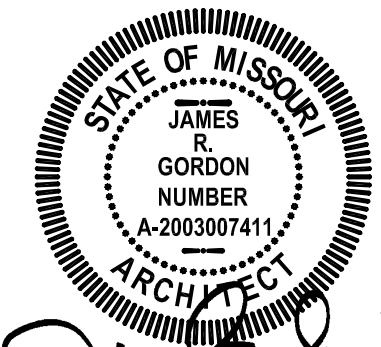
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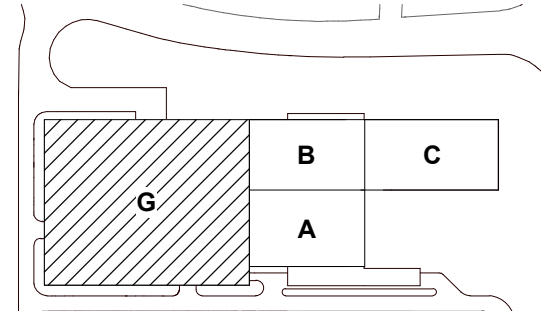
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KEY PLAN

Drawing Title:

GARAGE LEVEL 03 PLAN

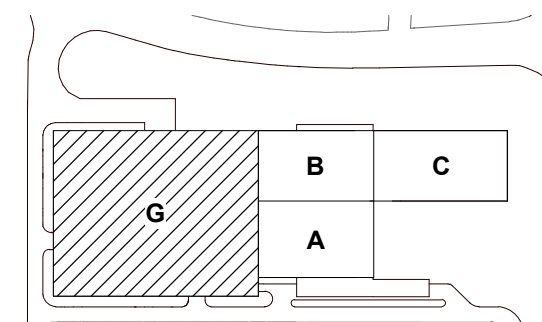
Project No.: 006245.00 Checked by: Checker

AG0103



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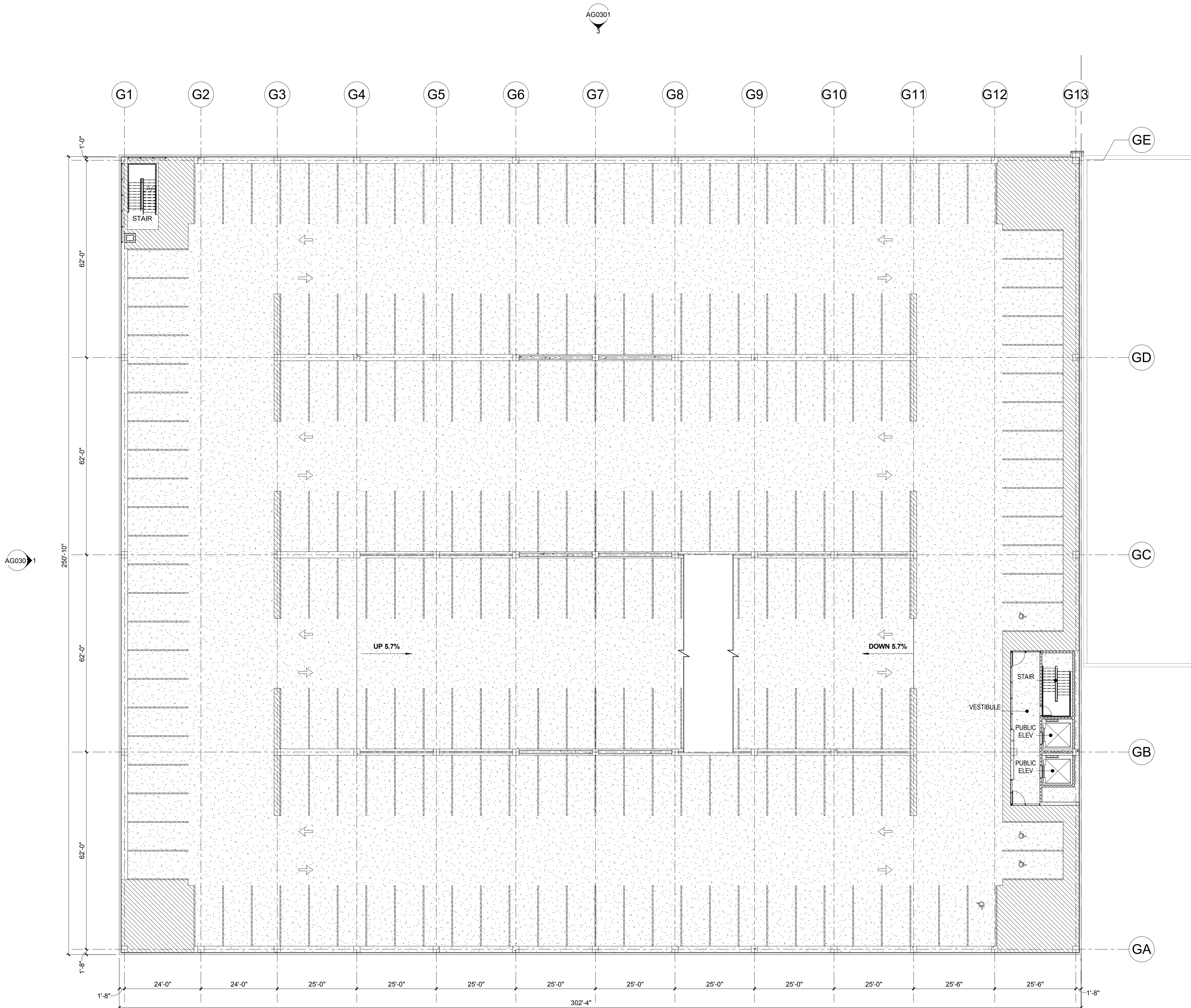
KEY PLAN

Drawing Title:

GARAGE LEVEL 04 PLAN

Project No.: 006245.00 Checked by: Checker

AG0104



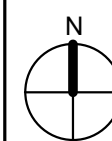
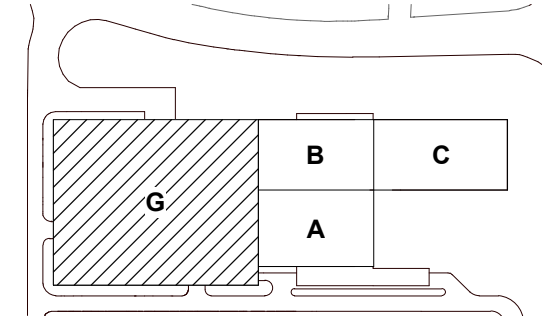
1 GARAGE LEVEL 04 PLAN

1/16" = 1'-0"



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|-----------------------|-------------|--|------------|
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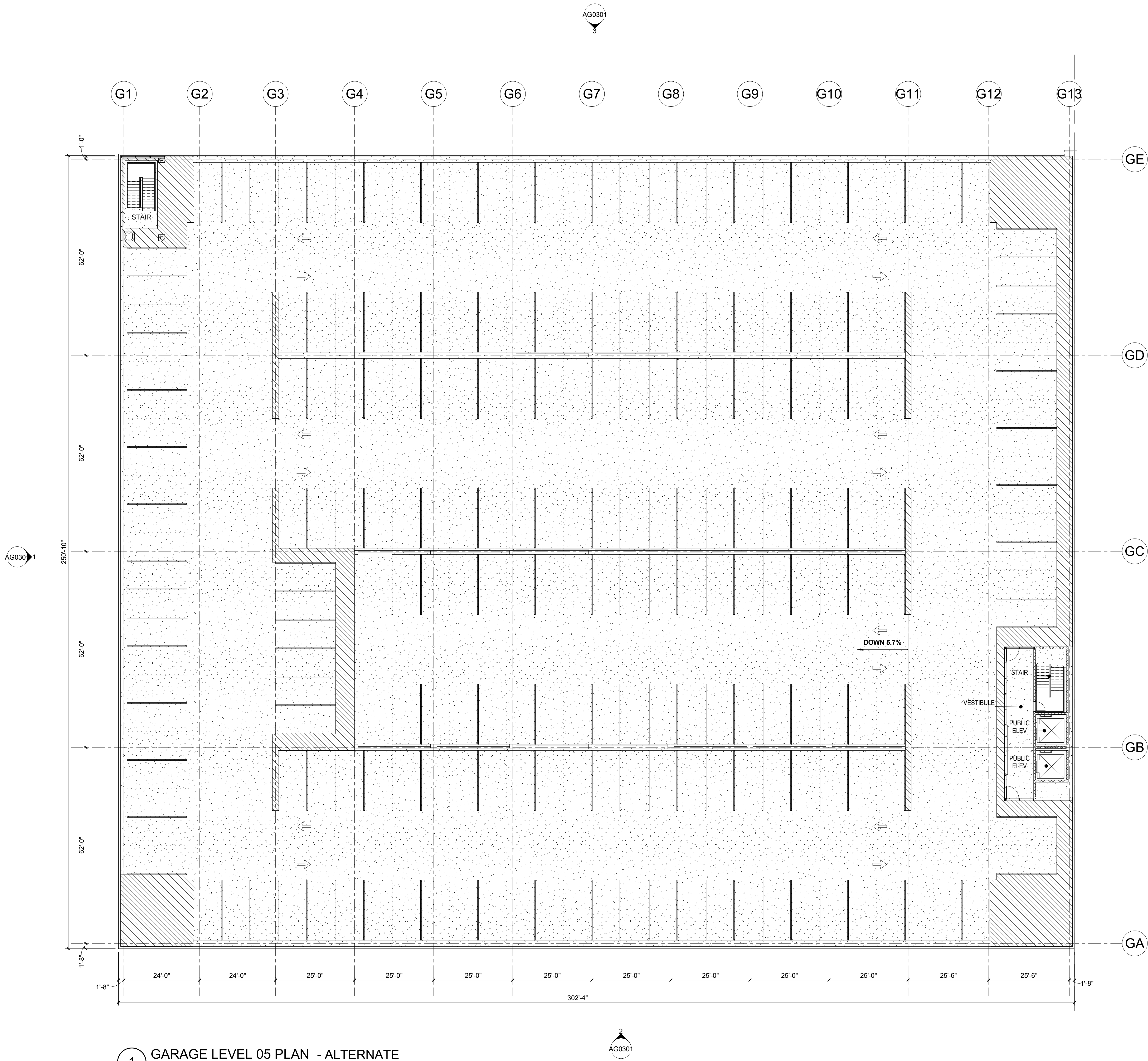
KEY PLAN

Drawing Title:

GARAGE LEVEL 05 PLAN

Project No.: 006245.00 Checked by: Checker

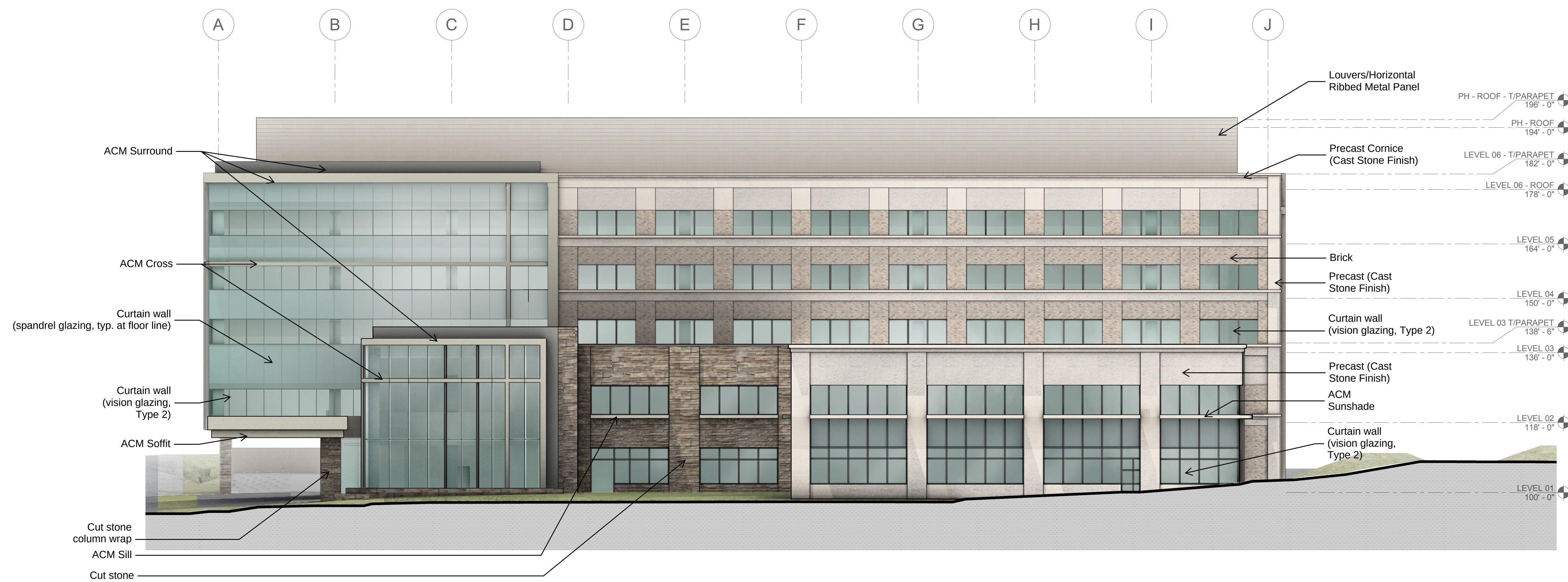
AG0105



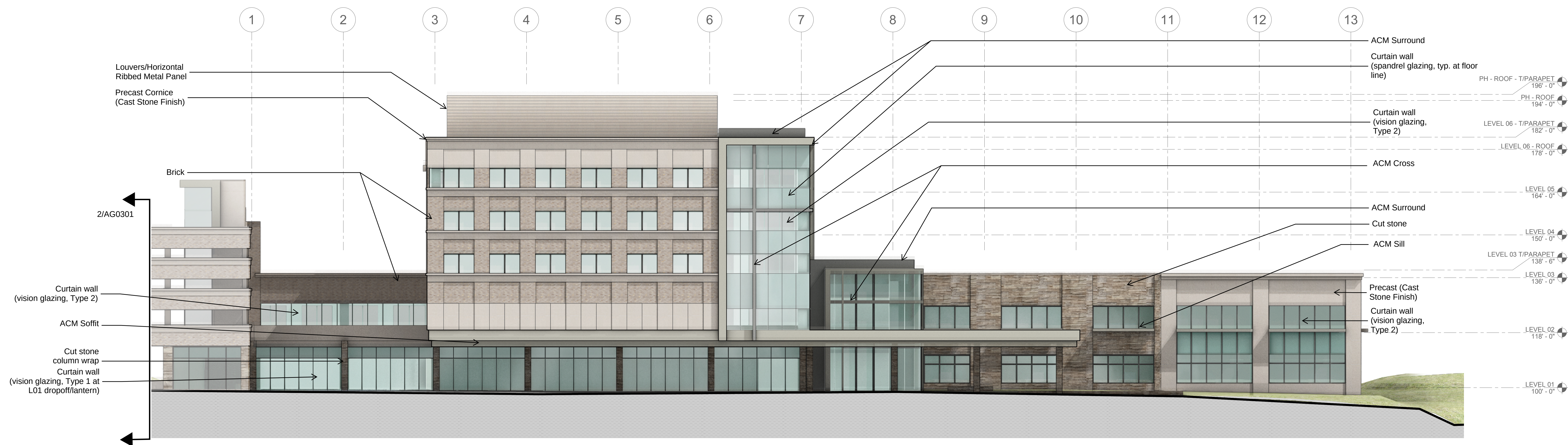
1 GARAGE LEVEL 05 PLAN - ALTERNATE

1/16" = 1'-0"





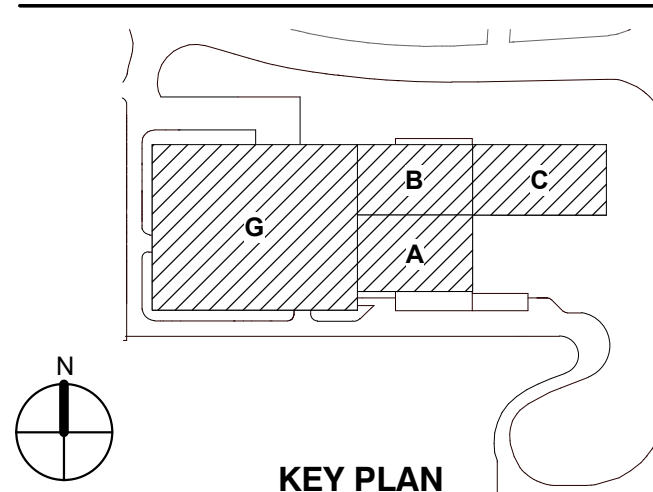
**2 OVERALL BUILDING ELEVATION - EAST**  
1/16" = 1'-0"



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

**NOT FOR  
CONSTRUCTION**

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



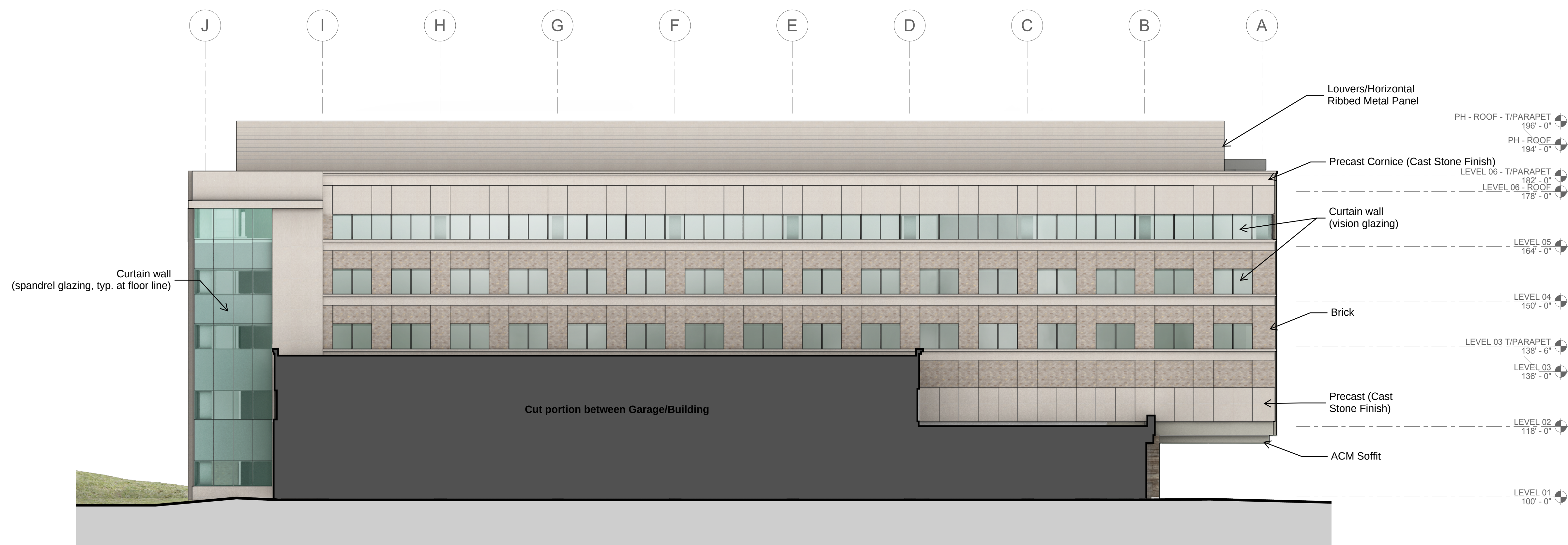
Drawing Title:

**OVERALL ELEVATIONS**

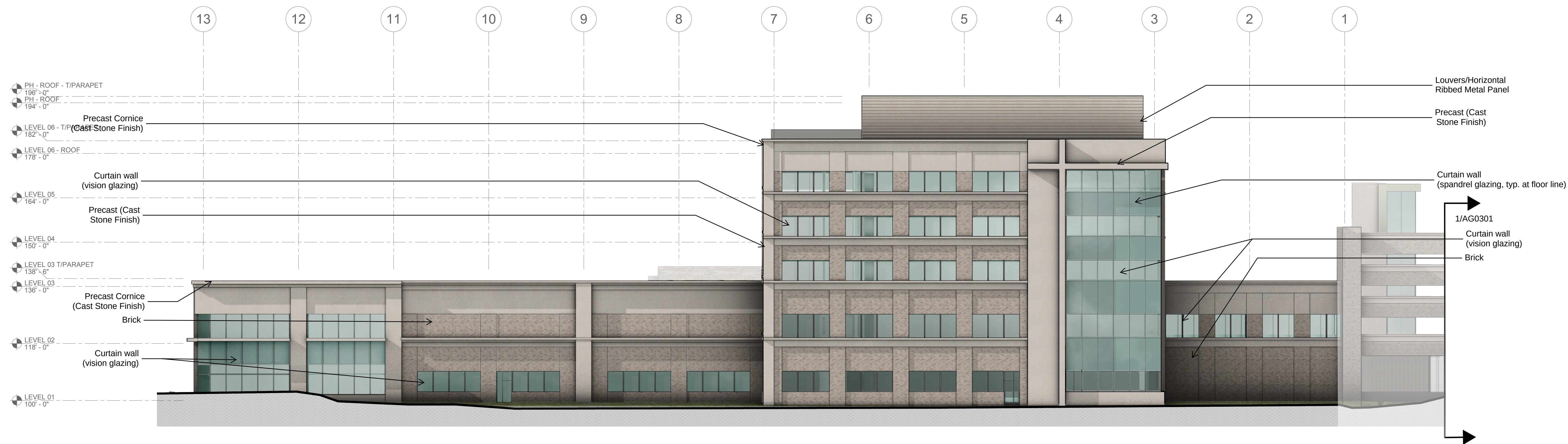
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**A0301**





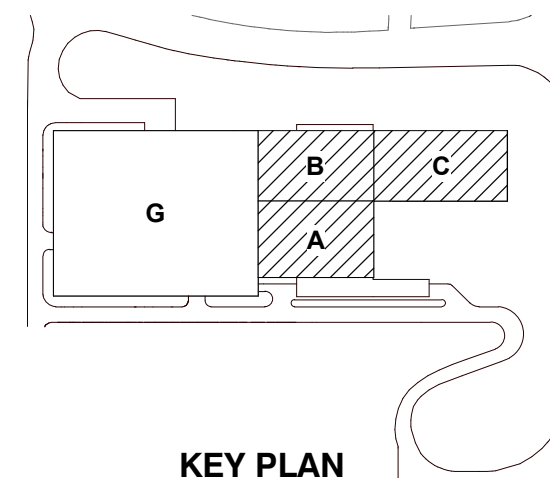
2 OVERALL ELEVATION - WEST  
1/16" = 1'-0"



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

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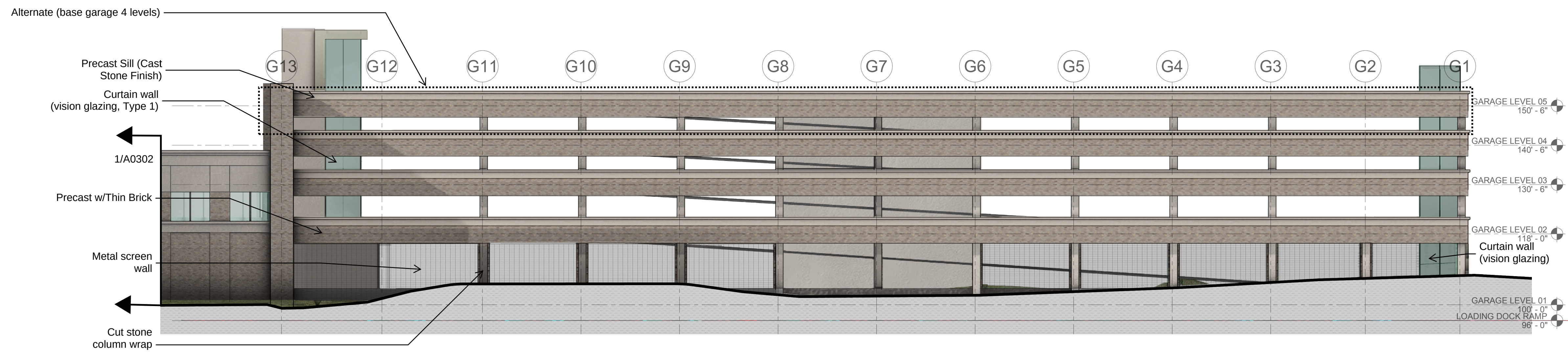
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**OVERALL ELEVATIONS**

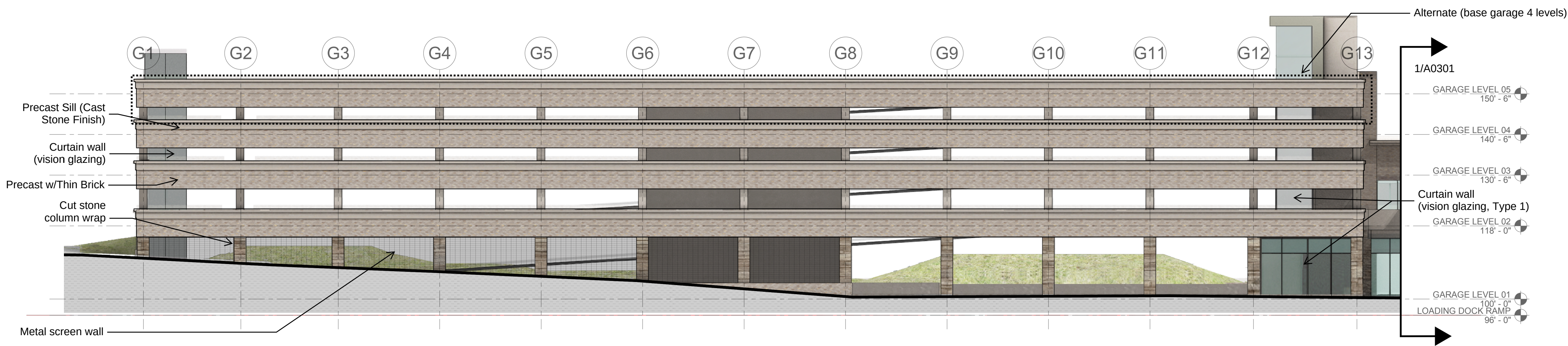
Project No.: 006245.00 Checked by: Checker

**A0302**

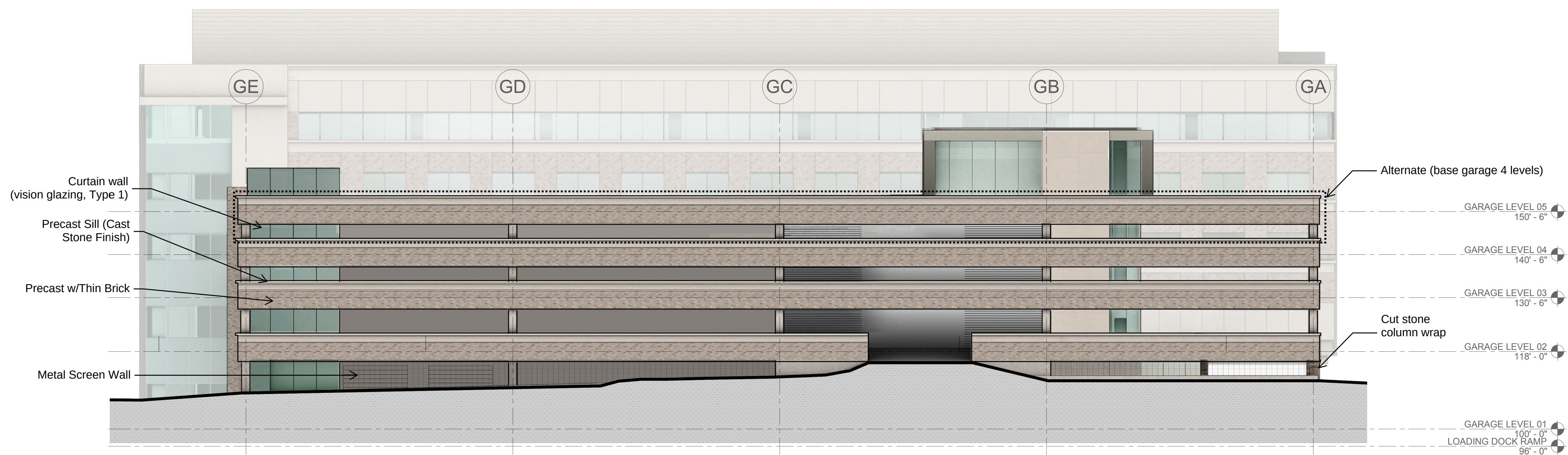




1 GARAGE NORTH ELEVATION  
1/16" = 1'-0"



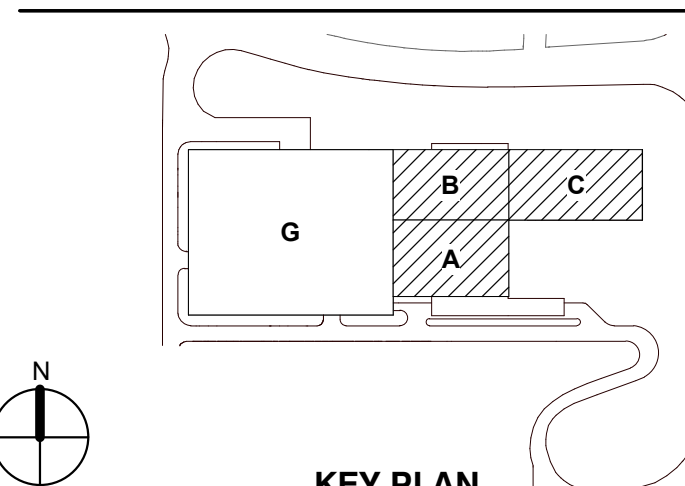
2 GARAGE SOUTH ELEVATION  
1/16" = 1'-0"



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

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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                                                                                                                                                                                          |
|---------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6R</b>                 | <input type="checkbox"/>  | <input type="checkbox"/>                                                                                                                                                                                 |
| <b>6R</b> 6" Non-IC Round | <b>N</b> New construction | <b>—</b> Universal 120 V/277 V (specify for Power Over Ethernet)<br><b>EM</b> Emergency (see page 2 for details and limitations) <sup>1</sup><br><b>IP</b> Interact Pro ready (for 0-10V engine only)    |
|                           | <b>R</b> Remodeler        | <b>—</b> Universal 120 V/277 V (specify for Power Over Ethernet)<br><b>IP</b> Interact Pro ready (for 0-10V engine only)                                                                                 |
|                           |                           | <b>LC</b> Chicago Plenum<br><b>3</b> 347V (not compatible with ELV dimming) <sup>2</sup><br><b>3IP</b> 347V with Interact Pro (for 0-10V engine only)<br><b>3</b> 347V (not compatible with ELV dimming) |

### Engine

example: C6L15835NZ10U

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

### Trim

example: C6RDLCCP

| Series                     | Aperture       | Style                                                | Finish                                                                            | Flange                                                                                                                                                                    |
|----------------------------|----------------|------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C6</b>                  | <b>R</b>       | <b>DL</b>                                            | <input type="checkbox"/>                                                          | <input type="checkbox"/>                                                                                                                                                  |
| <b>C6</b> Calculite LED 6" | <b>R</b> Round | <b>DL</b> Downlight                                  | <b>BK</b> Black (anodized)<br><b>CL</b> Specular clear<br><b>WH</b> White (matte) | <b>CC</b> Comfort clear<br><b>CD</b> Comfort clear diffuse<br><b>CZ</b> Champagne bronze<br><b>P</b> Polished (matches aperture)<br><b>F</b> Flangeless (requires CA6RFT) |
|                            |                | <b>SL</b> Shower light (non-conductive) <sup>3</sup> | <b>WH</b> White (matte)                                                           | <b>—</b> White (matte)<br><b>F</b> Flangeless (requires CA6RFT)<br><b>—</b> Not applicable                                                                                |

### Accessories

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>CA6RFT</b>  | Mud-in ring for use in flangeless trim installations (ordered with a flangeless trim)                                 |
| <b>CAEM</b>    | Field instalable EM pack (for use with new construction frame only)                                                   |
| <b>C6RVPWH</b> | IP65 Rated vandal proof matte white accessory mounts onto flangeless trims (C4RDL*F) and new construction frame only  |
| <b>AMS</b>     | ActiLume multi-sensor (optional accessory for PoE configurations)                                                     |
| <b>SWZDT</b>   | SpaceWise wireless controller with dwell time functionality (compatible with all 0-10V options, see SWZDT spec sheet) |
| <b>SRAINT</b>  | 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](http://www.interact-lighting.com/office) or [www.usa.lighting.philips.com/systems/systemareas/offices](http://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](http://www.interact-lighting.com/office) or [www.usa.lighting.philips.com/systems/systemareas/offices](http://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](http://www.interact-lighting.com/pro).
- For more information on Interact Ready visit: [www.philips.com/interact-ready](http://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](http://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 |
|--------------------|-------------|------------|---------------|---------------|-------------|-----------|-----------|--------------|
| <b>C6L10_NZ10U</b> | 120V        | 50/60Hz    | 0.08          | 230 mA        | 9W          | 8W        | <15%      | >0.95        |
|                    | 277V        |            | 0.04          |               |             |           | <20%      | >0.95        |
| <b>C6L15_NZ10U</b> | 120V        | 50/60Hz    | 0.11          | 340 mA        | 15W         | 11W       | <10%      | >0.95        |
|                    | 277V        |            | 0.05          |               |             |           | <15%      | >0.95        |
| <b>C6L20_NZ10U</b> | 120V        | 50/60Hz    | 0.16          | 460 mA        | 22W         | 16W       | <10%      | >0.95        |
|                    | 277V        |            | 0.08          |               |             |           | <15%      | >0.95        |
| <b>C6L25_NZ10U</b> | 120V        | 50/60Hz    | 0.20          | 590 mA        | 25W         | 21W       | <10%      | >0.95        |
|                    | 277V        |            | 0.10          |               |             |           | <15%      | >0.95        |
| <b>C6L35_NZ10U</b> | 120V        | 50/60Hz    | 0.30          | 900 mA        | 36W         | 30W       | <10%      | >0.95        |
|                    | 277V        |            | 0.14          |               |             |           | <15%      | >0.95        |
| <b>C6L48_NZ10U</b> | 120V        | 50/60Hz    | 0.42          | 1250 mA       | 51W         | 44W       | <10%      | >0.95        |
|                    | 277V        |            | 0.19          |               |             |           | <15%      | >0.95        |
| <b>C6L60_NZ10U</b> | 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 |
|--------------------|-------------|------------|---------------|---------------|-------------|-----------|-----------|--------------|
| <b>C6L10_MZ10U</b> | 120V        | 50/60Hz    | 0.08          | 210 mA        | 9W          | 8W        | <15%      | >0.95        |
|                    | 277V        |            | 0.04          |               |             |           | <20%      | >0.95        |
| <b>C6L15_MZ10U</b> | 120V        | 50/60Hz    | 0.11          | 320 mA        | 15W         | 11W       | <10%      | >0.95        |
|                    | 277V        |            | 0.05          |               |             |           | <15%      | >0.95        |
| <b>C6L20_MZ10U</b> | 120V        | 50/60Hz    | 0.15          | 430 mA        | 19W         | 15W       | <10%      | >0.95        |
|                    | 277V        |            | 0.07          |               |             |           | <15%      | >0.95        |
| <b>C6L25_MZ10U</b> | 120V        | 50/60Hz    | 0.19          | 550 mA        | 23W         | 19W       | <10%      | >0.95        |
|                    | 277V        |            | 0.09          |               |             |           | <15%      | >0.95        |
| <b>C6L35_MZ10U</b> | 120V        | 50/60Hz    | 0.25          | 570 mA        | 30W         | 25W       | <10%      | >0.95        |
|                    | 277V        |            | 0.11          |               |             |           | <15%      | >0.95        |
| <b>C6L48_MZ10U</b> | 120V        | 50/60Hz    | 0.36          | 810 mA        | 40W         | 34W       | <10%      | >0.95        |
|                    | 277V        |            | 0.16          |               |             |           | <15%      | >0.95        |
| <b>C6L60_MZ10U</b> | 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 <sup>1</sup> | Voltage <sup>2</sup> | Freq | Current | Power  |
| <b>C6L10___NPE</b> | 53V                | 51-54V               | DC   | 160 mA  | 8.9 W  |
| <b>C6L15___NPE</b> | 53V                | 51-54V               | DC   | 250 mA  | 13.7 W |
| <b>C6L20___NPE</b> | 53V                | 51-54V               | DC   | 330 mA  | 17.7 W |
| <b>C6L25___NPE</b> | 53V                | 51-54V               | DC   | 420 mA  | 22.8 W |

### Medium (Power over Ethernet)

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

### Wide (Power over Ethernet)

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

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

### Marked spacing applications

| Light engine           | 4800lm | 6000lm |
|------------------------|--------|--------|
| <b>C6L_Z10U series</b> | X      | X      |
| <b>C6L_LU series</b>   | —      | —      |
| <b>C6L_DU series</b>   | —      | —      |

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* |
|----------------------------------------------------------------------------------------------------------------------|------------------|-------------------|
| <b>1000lm</b><br><b>1500lm</b><br><b>2000lm</b><br><b>2500lm</b><br><b>3500lm*</b><br><b>4800lm</b><br><b>6000lm</b> | L90 @ 60,000hrs. | L90 @ 60,000hrs.  |
|                                                                                                                      | L90 @ 60,000hrs. | L80 @ 60,000hrs.  |

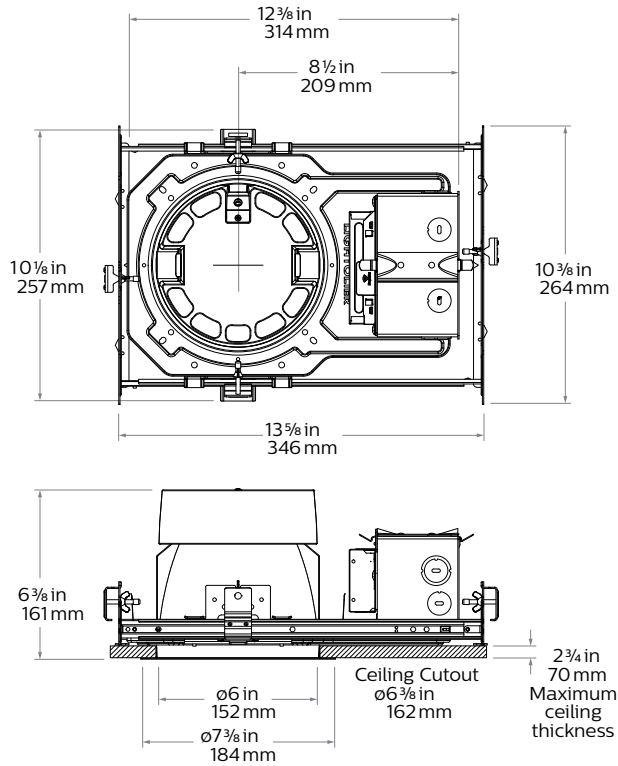
\* Lutron 3500lm with Medium/Wide beam is L85 @ 60,000hrs.



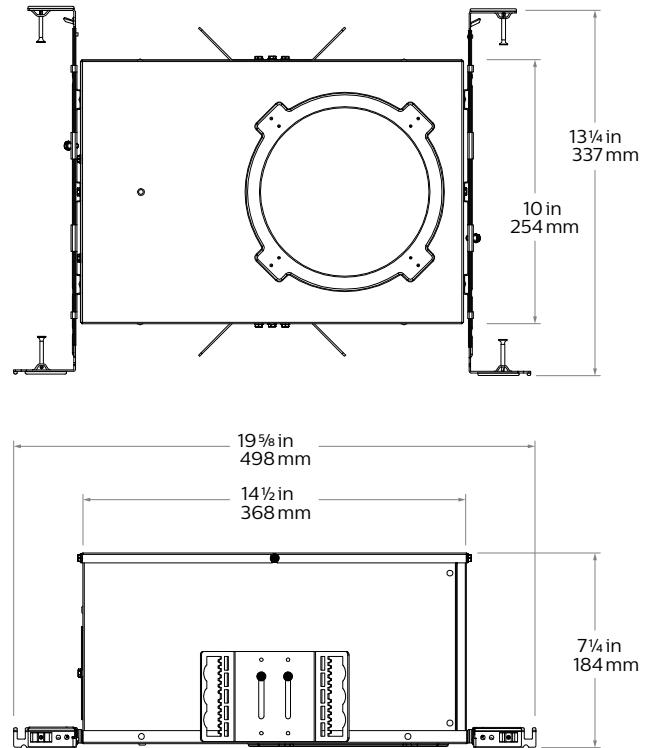
# C6RDL Calculite LED 6" gen 3

## Round Downlight

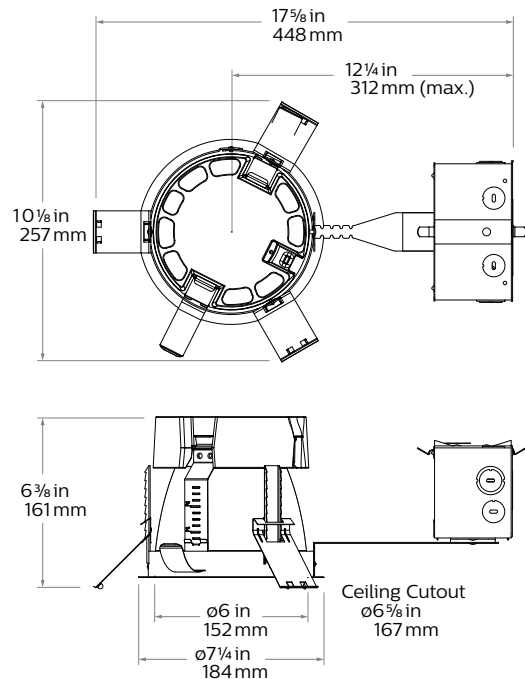
### New Construction (N)



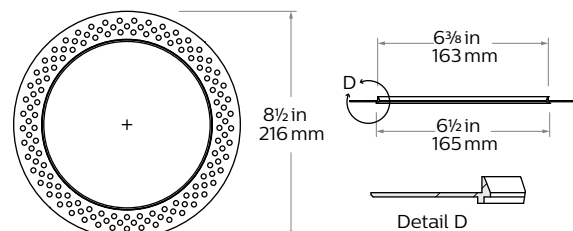
### Chicago Plenum (LC)



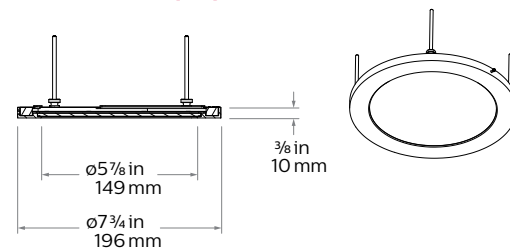
### Remodeler (R)



### 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



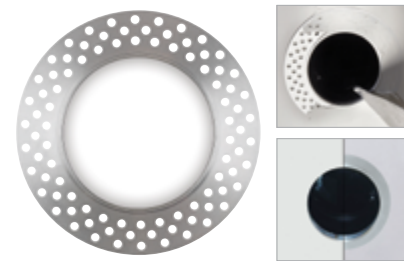
**White (-):** (matte) Provides the smoothest transition to ceilings when off.



**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.

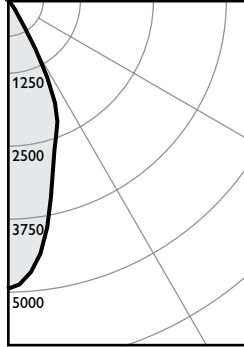


# C6RDL Calculite LED 6" gen 3

## 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  
CCT<sup>1</sup>: 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**  
Report<sup>2</sup>: F37145

### Adjustment factors

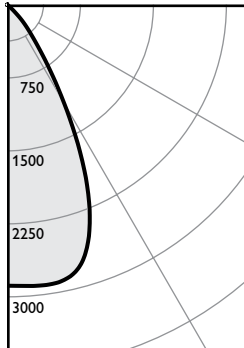
| Finish    | CCT                | Lumens        |
|-----------|--------------------|---------------|
| CL = 100% | 80CRI 4000K = 103% | 6000lm = 202% |
| CC = 95%  | 80CRI 3500K = 100% | 4800lm = 192% |
| CD = 87%  | 80CRI 3000K = 95%  | 3500lm = 140% |
| CZ = 63%  | 80CRI 2700K = 93%  | 2500lm = 100% |
| 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  | 80  | 93  | 88  | 83  | 76 | 76 |
| 4                 | 100                                                     | 94  | 89  | 85  | 93  | 85  | 90  | 84  | 88  | 83  | 80  | 76  | 88  | 83  | 76  | 72 | 69 |
| 5                 | 96                                                      | 89  | 84  | 80  | 88  | 79  | 86  | 79  | 84  | 78  | 76  | 72  | 84  | 78  | 72  | 67 | 65 |
| 6                 | 92                                                      | 84  | 79  | 75  | 83  | 75  | 82  | 74  | 81  | 74  | 72  | 69  | 81  | 74  | 67  | 65 | 62 |
| 7                 | 88                                                      | 80  | 75  | 71  | 79  | 71  | 78  | 71  | 77  | 70  | 69  | 66  | 77  | 70  | 64  | 62 | 59 |
| 8                 | 85                                                      | 76  | 71  | 67  | 76  | 67  | 75  | 67  | 74  | 67  | 65  | 62  | 74  | 67  | 61  | 59 | 57 |
| 9                 | 81                                                      | 73  | 68  | 64  | 72  | 64  | 72  | 64  | 71  | 64  | 62  | 60  | 71  | 64  | 58  | 57 | 54 |
| 10                | 78                                                      | 70  | 65  | 61  | 69  | 61  | 68  | 61  | 68  | 61  | 59  | 57  | 68  | 61  | 55  | 54 | 51 |

**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  
CCT<sup>1</sup>: 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**  
Report<sup>2</sup>: 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  | 80  | 96  | 92  | 88  | 83 | 80 |
| 3                 | 103                                                     | 97  | 92  | 89  | 96  | 88  | 93  | 87  | 91  | 85  | 82  | 76  | 93  | 88  | 83  | 76 | 76 |
| 4                 | 98                                                      | 91  | 86  | 82  | 90  | 81  | 88  | 80  | 86  | 79  | 77  | 72  | 88  | 83  | 76  | 72 | 69 |
| 5                 | 94                                                      | 86  | 80  | 76  | 85  | 76  | 83  | 75  | 81  | 74  | 72  | 69  | 84  | 78  | 72  | 67 | 65 |
| 6                 | 89                                                      | 81  | 75  | 71  | 80  | 71  | 78  | 70  | 77  | 70  | 68  | 64  | 81  | 74  | 67  | 65 | 62 |
| 7                 | 85                                                      | 76  | 70  | 66  | 76  | 66  | 74  | 66  | 73  | 66  | 64  | 60  | 77  | 70  | 64  | 62 | 59 |
| 8                 | 81                                                      | 72  | 66  | 62  | 71  | 62  | 70  | 62  | 69  | 62  | 60  | 57  | 74  | 67  | 61  | 59 | 56 |
| 9                 | 77                                                      | 68  | 63  | 59  | 68  | 59  | 67  | 58  | 66  | 58  | 57  | 54  | 71  | 64  | 58  | 57 | 54 |
| 10                | 74                                                      | 65  | 59  | 55  | 64  | 55  | 63  | 55  | 63  | 55  | 54  | 51  | 68  | 61  | 55  | 54 | 51 |

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.

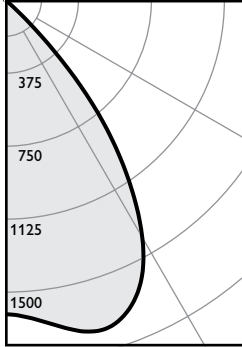


# C6RDL Calculite LED 6" gen 3

## 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  
CCT<sup>1</sup>: 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  | 93  | 97  | 91  | 94  | 88  | 81  | 88  | 81  | 79  | 79 | 79 |
| 3                 | 101                                                     | 94  | 89  | 85  | 93  | 84  | 84  | 90  | 83  | 88  | 81  | 79  | 82  | 75  | 72  | 72 | 72 |
| 4                 | 95                                                      | 87  | 81  | 77  | 86  | 76  | 76  | 84  | 76  | 82  | 75  | 72  | 77  | 69  | 66  | 66 | 66 |
| 5                 | 90                                                      | 81  | 75  | 70  | 80  | 70  | 70  | 78  | 69  | 77  | 69  | 66  | 72  | 63  | 61  | 61 | 61 |
| 6                 | 85                                                      | 75  | 69  | 64  | 75  | 64  | 64  | 73  | 64  | 72  | 63  | 61  | 67  | 58  | 57  | 57 | 57 |
| 7                 | 80                                                      | 70  | 64  | 59  | 70  | 59  | 59  | 68  | 59  | 67  | 58  | 57  | 63  | 54  | 52  | 52 | 52 |
| 8                 | 76                                                      | 66  | 59  | 55  | 65  | 55  | 55  | 64  | 54  | 63  | 54  | 52  | 59  | 50  | 49  | 49 | 49 |
| 9                 | 72                                                      | 61  | 55  | 51  | 61  | 51  | 51  | 60  | 50  | 59  | 50  | 49  | 55  | 47  | 45  | 45 | 45 |
| 10                | 68                                                      | 57  | 51  | 47  | 57  | 47  | 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



2.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<br>EcoForm site and area, small | 32L<br>32 LEDs<br>(2 modules) | 530<br>530 mA<br>700<br>700 mA<br>1A<br>1050 mA<br>1.2A<br>1200 mA | WW-G2<br>Warm White<br>3000K, 70 CRI<br>Generation 2<br><br>NW-G2<br>Neutral White<br>4000K, 70 CRI<br>Generation 2 | AR<br>Arm Mount (standard) <sup>2</sup><br><br><i>The following mounting kits must be ordered separately (See accessories)</i><br><br>SF<br>Slip Fitter Mount <sup>3</sup><br>(fits to 2 <sup>3</sup> / <sub>8</sub> " O.D. tenon)<br><br>WS<br>Wall mount with surface conduit rear entry permitted<br><br>RAM<br>Retrofit arm mount kit <sup>2</sup> | Type 2<br>2 Type 2<br>2-90 Rotated left 90°<br>2-270 Rotated right 270°                                                                                                                                                            | 120 120V<br>208 208V<br>240 240V<br>277 277V<br>347 347V<br>480 480V<br>UNV 120-277V (50/60Hz)<br>HVU 347-480V (50/60Hz) | DD 0-10V External dimming (by others) <sup>4</sup><br>DCC Dual Circuit Control <sup>4,5,6</sup><br>FAWS Field Adjustable Wattage Selector <sup>4,5</sup><br>SW Interface module for SiteWise <sup>4,6,7</sup><br>LLC Integral wireless module <sup>4,6,8,17</sup><br>BL Bi-level functionality <sup>4,17</sup><br><br>DynaDimmer: Automatic Profile Dimming<br>CS50 Safety 50% Dimming, 7 hours <sup>4,8</sup><br>CM50 Median 50% Dimming, 8 hours <sup>4,8</sup><br>CS30 Safety 30% Dimming, 7 hours <sup>4,8</sup><br>CM30 Median 30% Dimming, 8 hours <sup>4,8</sup> | IMRI3 Integral with #3 lens <sup>15</sup><br>IMRI7 Integral with #7 lens <sup>16</sup> | PCB Photocontrol Button <sup>8,9</sup><br>TLRD5 Twist Lock Receptacle 5 Pin <sup>10</sup><br>TLRD7 Twist Lock Receptacle 7 Pin <sup>10</sup><br>TLRPC Twist Lock Receptacle w/ Photocell <sup>9,11</sup> | Fusing<br>F1 Single (120, 277, 347VAC) <sup>9</sup><br>F2 Double (208, 240, 480VAC) <sup>9</sup><br>Pole Mount Fusing<br>FP1 Single (120, 277, 347VAC) <sup>9</sup><br>FP2 Double (208, 240, 480VAC) <sup>9</sup><br>FP3 Canadian Double Pull (208, 240, 480VAC) <sup>9</sup><br>Surge Protection (10kA standard)<br>SP2 Increased 20kA | Square Pole Adapter included in standard product<br>TB Terminal Block <sup>12</sup><br>RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) <sup>13</sup><br>HIS Internal Housing Side Shield <sup>14</sup> | Textured<br>BK Black<br>WH White<br>BZ Bronze<br>DGY Dark Gray<br>MGY Medium Gray<br><br>Customer specified<br>RAL Specify optional color or RAL (ex: RAL7024)<br>CC Custom color (Must supply color chip for required factory quote) |
|                                       | 48L<br>48 LEDs<br>(3 modules) | 900<br>900 mA<br>1A<br>1050 mA<br>1.2A<br>1200 mA                  | CW-G2<br>Cool White<br>5000K, 70 CRI<br>Generation 2                                                                |                                                                                                                                                                                                                                                                                                                                                        | Type 3<br>3 Type 3<br>3-90 Rotated left 90°<br>3-270 Rotated right 270°                                                                                                                                                            |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                           |                                                                                                                                                                                                                                       |
|                                       | 64L<br>64 LEDs<br>(4 modules) | 900<br>900 mA<br>1A<br>1050 mA                                     |                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        | Type 4<br>4 Type 4<br>4-90 Rotated left 90°<br>4-270 Rotated right 270°<br><br>Type 5<br>5 Type 5<br>5W Type 5W<br><br>AFR Auto Front Row<br>AFR-90 Auto Front Row, Rotated left 90°<br>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-H**<sup>18</sup> Internal House Side Shield for 32 LEDs (2 modules)

**HIS-48-H**<sup>18</sup> Internal House Side Shield for 48 LEDs (3 modules)

**HIS-64-H**<sup>18</sup> Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:

**HIS-32-V**<sup>18</sup> Internal House Side Shield for 32 LEDs (2 modules)

**HIS-48-V**<sup>18</sup> Internal House Side Shield for 48 LEDs (3 modules)

**HIS-64-H**<sup>18</sup> 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

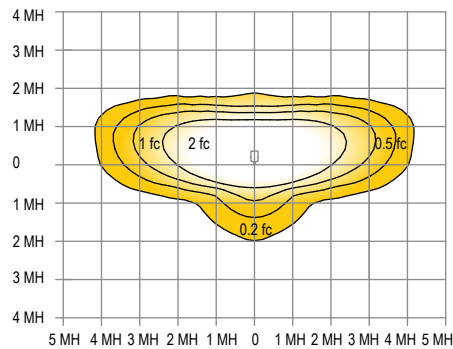
### Predicted Lumen Depreciation Data

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. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours

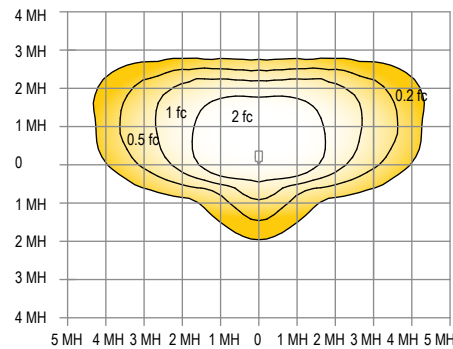
| Ambient Temperature °C | Driver mA     | Calculated L <sub>70</sub> Hours | L <sub>70</sub> per TM-21 | Lumen Maintenance % at 60,000 hrs |
|------------------------|---------------|----------------------------------|---------------------------|-----------------------------------|
| 25°C          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

### Optical distribution

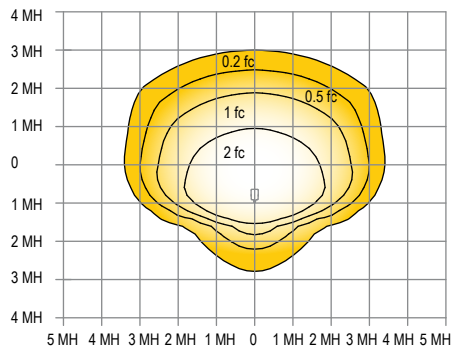
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



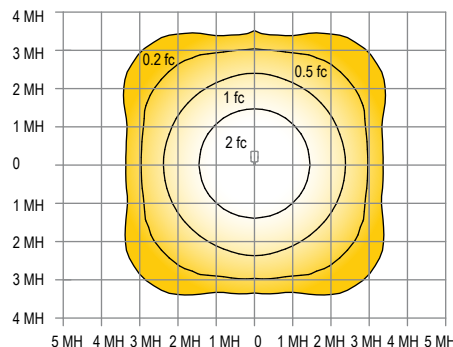
Type 2



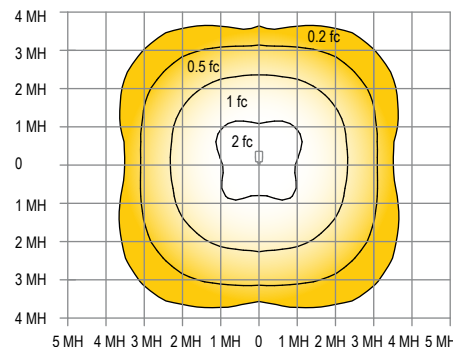
Type 3



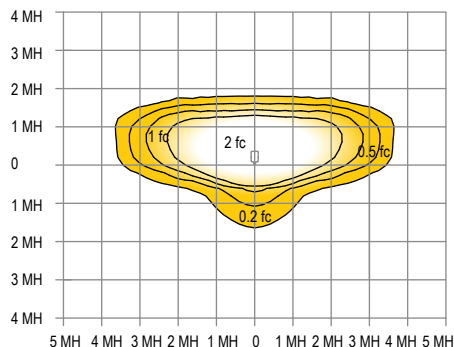
Type 4



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            |



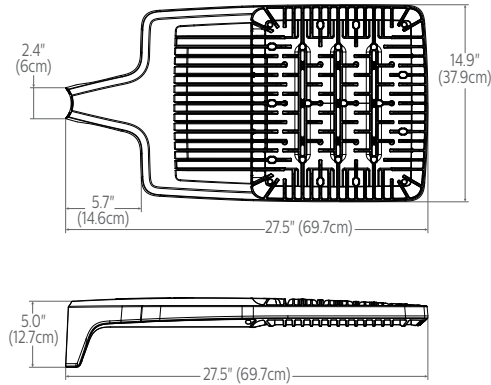
# ECF-S EcoForm small

## Area luminaire

### Dimensions

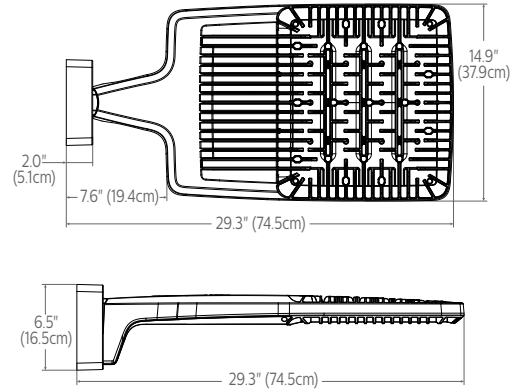
#### Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft<sup>2</sup> (.019m<sup>2</sup>)



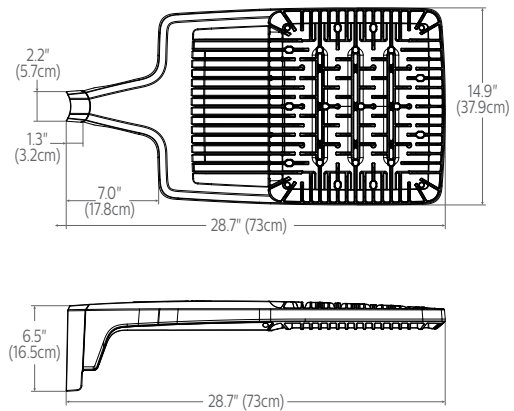
#### Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft<sup>2</sup> (.025m<sup>2</sup>)



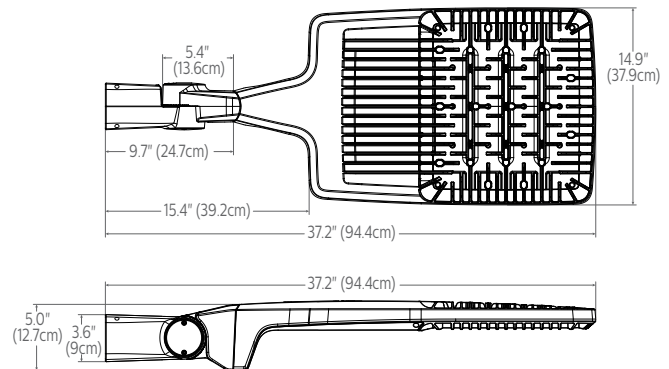
#### Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft<sup>2</sup> (.022m<sup>2</sup>)

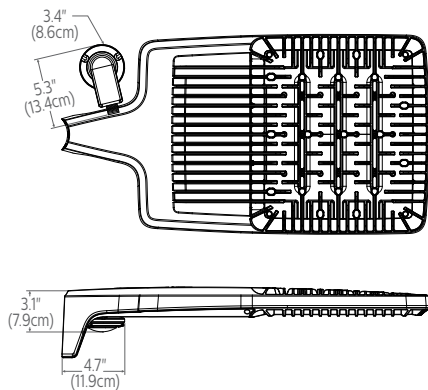


#### Slip fitter (SF)

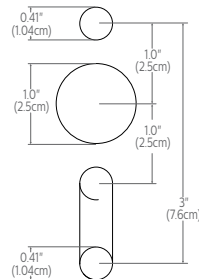
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft<sup>2</sup> (.031m<sup>2</sup>)



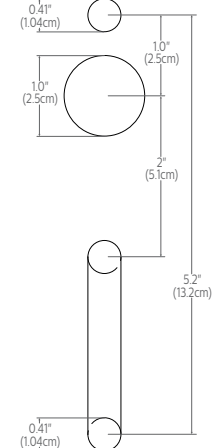
#### Outboard IMR-HVU sensor



#### Standard Arm (AR) drill pattern



#### Retrofit Arm (RAM) drill pattern





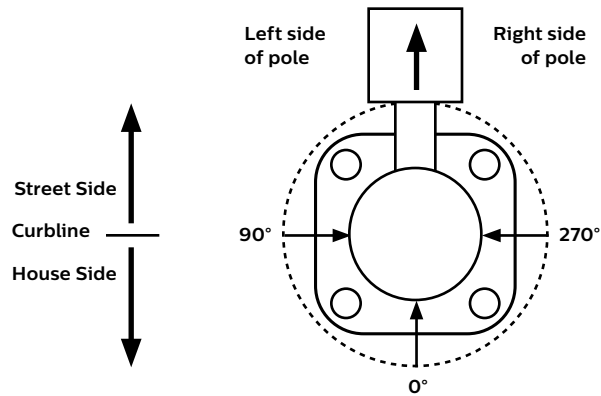
# ECF-S EcoForm small

## Area luminaire

### Optical Orientation Information

#### Standard Optic Position

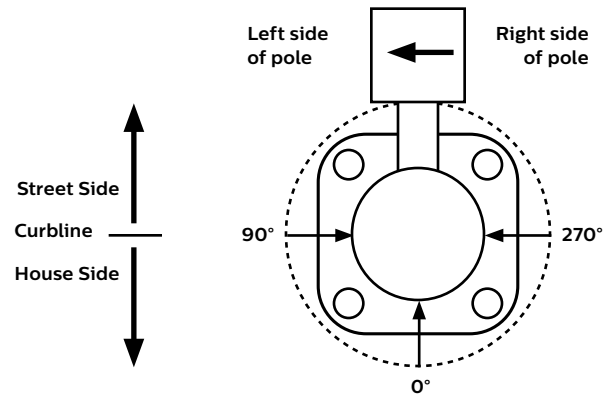
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



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

#### Optic Rotated Left (90°) Optic Position

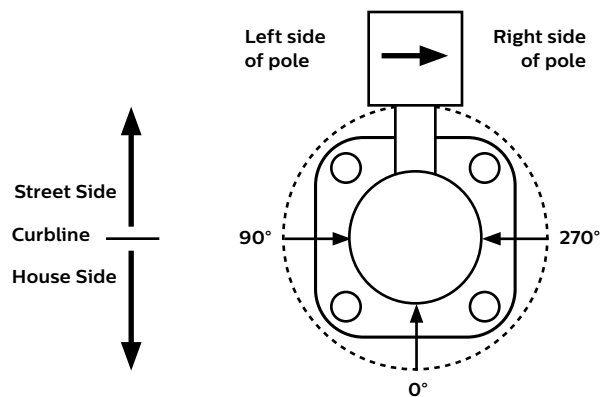
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



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

#### Optic Rotated Right (270°) Optic Position

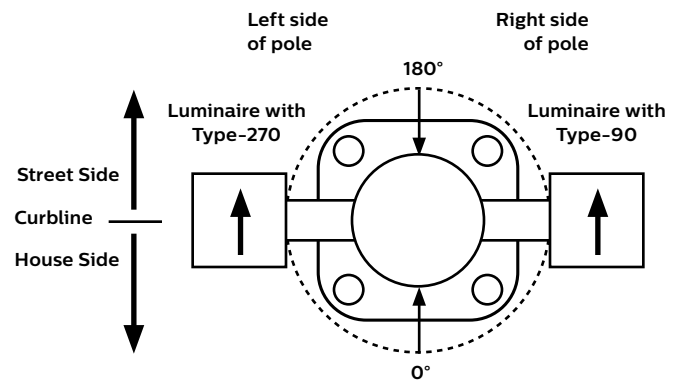
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



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](http://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.

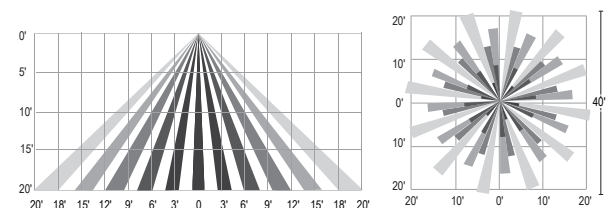
**Field Adjustable Wattage Selector (FAWS):** Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output 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

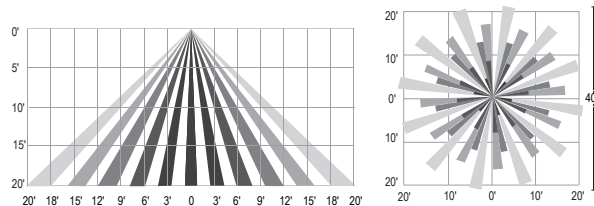
## Area luminaire

### Specifications

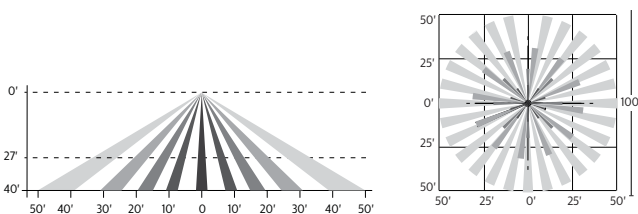
**Infrared Motion Response with Other Controls:** When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, 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](http://signify.com)

### Warranty

EcoForm luminaires feature a 5-year limited warranty. See [signify.com/warranties](http://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.







# 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 Normal Mode | Type 3 Emergency Mode | Type 5 Normal Mode | Type 5 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. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours

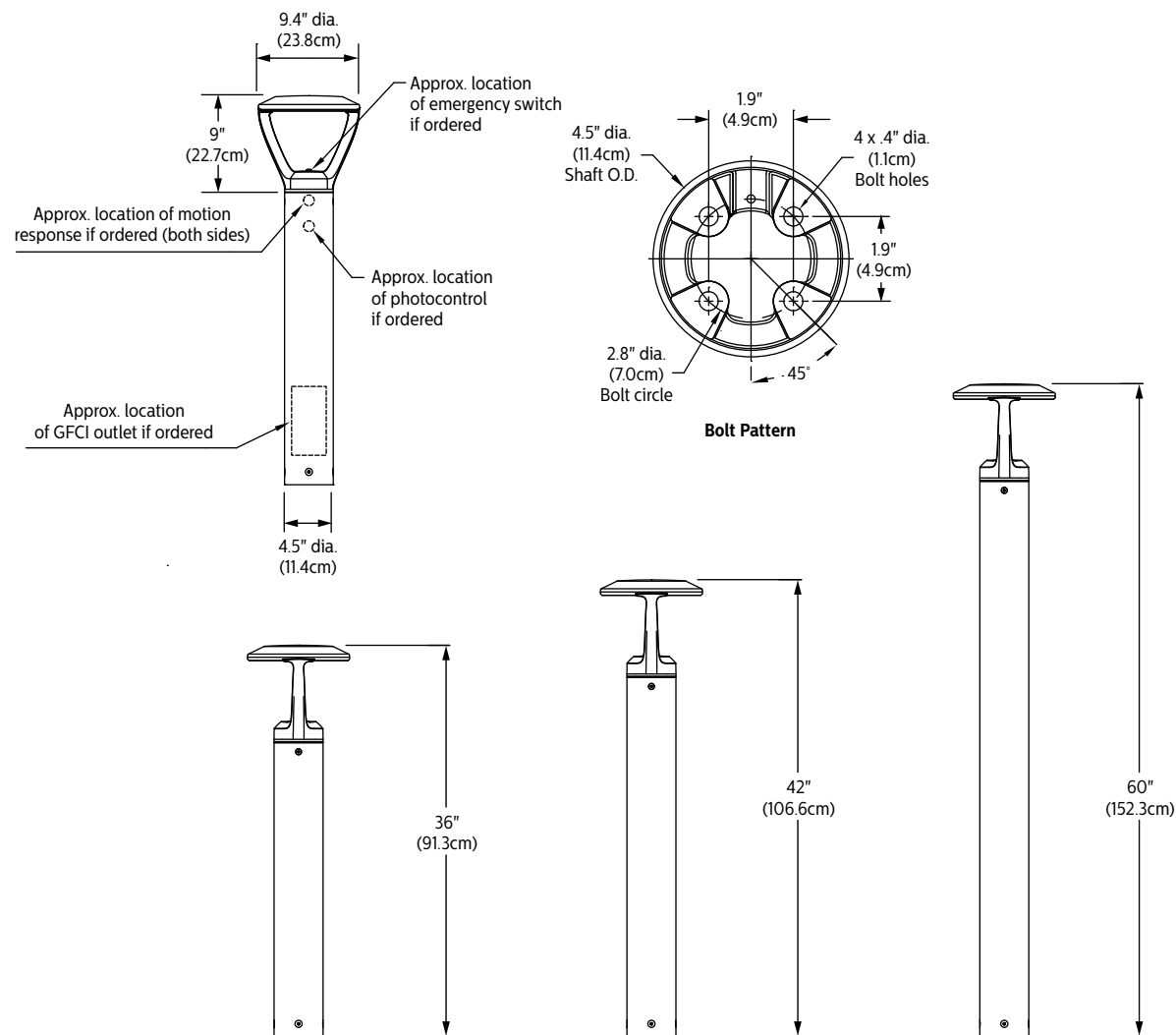
| Ambient Temperature °C | Driver mA    | Calculated L <sub>70</sub> Hours | L <sub>70</sub> per TM-21 | Lumen Maintenance % at 60,000 hrs |
|------------------------|--------------|----------------------------------|---------------------------|-----------------------------------|
| 25°C                   | 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](http://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)

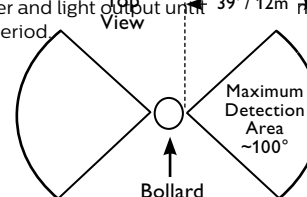
All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

**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

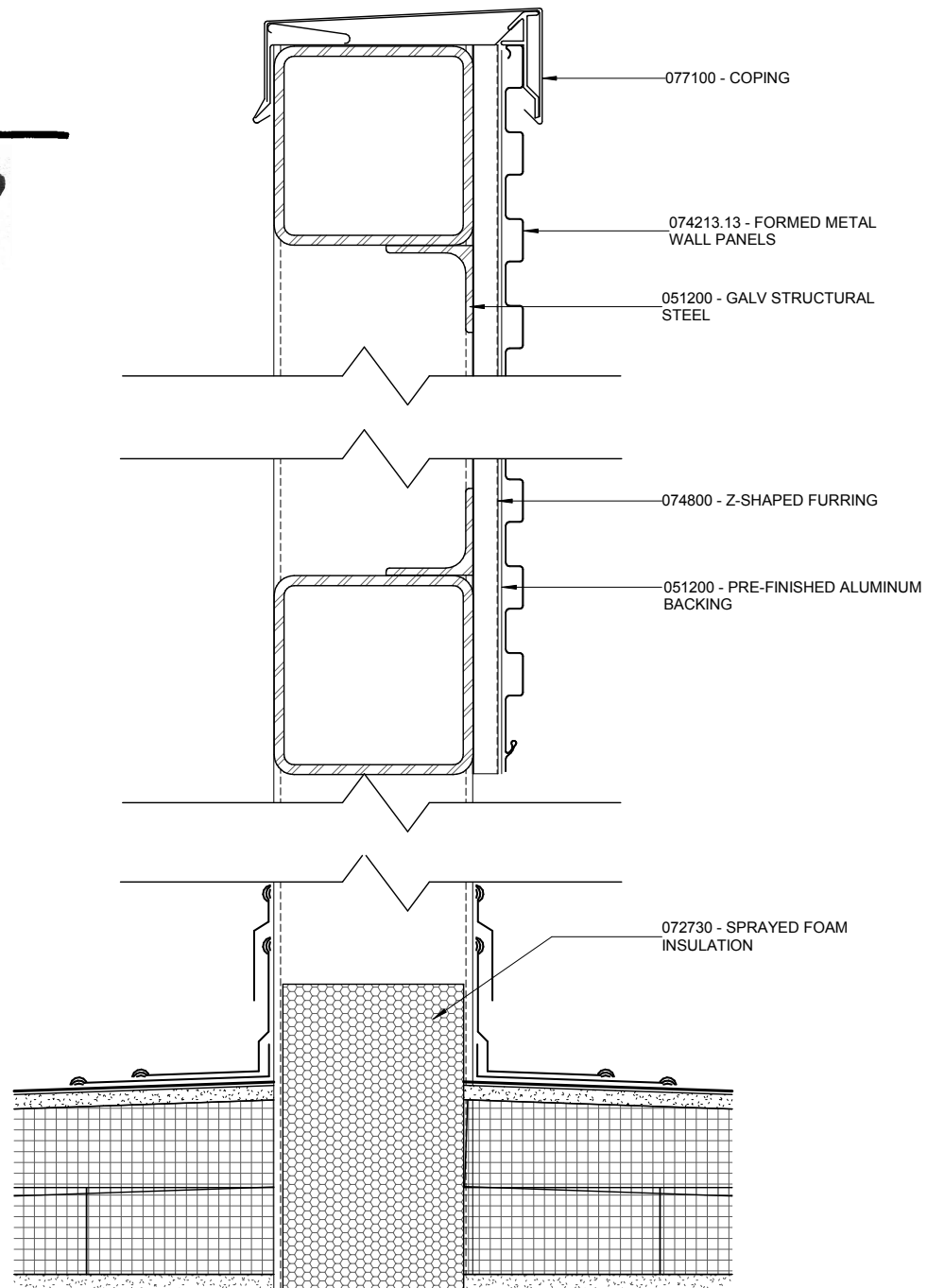
Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed 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

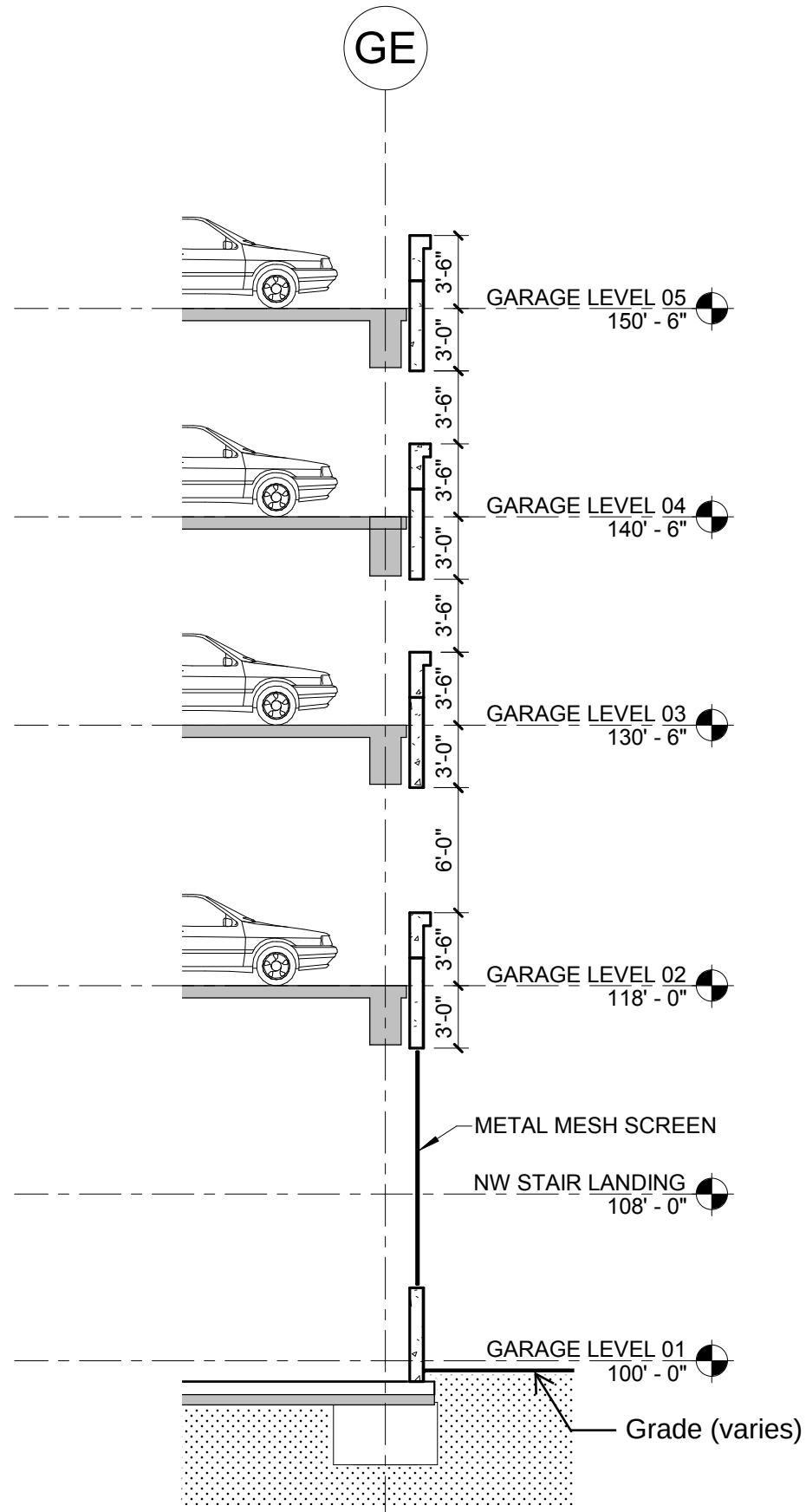
PureForm luminaires feature a 5-year limited warranty. See [signify.com/warranties](http://signify.com/warranties) for complete details and exclusions.



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

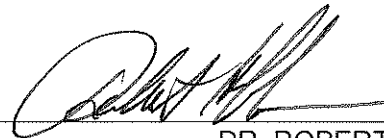
BILL NO. 5695ORDINANCE NO. 5513

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.

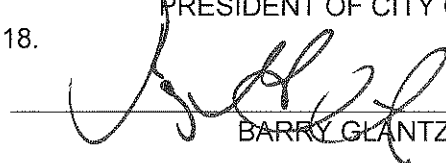
**Section 2:** This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

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 Concept plan has been revised to include the Outpatient Center and the revisions to the access on the Town and Country side from S. New Ballas Road, and the relocation of the Ameren Substation. The access drive and the other areas that were indicated in the prior plan to be removed, will be completed with this Application, and those items that had been included as part of a future phase, but are no longer under consideration have been removed from the overall site concept plan. Future North Patient Pavilion and West Patient Pavilion are shown, along with the East Parking Garage Expansion along S. New Ballas Road, but there are no plans to pursue those for the foreseeable future.



Figure 1: new Site Concept Plan for the Mercy Campus including the 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.



Architectural elevation drawing of a building facade. The drawing includes a vertical scale on the left with floor levels and heights. Callouts on the right identify materials like EFIS finish, precast panels, and glazing. Callouts at the bottom identify structural elements like the garage extension and canopy.

**Vertical Scale (Left):**

- P. ROOF LEVEL 188'-0"
- PENTHOUSE FLOOR 168'-0"
- FIFTH FLOOR 152'-0"
- FOURTH FLOOR 139'-0"
- THIRD FLOOR 129'-0"
- SECOND FLOOR 113'-0"
- FIRST FLOOR 100'-0"
- GROUND FLOOR 94'-0"

**Callouts (Right):**

- EFIS FINISH
- PRECAST PARAPET & CORNICE
- PRECAST BAND
- 2 WAY SSG - W/ CHAMPAGNE MULLIONS
- PRECAST BAND
- STOREFRONT WINDOW (TYP) - SEE DETAIL F3/A4.00
- PRECAST SILL
- EFIS FINISH PRECAST SILL
- DIRTY PENNY METAL PANEL
- BRICK
- ACM CANOPY (BYPASS)
- BRICK RAIL

**Callouts (Bottom):**

- 2 WAY SSG - CHAMPAGNE
- 4 WAY SSG - W/ CHAMPAGNE MULLIONS
- EVERGREEN GLAZING @ LANTERN
- 1ST GARAGE EXTENSION
- ACM CANOPY W/ DIE CUT SS LETTERS
- GARAGE SHOWY DASHED

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### 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.

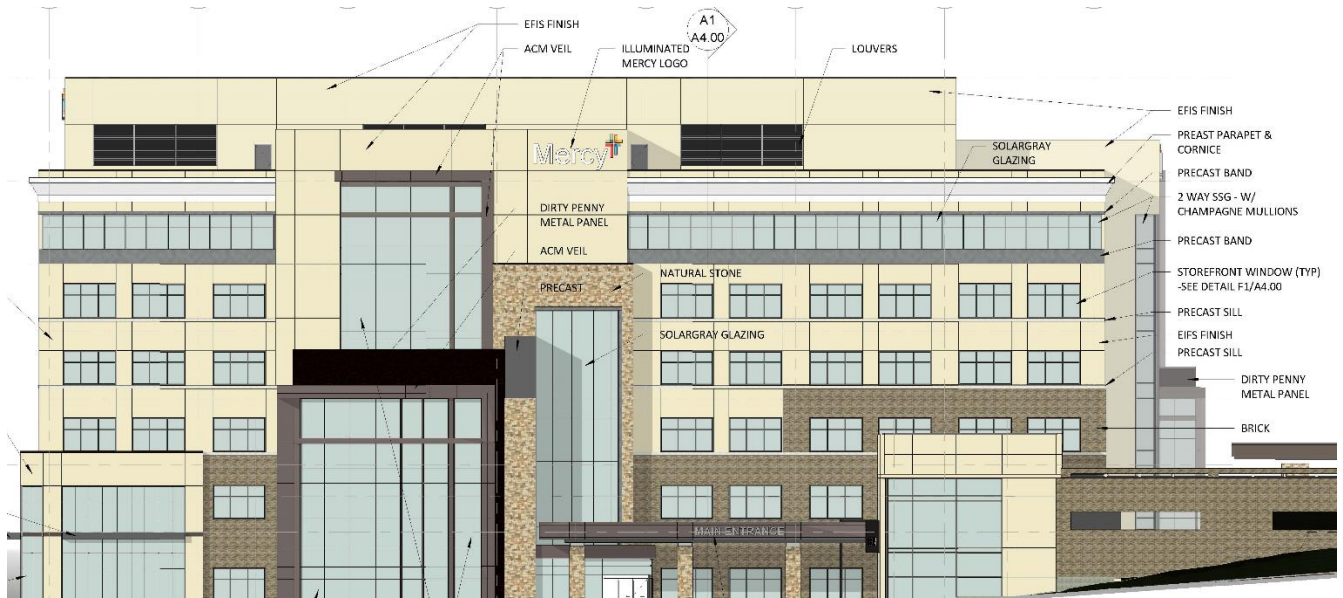
### DESIGN GUIDELINES ANALYSIS

#### 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

recommendations. Further the overall landscape plan is well-designed along both street frontages and is consistent with the Comprehensive Plan recommendations. 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.

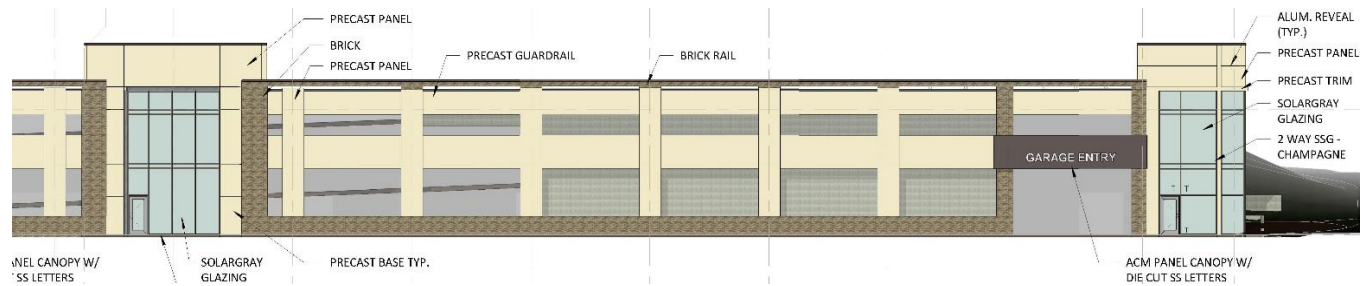


Figure 7: Close-up of the south parking garage elevation.

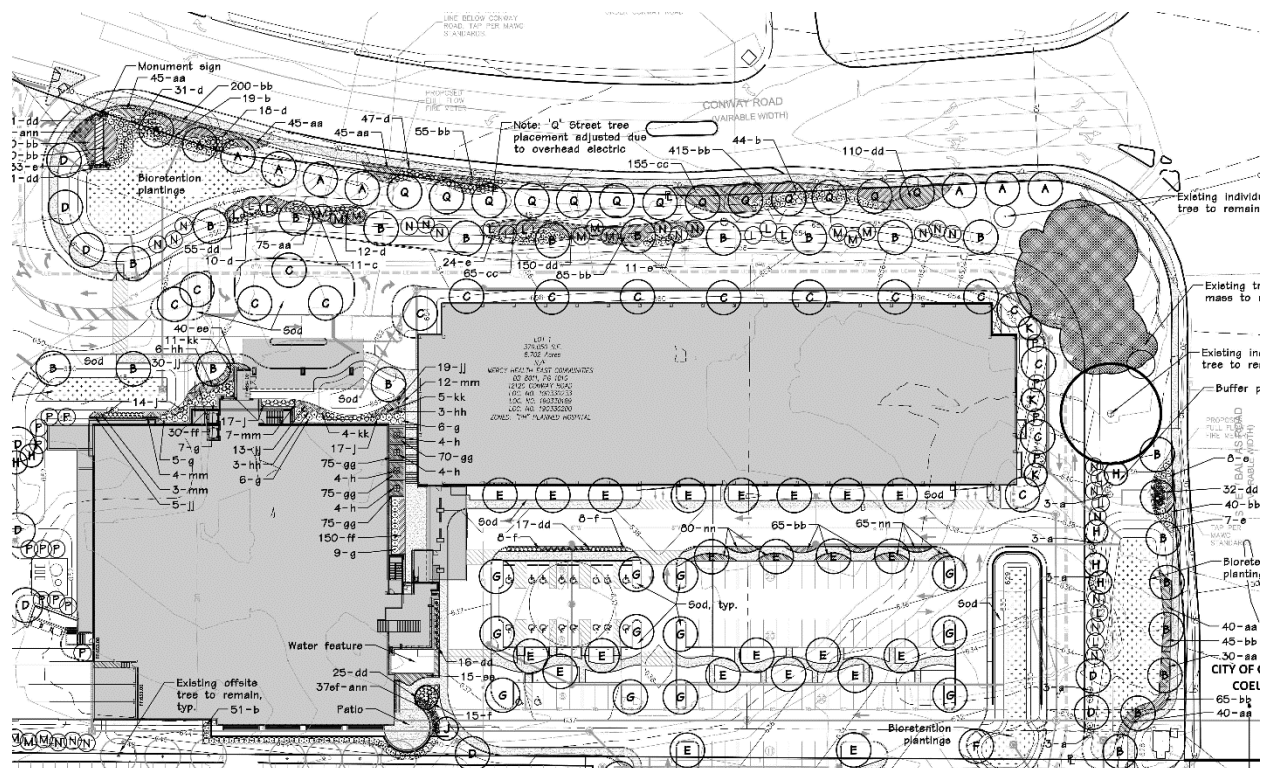
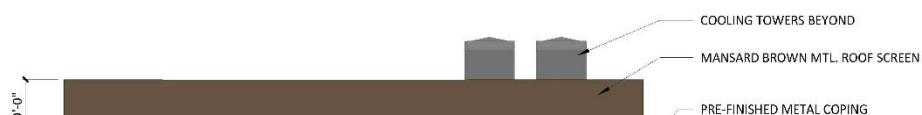


Figure 8: Close-up of the Proposed Landscape Plan.

Further, the Building's Central Utility Plant is screened with a similar brick as the main building, and a mansard brown metal roof screen, as well as significant landscaping of evergreen hedge surrounding the area to be consistent with the City's Design Guidelines that utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and /or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (p.10); and are to be designed to directly relate in material, character, and detail to the primary buildings on the site (p. 14). Staff does recognize that the upper portions of the cooling towers will project above the structure, however, this would be similar to any chimney and would be difficult to fully screen given their height.





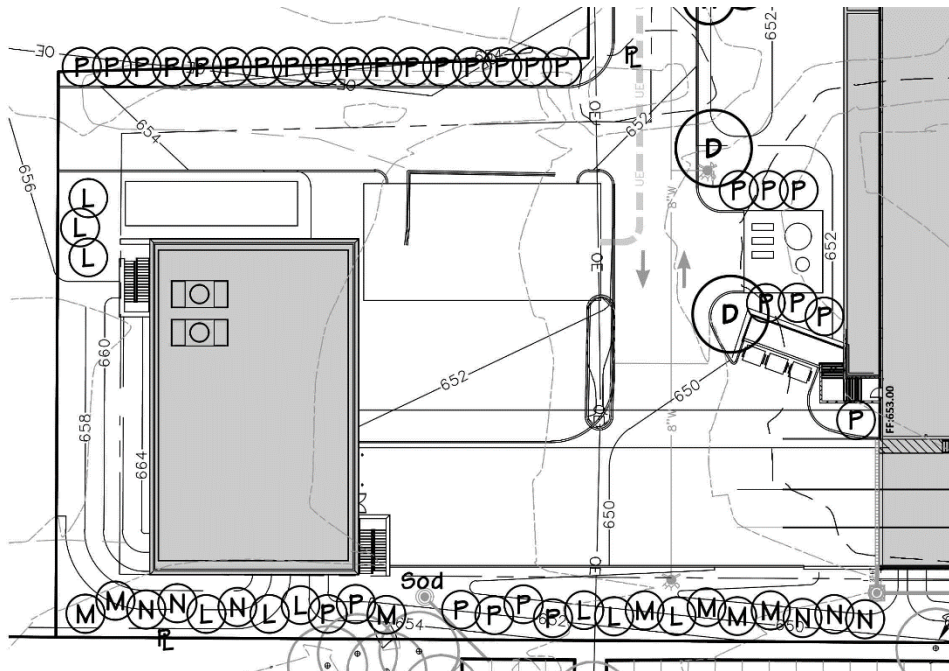


Figure 10: Close-up of the Landscape Plan screening of the building's central utility plant and delivery areas.

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.

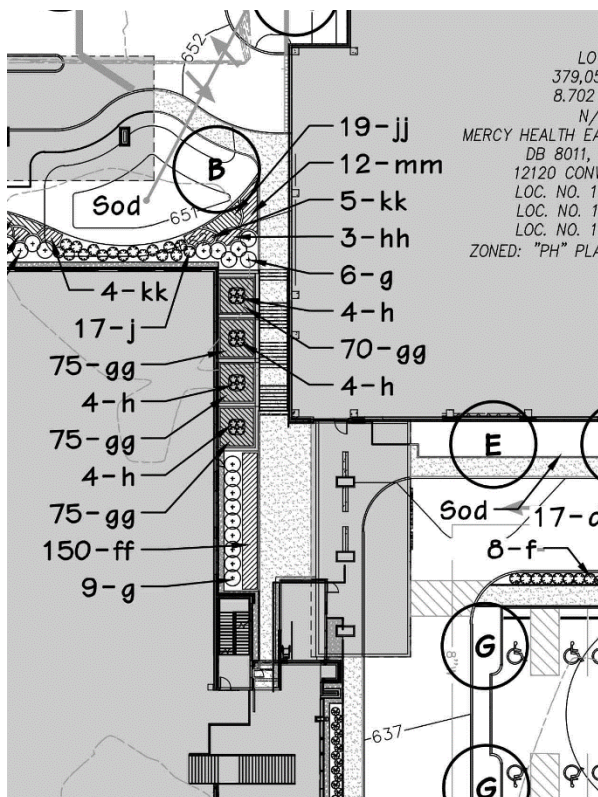
As discussed earlier, Section 405.310(D) of the Zoning Code states that site concept and site development plan approval by the Planning and Zoning Commission and the City Council shall be required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions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

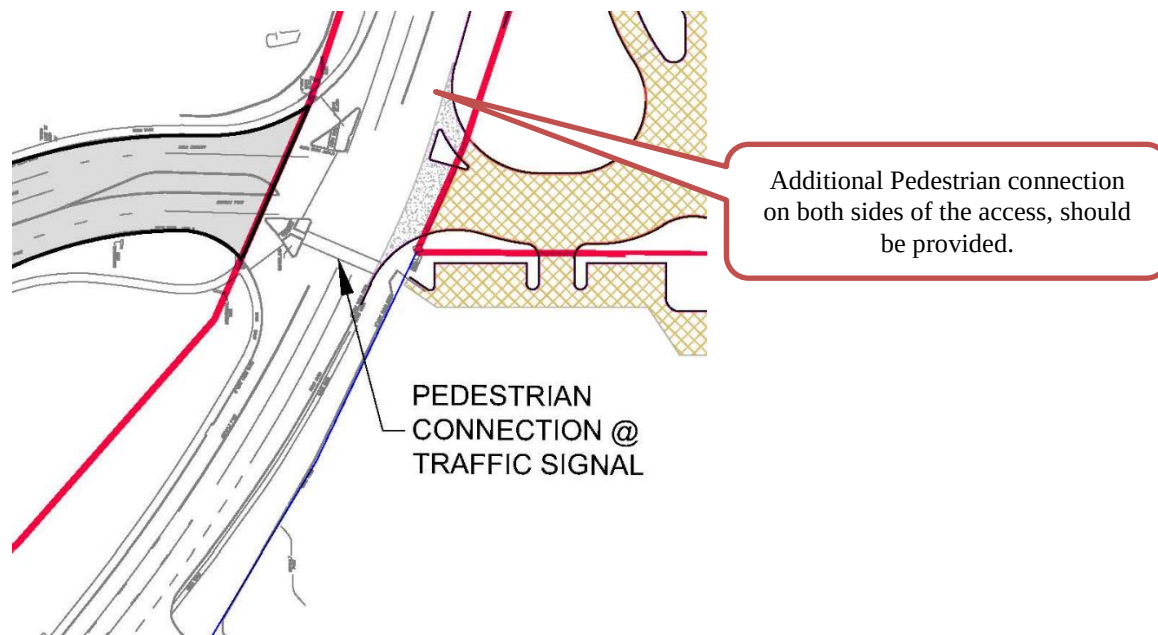


As discussed above, Staff finds the overall landscaping to be well-designed throughout the site, with lush year round landscaping along Conway Road and S. New Ballas Road. Section 405.540 discusses the landscaping requirements of a site development plan. Street trees are required at a ratio of 1, three 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).

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#### **APPENDIX 1: COMPREHENSIVE PLAN**

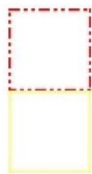
Included and attached by reference. See body of report for specific excerpts.

#### **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 13<sup>th</sup> DAY OF April, 2020.

DocuSigned by:

*Council President Lawrence*

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ELLEN LAWRENCE

PRESIDENT OF CITY COUNCIL

APPROVED THIS 13<sup>th</sup> DAY OF April, 2020.

DocuSigned by:

*Mayor Glantz*

A365D853F744465

BARRY GLANTZ  
MAYOR

ATTEST:

DocuSigned by:

*deborah ryan*

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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:

|          |                                                                   | 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  |

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.



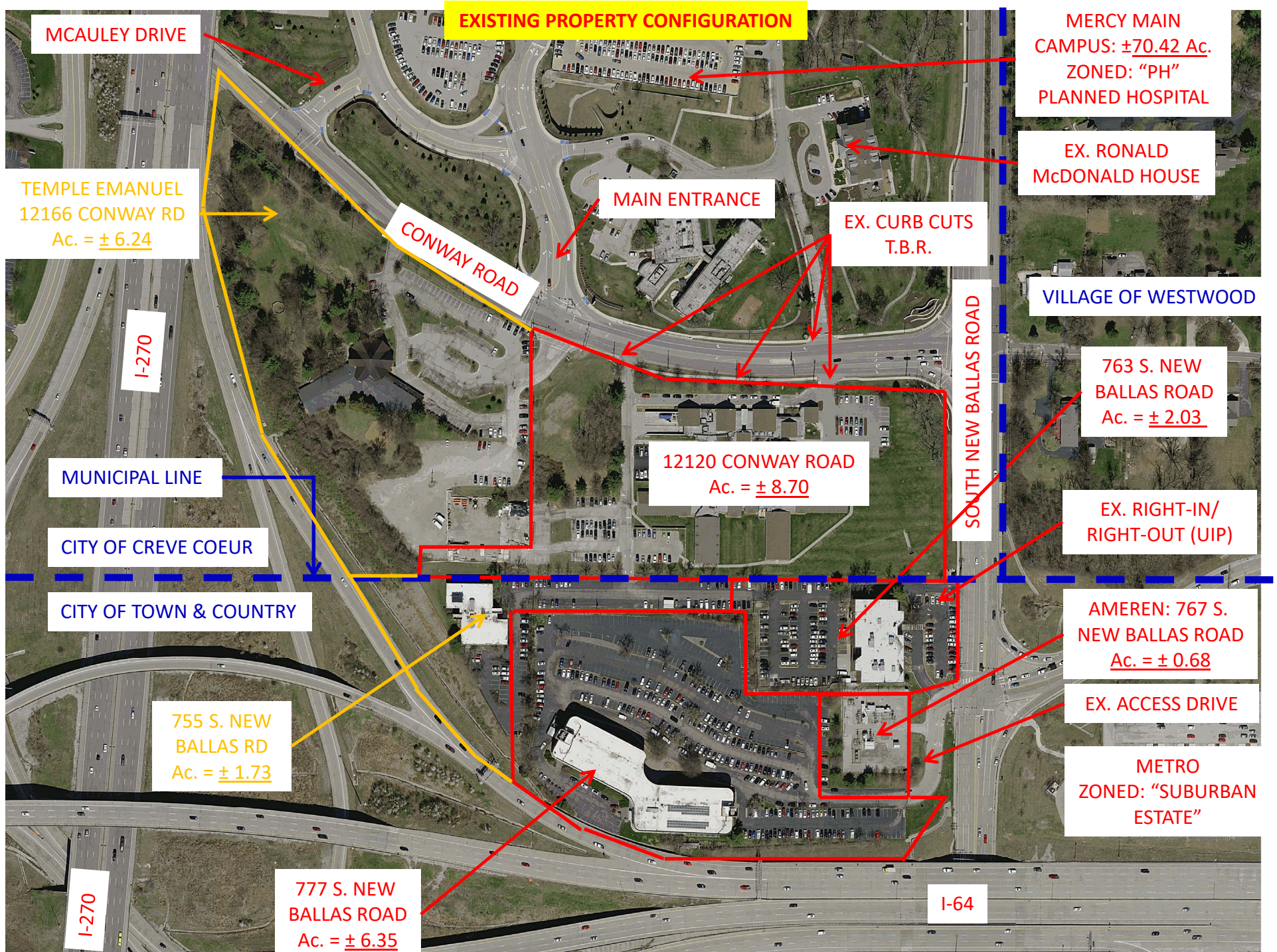
# Project Request:

## 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.)



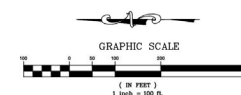
# AMENDED MASTER SITE CONCEPT PLAN

## AMENDED MASTER CONCEPT PLAN FOR MERCY HOSPITAL ST. LOUIS

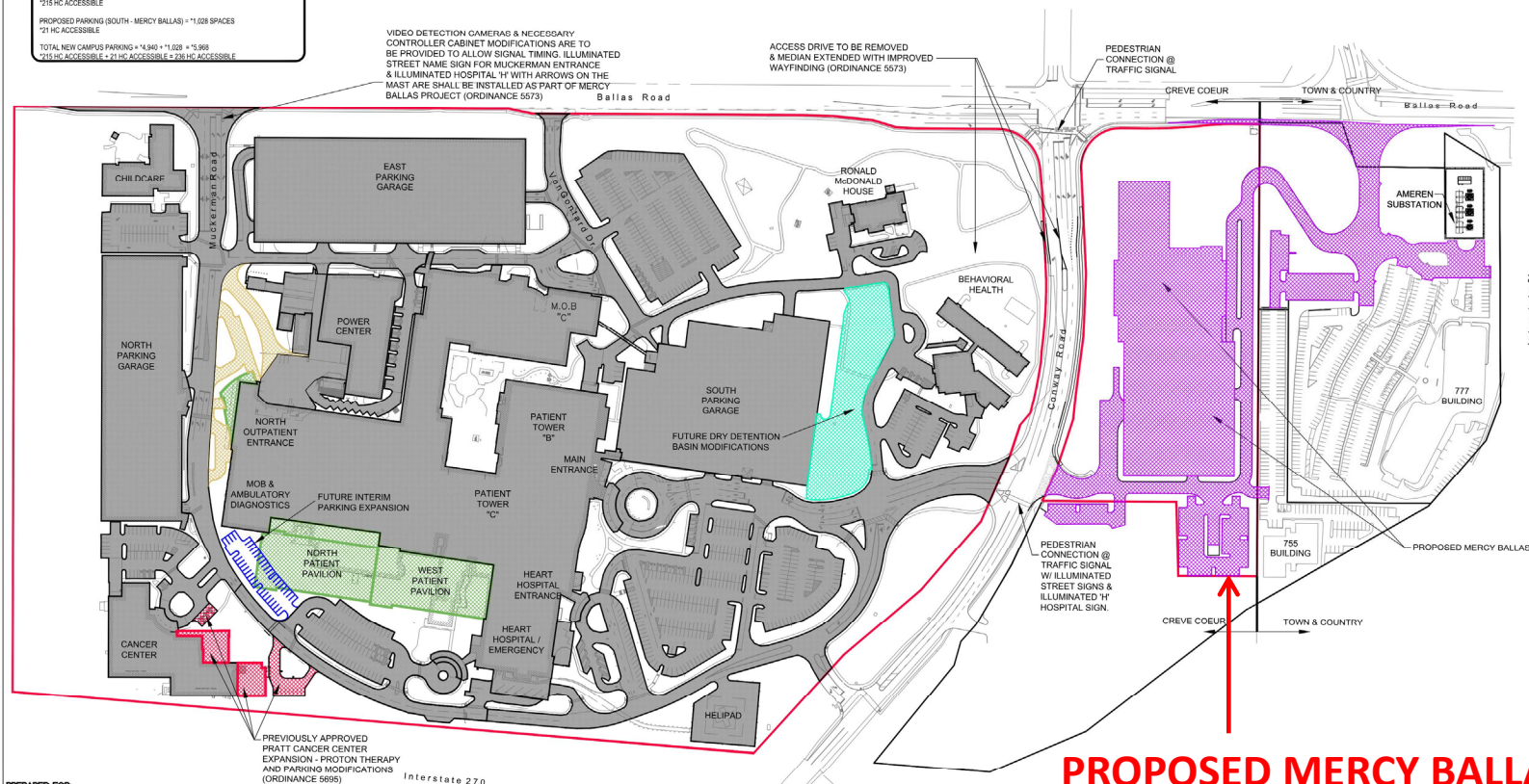
|                                                        |                                                                                                      |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>SITE DATA</b>                                       |                                                                                                      |
| <b>ZONING CLASSIFICATION</b> PH (PLANNED HOSPITAL)     |                                                                                                      |
| <b>DEVELOPMENT AREA</b>                                |                                                                                                      |
| CAMPUS                                                 | 70.42 Acres                                                                                          |
| *SKILLED NURSING FACILITY                              | 5.70 Acres                                                                                           |
| OLD & O.V. TAKINGS                                     | 1.25 Acres                                                                                           |
| TOTAL AREA                                             | 80.37 Acres<br>(3,500,917 Sq. Ft.)                                                                   |
| *SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)  |                                                                                                      |
| <b>F.A.R. (FLOOR AREA RATIO)</b>                       |                                                                                                      |
| EXISTING -                                             | 2.42 S.F. Sq. Ft.<br>3,500,917 Sq. Ft. = 0.69 FAR                                                    |
| PREVIOUSLY APPROVED -                                  | 2,428,578 + 17,230 Sq. Ft. (PROTON THERAPY ADD.)<br>(ORDINANCE 5695)<br>3,500,917 Sq. Ft. = 0.70 FAR |
| PROPOSED -                                             | 2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS)<br>3,500,917 Sq. Ft. = 0.78 FAR                   |
| (MAXIMUM ALLOWED BY ZONING = 1.0)                      |                                                                                                      |
| <b>GROSS BUILDING AREA</b>                             |                                                                                                      |
| 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%)                          |                                                                                                      |
| <b>CAMPUS PARKING - w/ 4 STORY MERCY BALLAS GARAGE</b> |                                                                                                      |
| EXISTING PARKING (NORTH) =                             | 4,940 SPACES<br>*215 HC ACCESSIBLE                                                                   |
| PROPOSED PARKING (SOUTH - MERCY BALLAS) =              | 796 SPACES<br>*21 HC ACCESSIBLE                                                                      |
| TOTAL NEW CAMPUS PARKING =                             | 4,940 + 796 = 5,736                                                                                  |
| *215 HC ACCESSIBLE + 21 HC ACCESSIBLE =                | 236 HC ACCESSIBLE                                                                                    |
| <b>CAMPUS PARKING - w/ 5 STORY MERCY BALLAS GARAGE</b> |                                                                                                      |
| EXISTING PARKING (NORTH) =                             | 4,940 SPACES<br>*215 HC ACCESSIBLE                                                                   |
| PROPOSED PARKING (SOUTH - MERCY BALLAS) =              | 1,028 SPACES<br>*11 HC ACCESSIBLE                                                                    |
| TOTAL NEW CAMPUS PARKING =                             | 4,940 + 1,028 = 5,968                                                                                |
| *215 HC ACCESSIBLE + 21 HC ACCESSIBLE =                | 236 HC ACCESSIBLE                                                                                    |

|                                                                                          |  |
|------------------------------------------------------------------------------------------|--|
| <b>PROPOSED CAMPUS PARKING CALCULATIONS (w/ 4 STORY MERCY BALLAS GARAGE)</b>             |  |
| 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)                      |  |

|                                                                                          |  |
|------------------------------------------------------------------------------------------|--|
| <b>PARKING CALCULATIONS (w/ 5 STORY MERCY BALLAS GARAGE)</b>                             |  |
| 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                                             |  |
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| PARKING REQUIRED = (4,550)/(0.65) = 2,958 SPACES                                         |  |
| TOTAL REQUIRED PARKING = 5,562 SPACES                                                    |  |
| TOTAL PROPOSED PARKING = 5,968 SPACES (INCLUDING 236 HC ACCESSIBLE)                      |  |



|               |                                                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------|
| <b>LEGEND</b> |                                                                                                               |
|               | 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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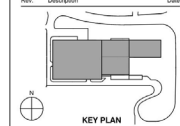
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George M. Stock - E-22116  
Civil Engineer C.O.A. - 000996

|                       |            |
|-----------------------|------------|
| CREVE COEUR SUBMITTAL | 2020-08-11 |
| ST. LOUIS SUBMITTAL   | 2020-07-28 |
| ST. LOUIS SUBMITTAL   | 2020-07-28 |



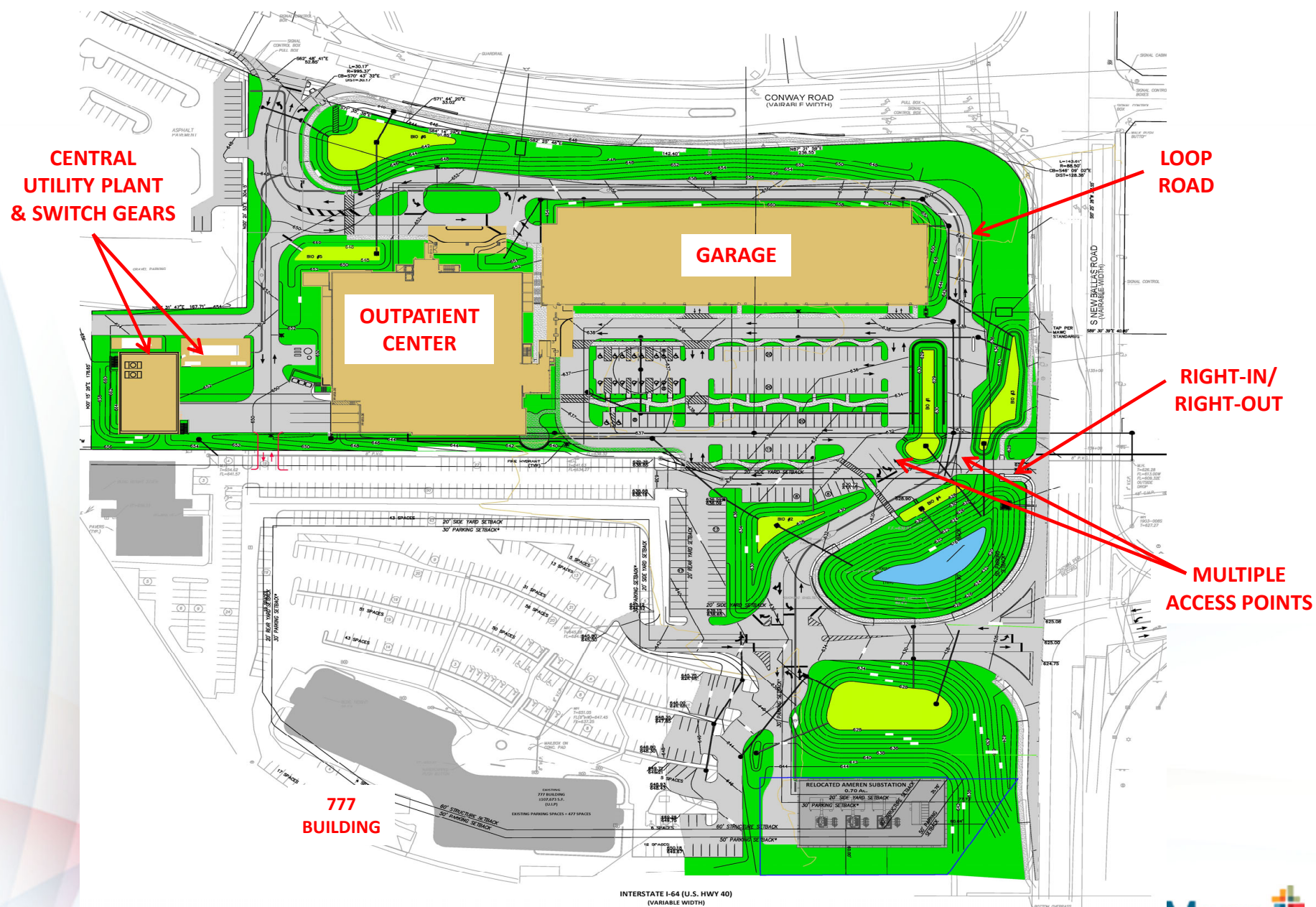
AMENDED MASTER CONCEPT PLAN

Project No.: 215-0003.10 Checked by:

SCP-2

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# PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN – FEBRUARY 26, 2018

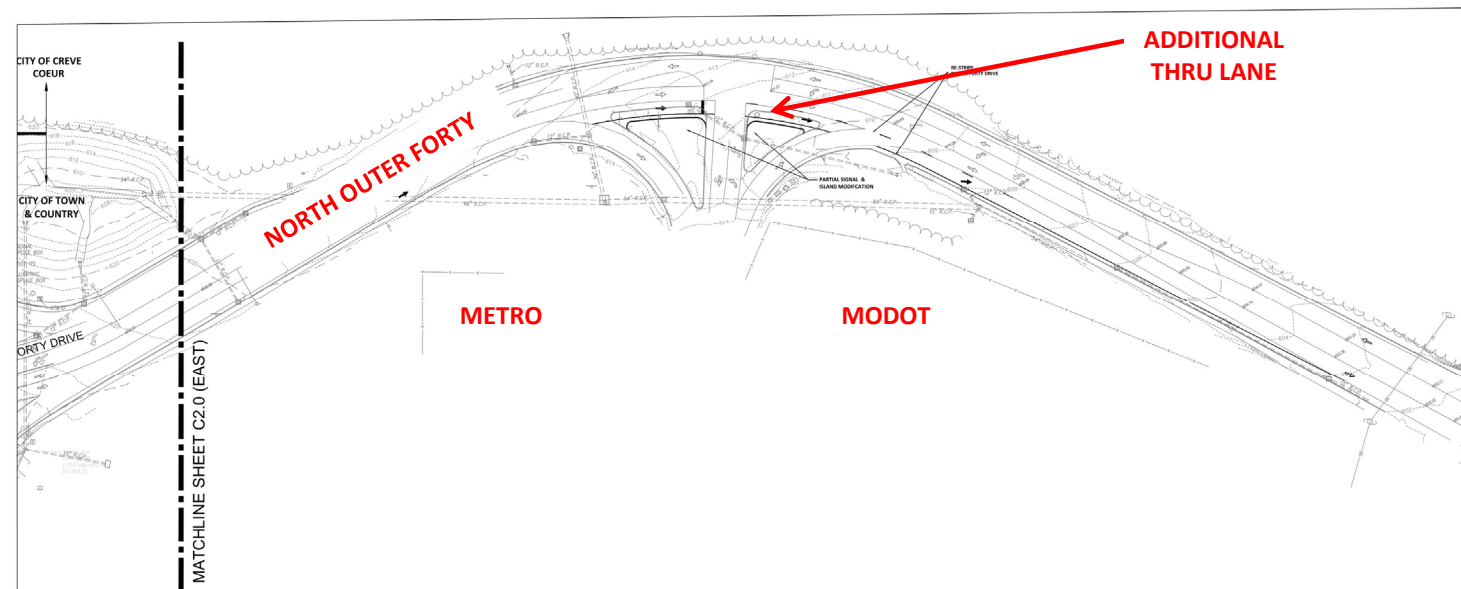
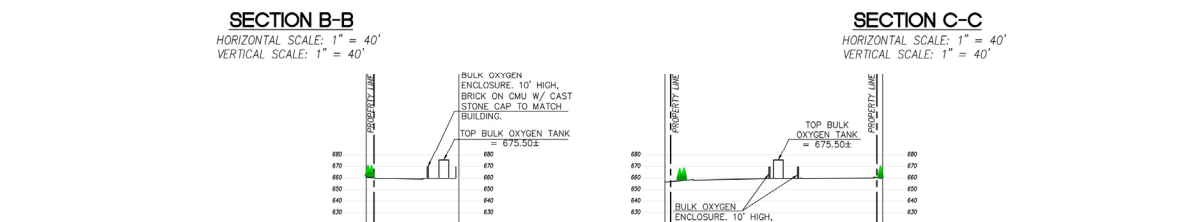
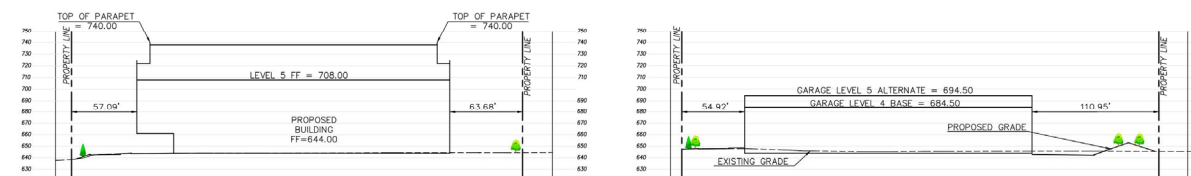
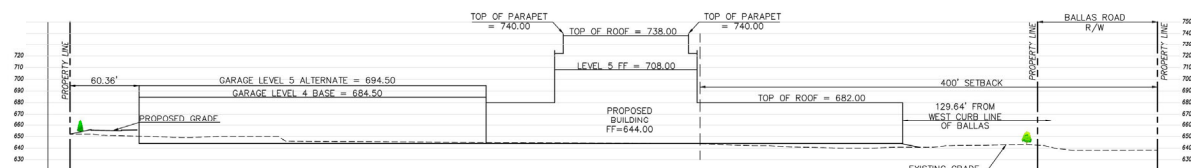
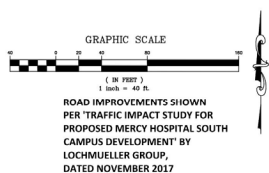
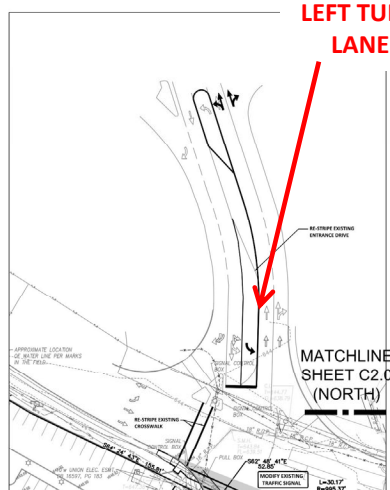






# OFFSITE ROADWORK PLAN AND SITE SECTIONS

ADDED  
LEFT TURN  
LANE



**Mercy**  
Mercy Hospital St. Louis  
Outpatient Center

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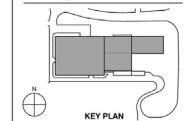
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2020-08-11  
George M. Stock - E-25116  
Civil Engineer C.O.A. - 009996

CREVE COEUR SUBMITTAL 2020-08-11  
COPD SUBMITTAL 2020-07-09  
CREVE COEUR SUBMITTAL 2020-07-09



**SITE SECTIONS &  
OFFSITE ROADWORK PLAN**

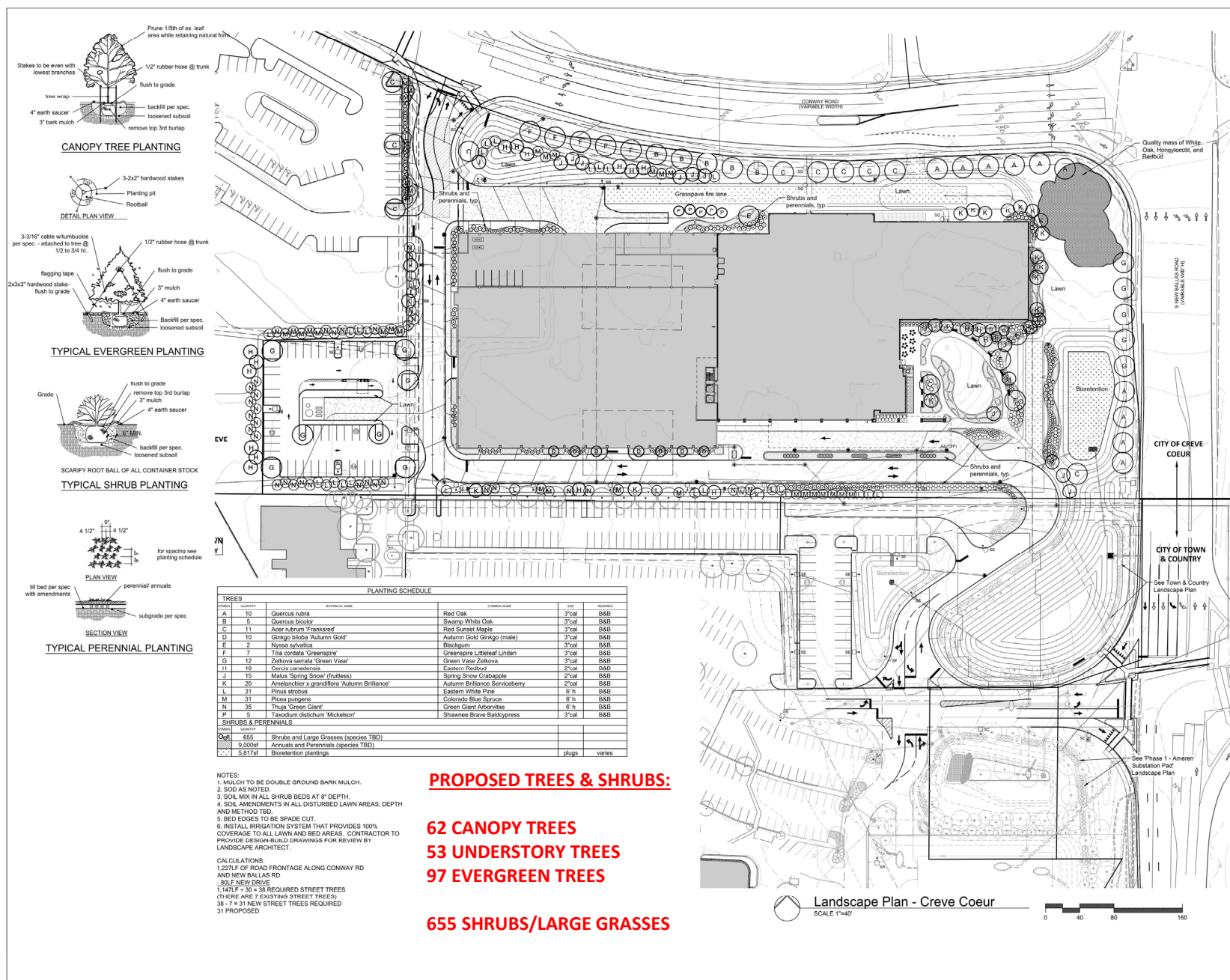
Project No.: 215-5653.10 Checked by:

**C3.0**

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## LANDSCAPE PLAN



**Mercy**  
Mercy Hospital St. Louis  
Outpatient Center

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Jerald Saunders - Landscape Architect  
MO License # 1A-007

CREVE COEUR SUBMITTAL  
CREVE COEUR SUBMITTAL  
Rev. Description Date

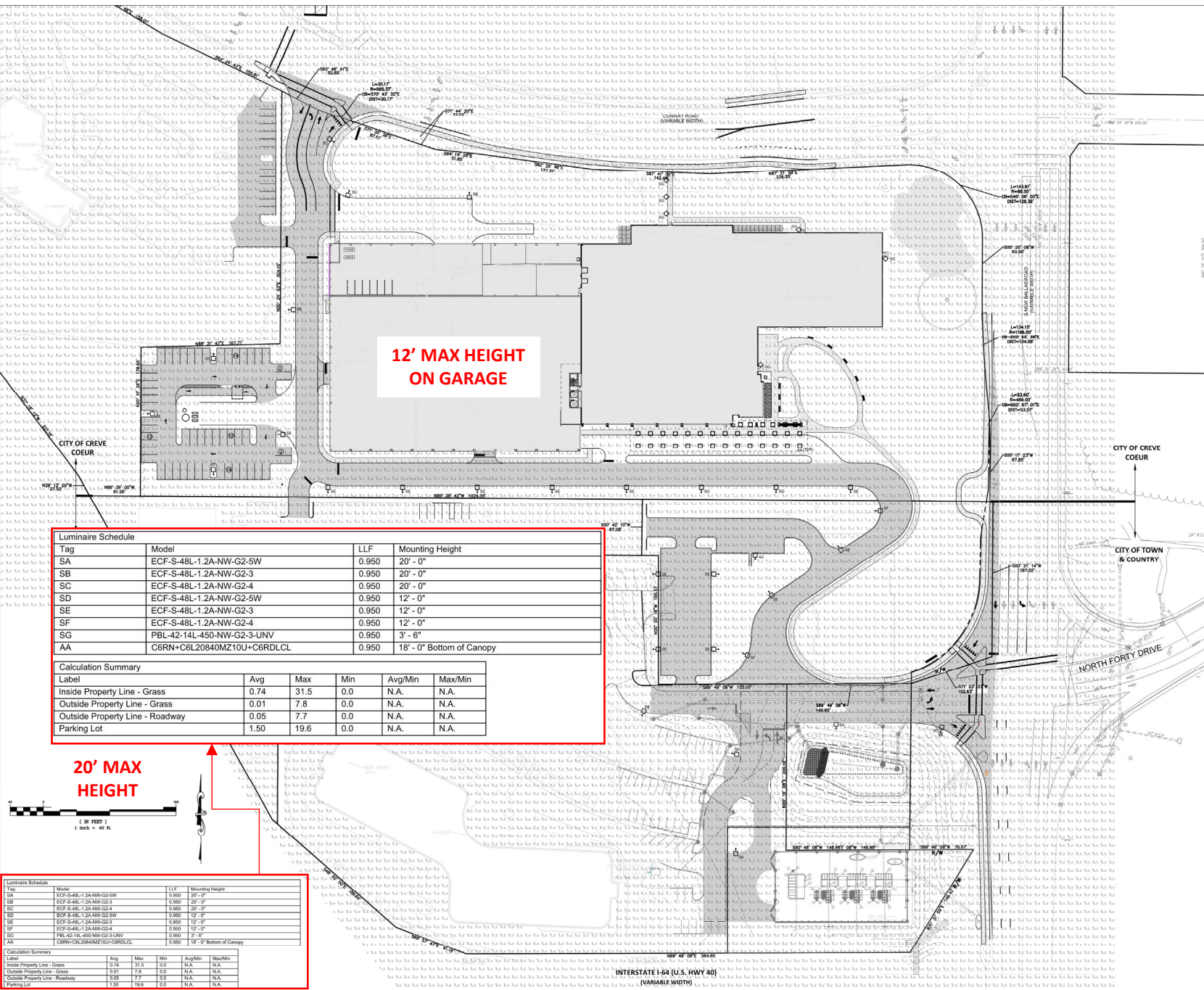


**Landscape Plan**

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)

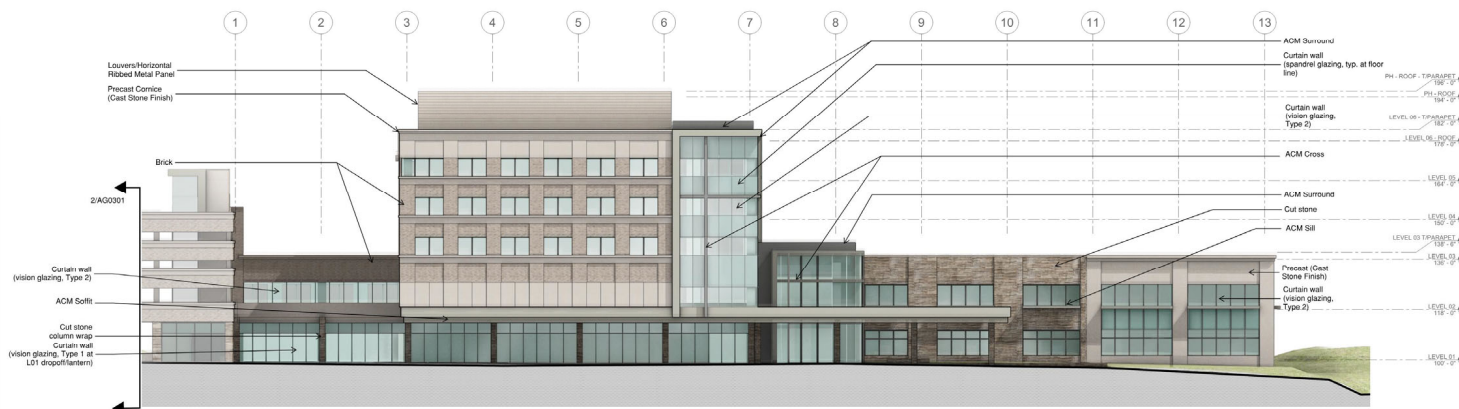




Your life is our life's work.



2 OVERALL BUILDING ELEVATION - EAST  
1/8" = 1'-0"



1 OVERALL BUILDING ELEVATION - SOUTH  
1/8" = 1'-0"



Mercy Hospital St. Louis  
Outpatient Center

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Chesham, MO 63005  
(636) 511-8668



ARCHITECT OF RECORD  
A-00000111

**NOT FOR CONSTRUCTION**

CREW COLOR SUBMITTAL 06/11/2020  
Rev. Description Date



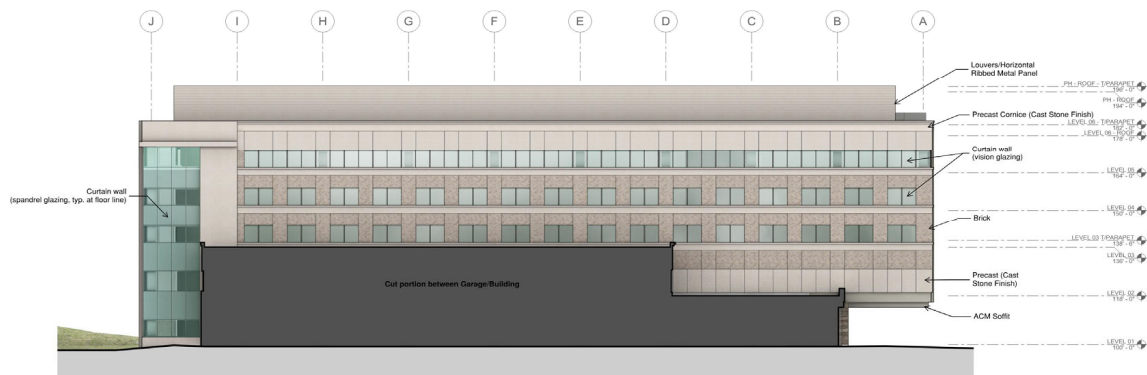
**OVERALL ELEVATIONS**

Project No.: 00045.00 Checked by: Checker

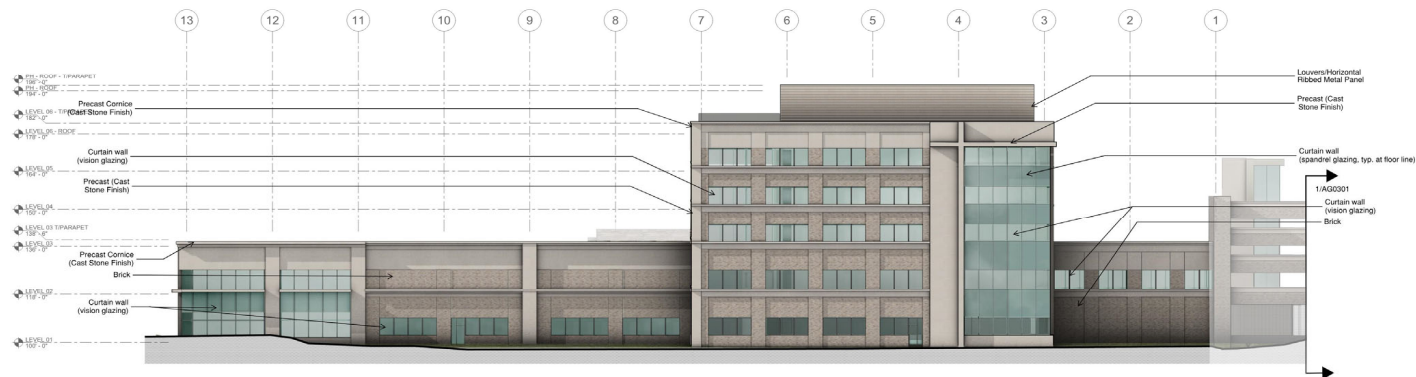
**A0004**



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.  
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www.cannondesign.com

REIDEMAN  
ASSOCIATES, 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.  
Civil Engineering  
2910 Clay Community Property  
Chesterfield, MO 63005  
(636) 536-9110



Loomis Associates  
2800 E. Plaza, 15th Floor  
Overland Park, MO 66150  
(913) 215-8668



ARCHITECT OF RECORD  
A-000000011

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

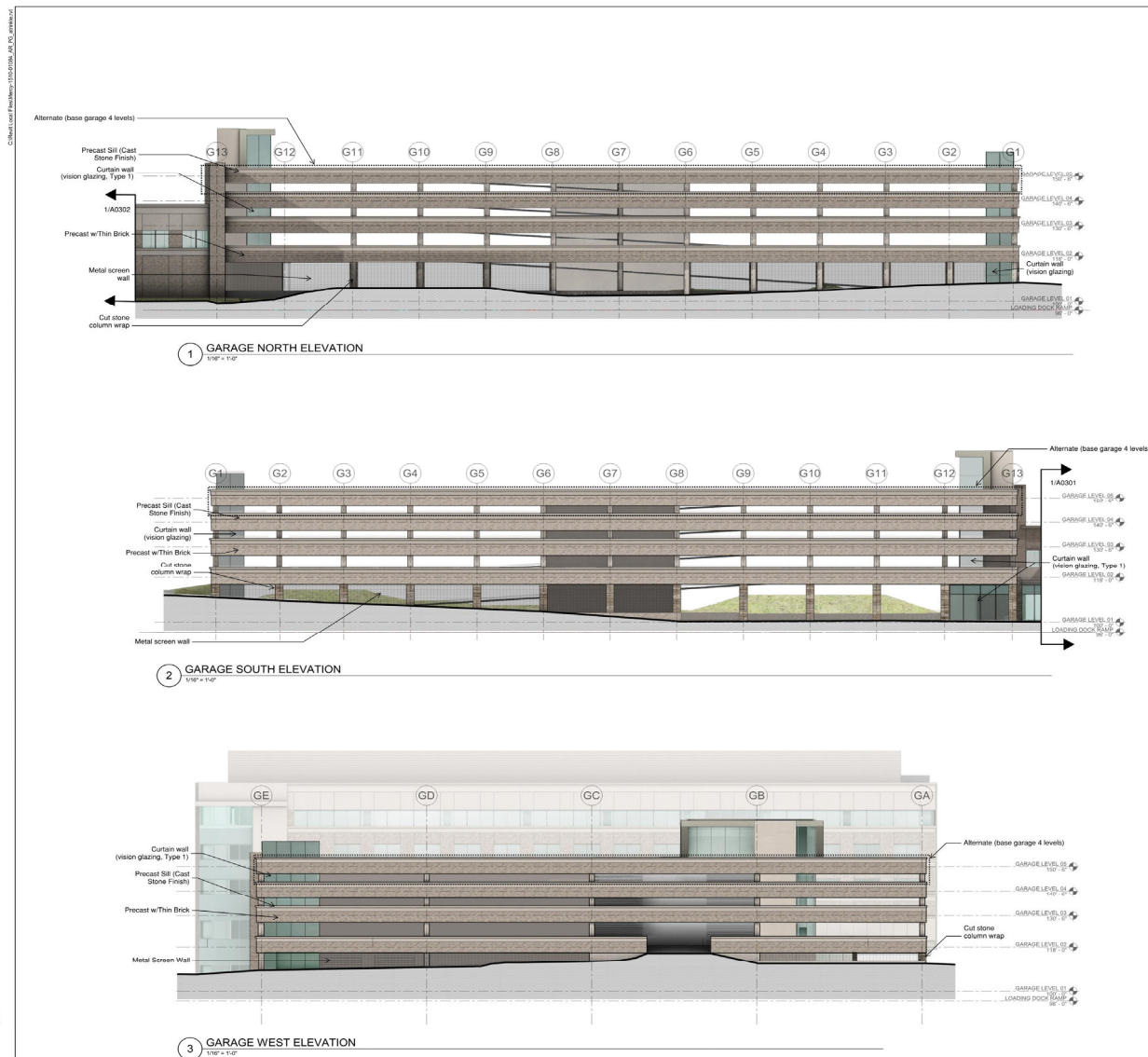
**A0302**

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Your life is our life's work.



**Mercy**  
Mercy Hospital St. Louis  
Outpatient Center

**CANNONDESIGN**

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**kpf**

KPF Consulting Engineers  
800 North 1st Street  
St. Louis, MO 63101  
(314) 855-8024

**STUCKE & ASSOCIATES**  
Consulting Engineers, Inc.

Stucke and Associates Consulting Engineers, Inc.  
Civil Engineering  
257 Chestnut Street  
Charleston, MO 63009  
(314) 534-1100

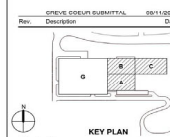
**LOOMIS ASSOCIATES**

Loomis Associates  
Charleston, MO 63005  
(314) 517-8888



ARCHITECT OF RECORD  
A-2003020411

**NOT FOR  
CONSTRUCTION**



Project No.: 030405.00 Checked By: Checker

**AG301**

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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

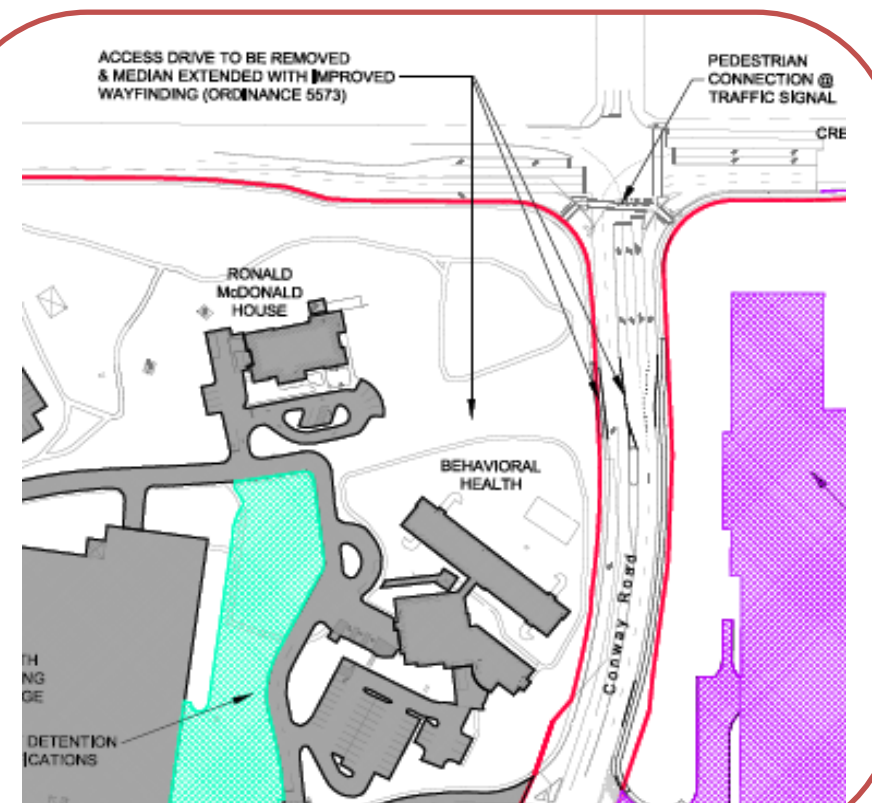
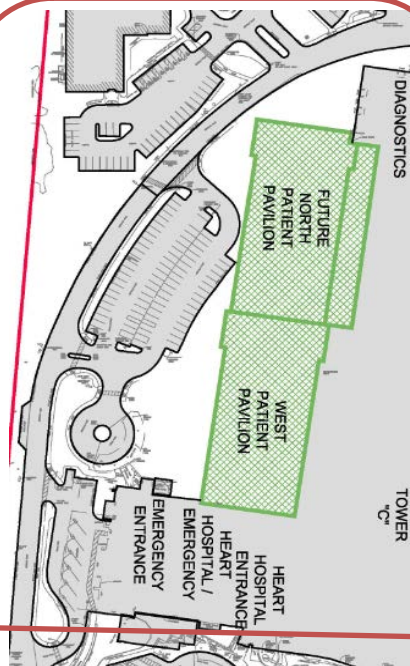
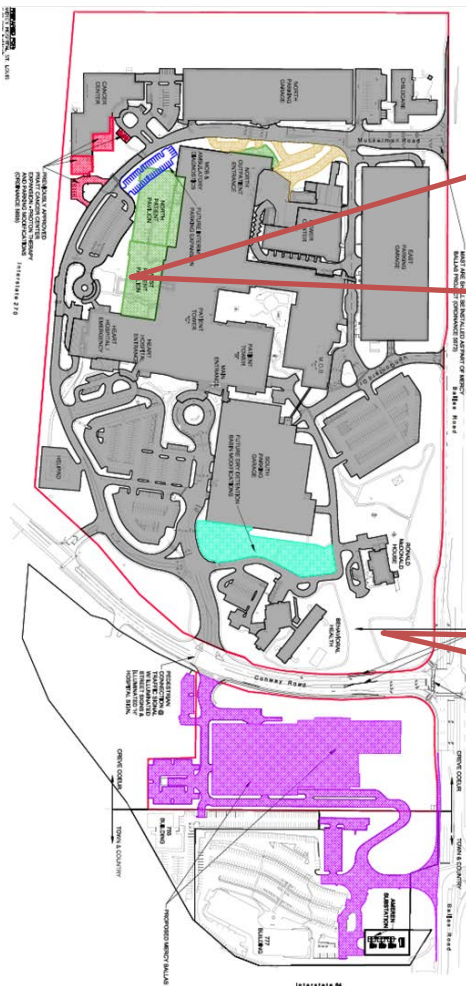
# STAFF REPORT PRESENTATION OUTLINE

- **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.**

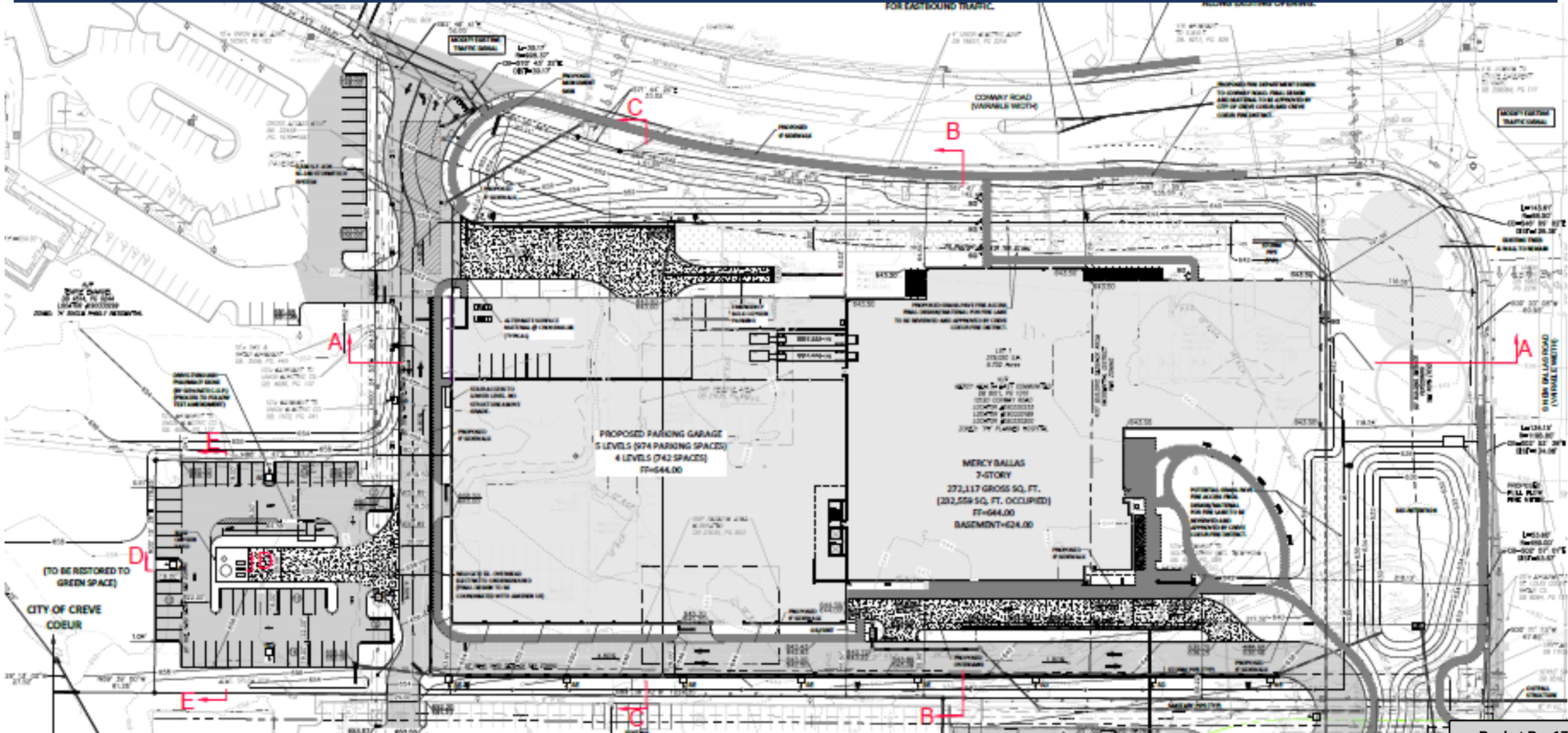




# SITE CONCEPT PLAN



# 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.

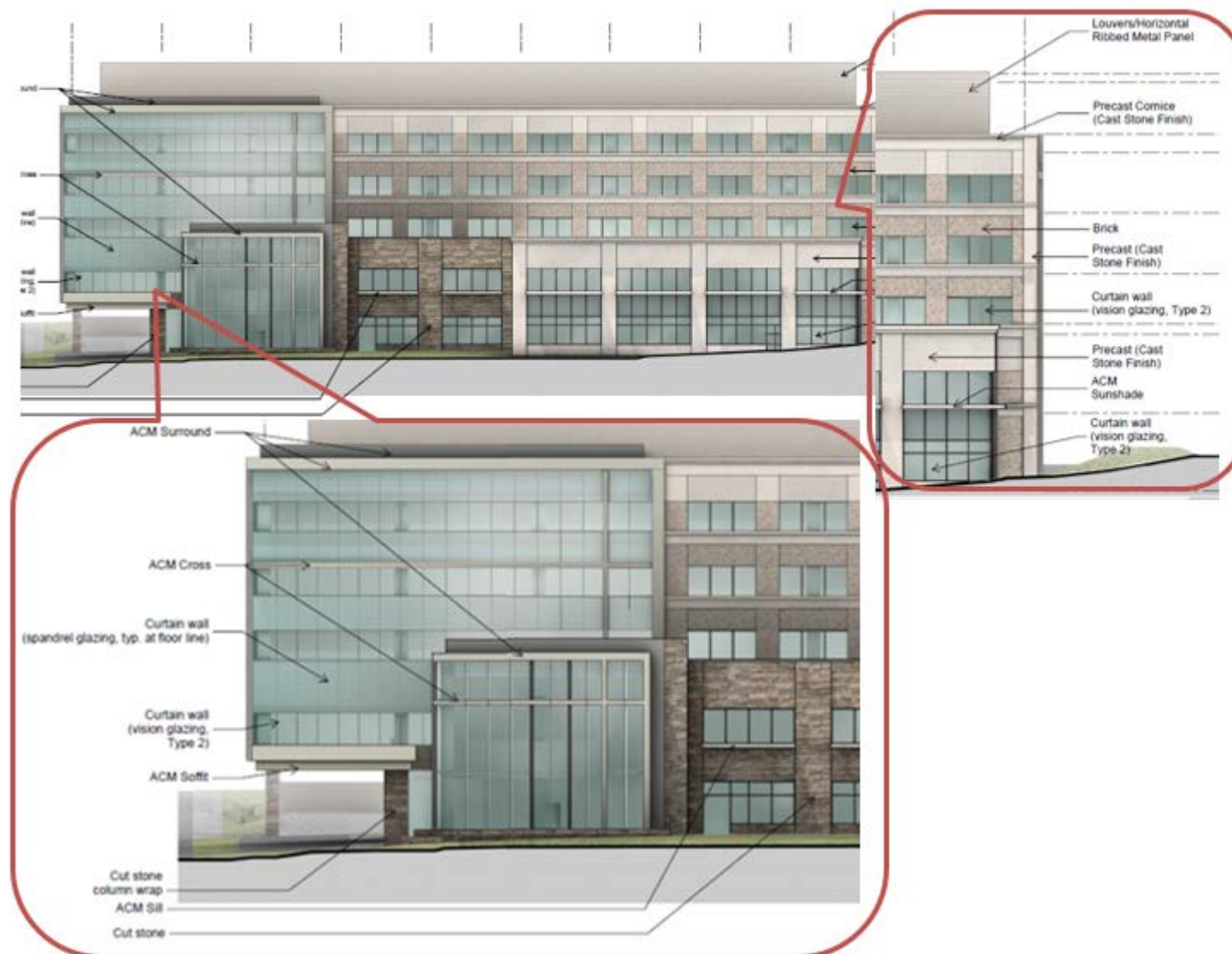


Figure 2: Proposed Overall East Elevation of the South Campus Outpatient building with the close up of the material callouts.



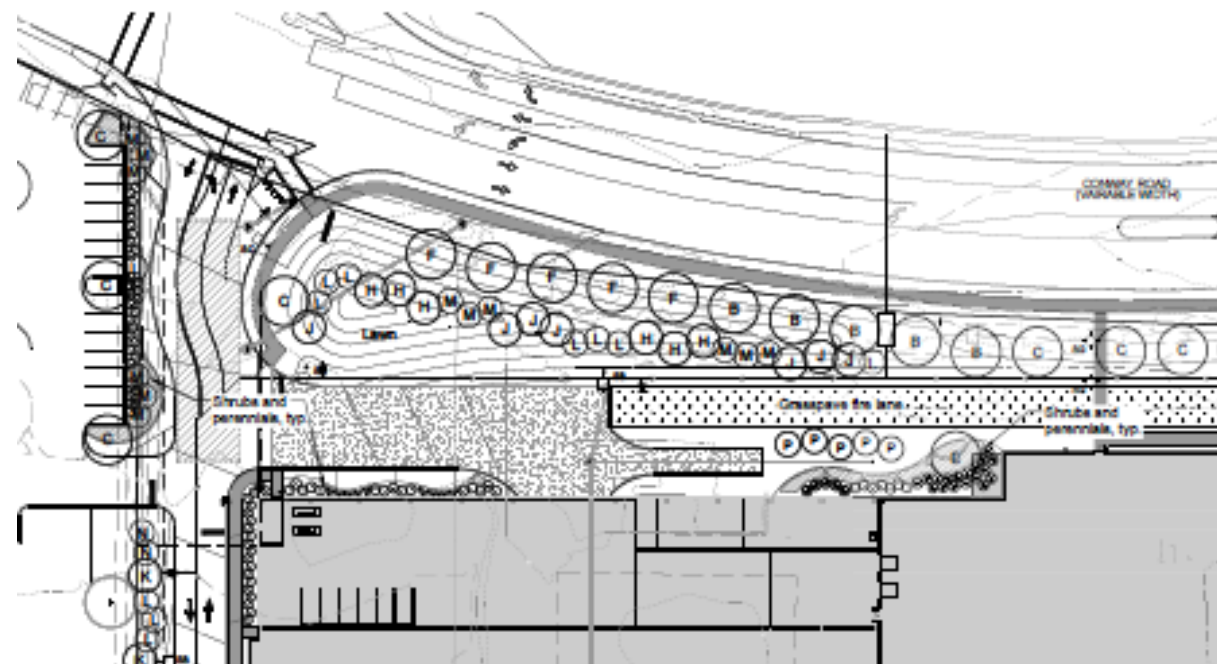
# RENDERING VIEW EAST BOUND ALONG CONWAY ROAD



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

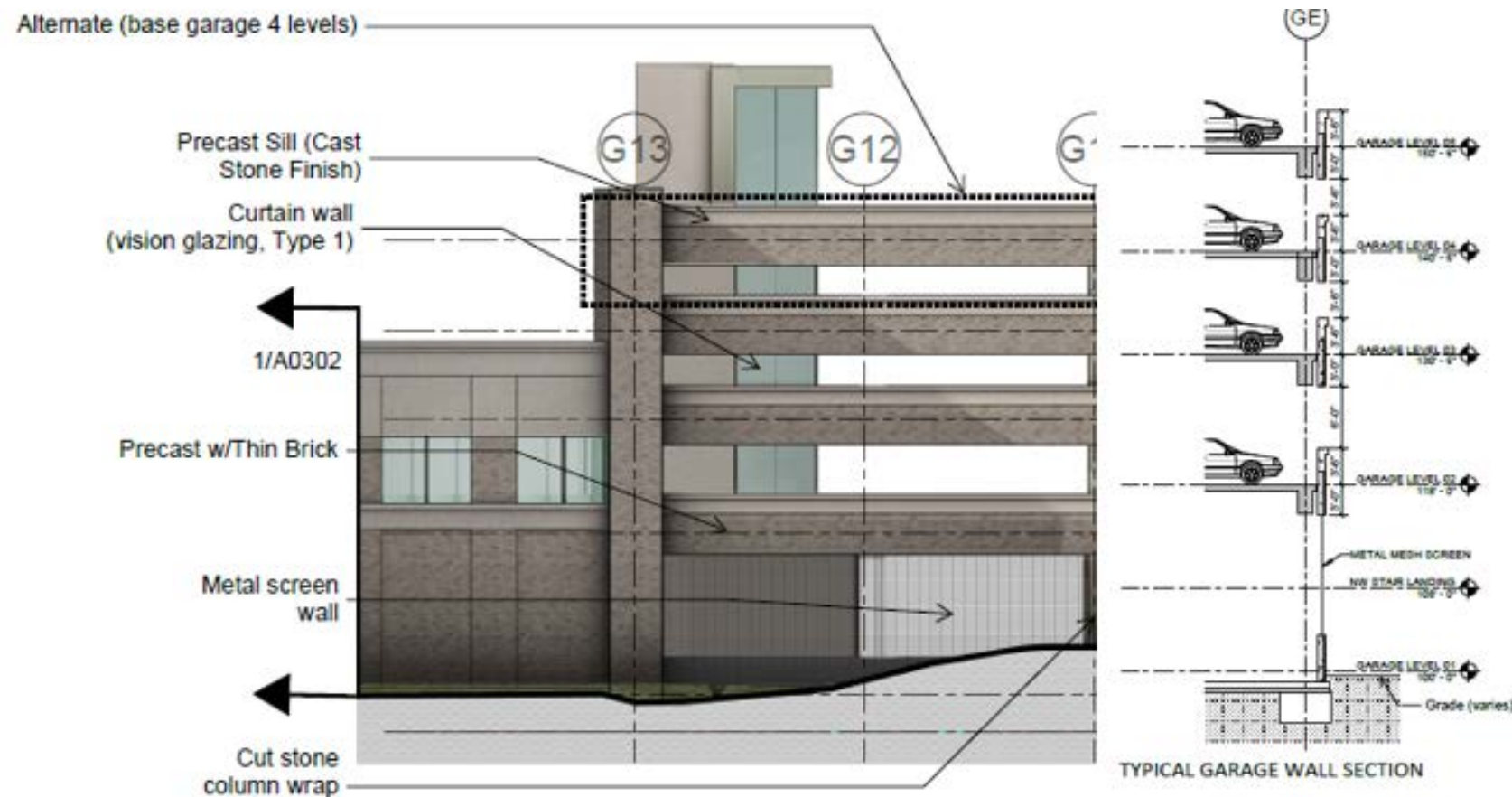


Figure 10: Close-up of the south parking garage elevation with the Typical Garage Wall Section.

- 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

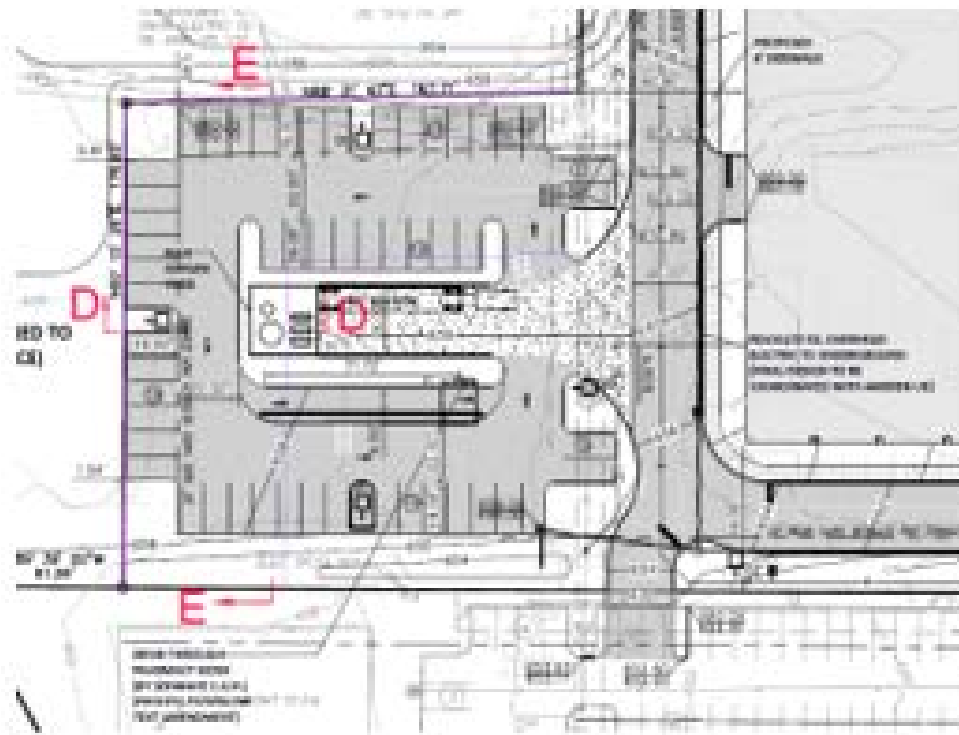


Figure 14: Revised emailed on 8-13-2020 site plan showing the pharmacy kiosk on the south of the oxygen tank enclosure.

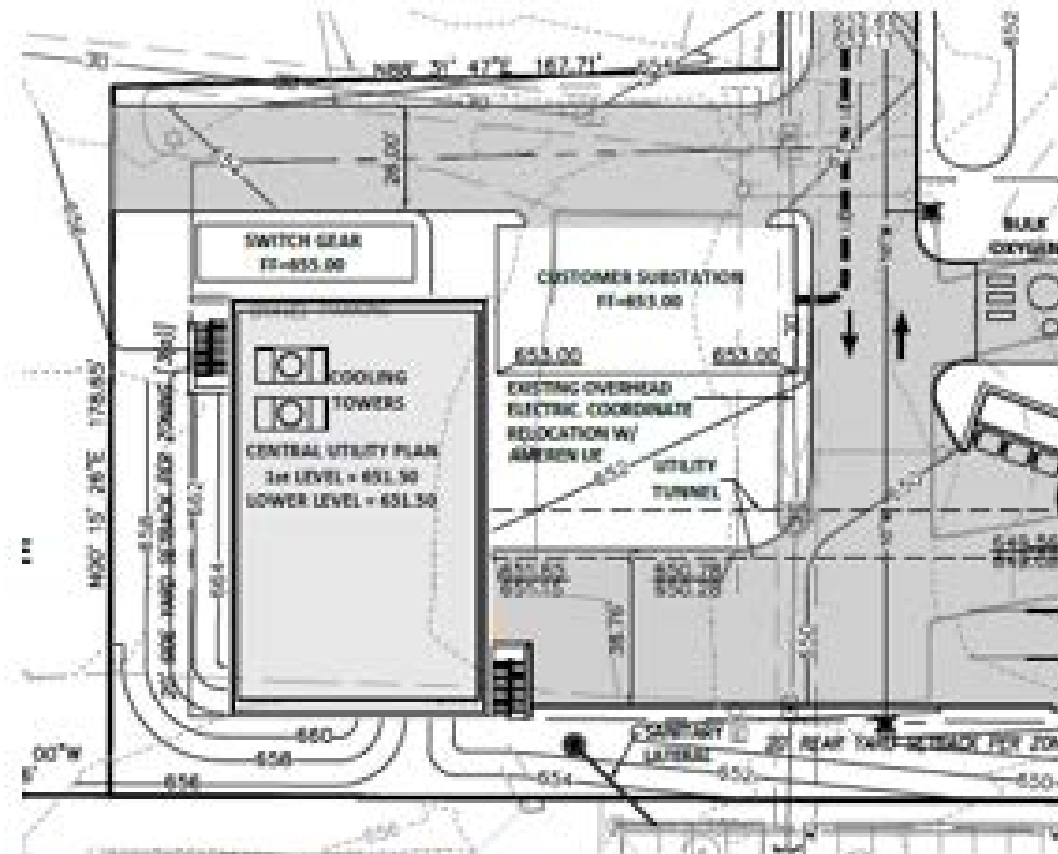


Figure 13: 2018 Utility Plant drawings

# 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

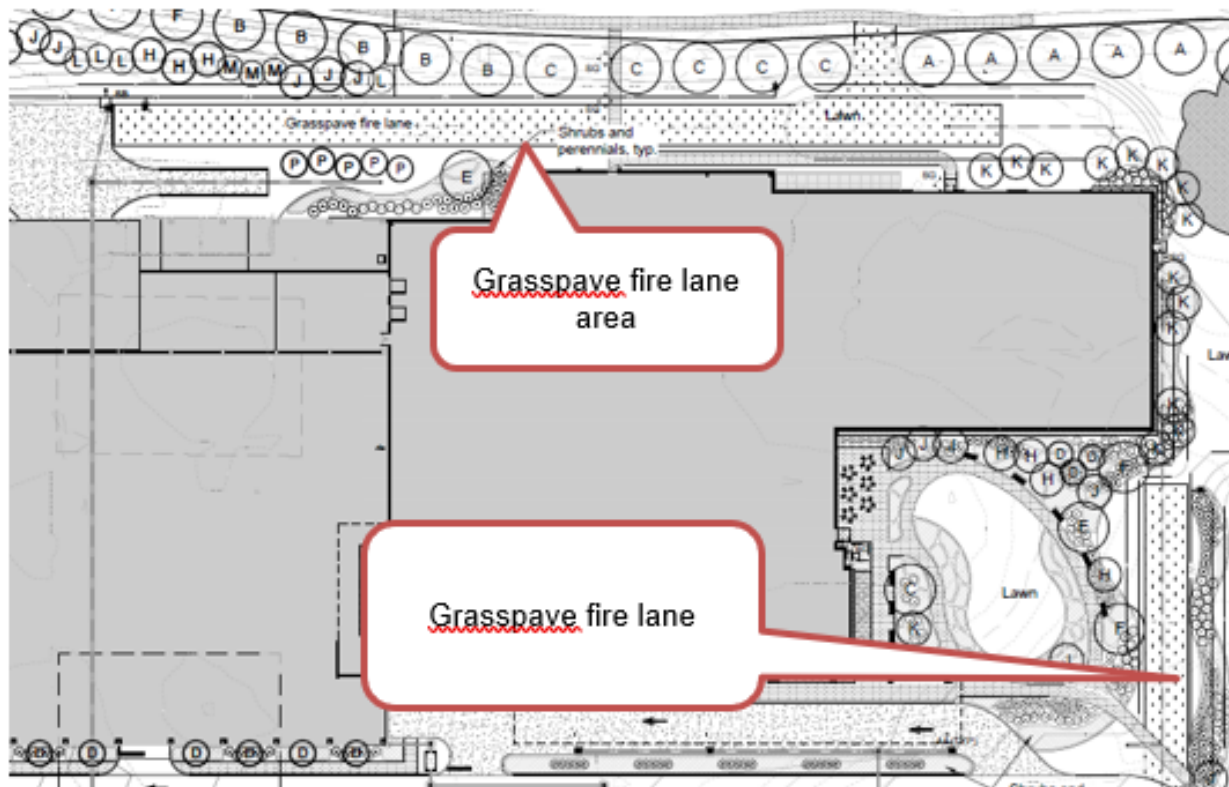


Figure 15: Close-up of the landscape plan showing the Grass Pave fire lane.

# 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 5<sup>th</sup> 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



## **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 24, 2020 City of Creve Coeur City Council:**

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:

|          |                                                                   | 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  |

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.



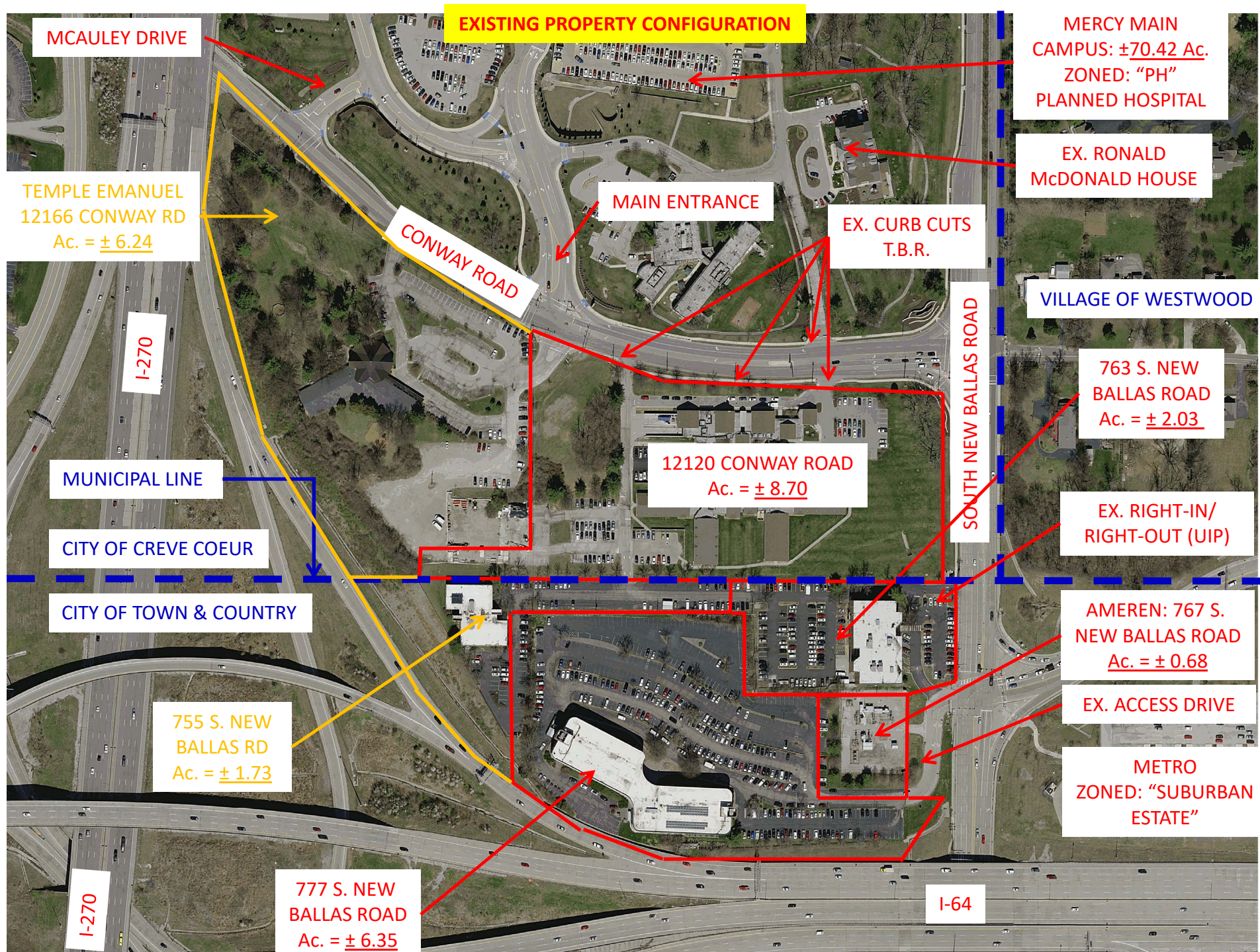
# Project Request:

## 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<br>(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.<br>3,500,917 Sq. Ft. = 0.69 FAR                                  |
| PREVIOUSLY APPROVED - | 2,428,578 + 17,230 Sq. Ft. (PROTON THERAPY ADD.)<br>3,500,917 Sq. Ft. = 0.70 FAR   |
| PROPOSED -            | 2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS)<br>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<br>* 215 HC ACCESSIBLE |
| PROPOSED PARKING (SOUTH - MERCY BALLAS) - | = 796 SPACES<br>* 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<br>* 215 HC ACCESSIBLE |
|----------------------------|---------------------------------------|

#### PROPOSED PARKING (SOUTH - MERCY BALLAS) -

|                                      |
|--------------------------------------|
| = 1,028 SPACES<br>* 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.

PARKING REQUIRED = (744,619)/(0.85)/(3.1/1000) = 2,088 SPACES

HOSPITAL BEDS = 859 BEDS

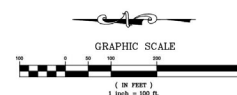
PARKING REQUIRED = (859)/(0.60) = 510 SPACES

EMPLOYEES = 4,550 FULL TIME EMPLOYEES

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

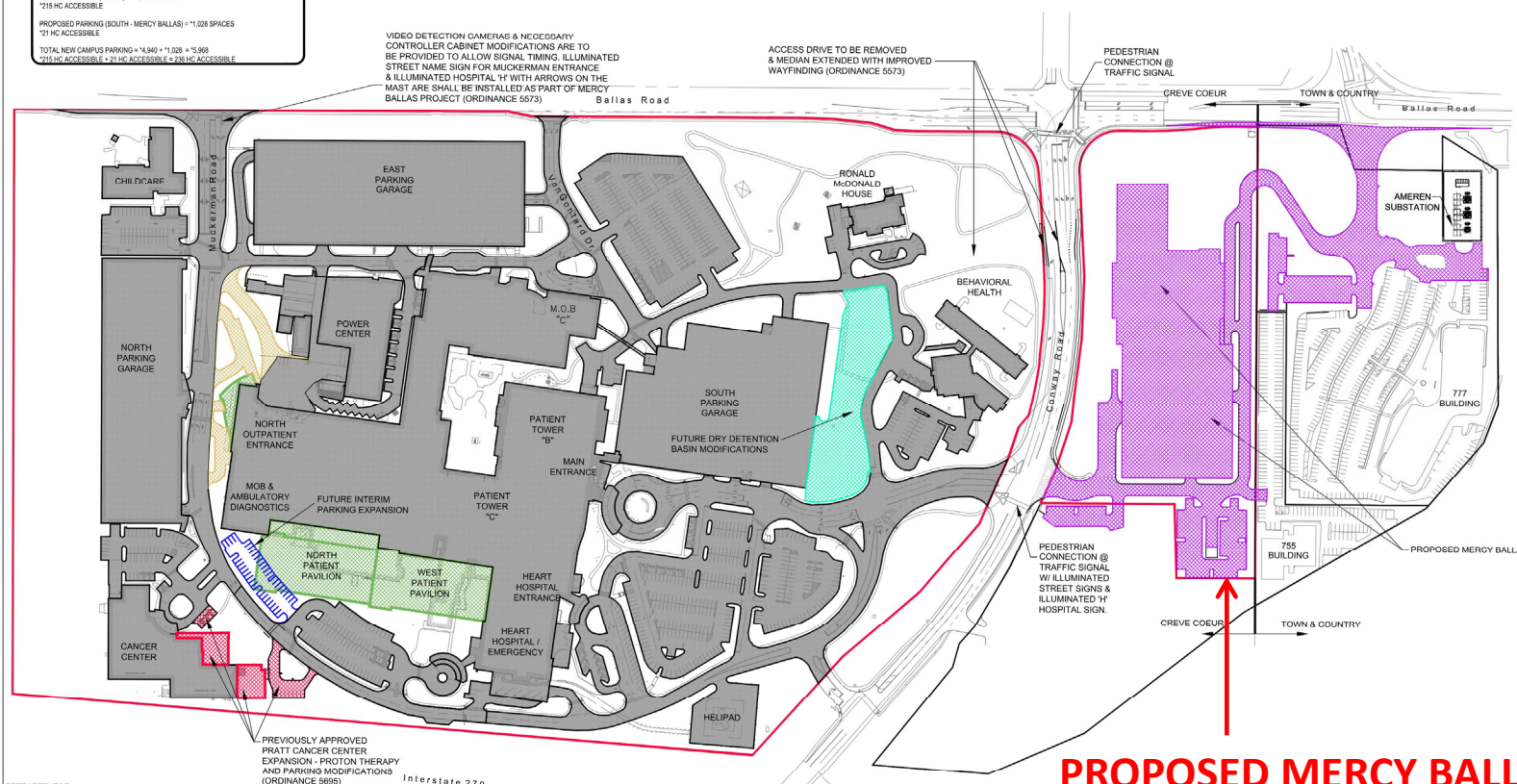
TOTAL REQUIRED PARKING = 5,562 SPACES

TOTAL PROPOSED PARKING = 5,968 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

**Mercy**  
Mercy Hospital St. Louis  
Outpatient Center

**CANNONDESIGN**

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F: 314.251.2879  
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**kpff**

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3030 Oakview Plaza  
St. Louis, MO 63111  
(314) 435-0244

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(636) 532-9100

**LOOMIS ASSOCIATES**

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Chesterfield, MO 63005  
(636) 519-8558

**George M. Stock - E22116**

Civil Engineer C.O.A. - 000996

2020-08-11

CREVE COEUR SUBMITTAL

2020-08-11

KEY PLAN

AMENDED MASTER CONCEPT PLAN

Project No.: 215-0003.10

Checked by:

SCP-2

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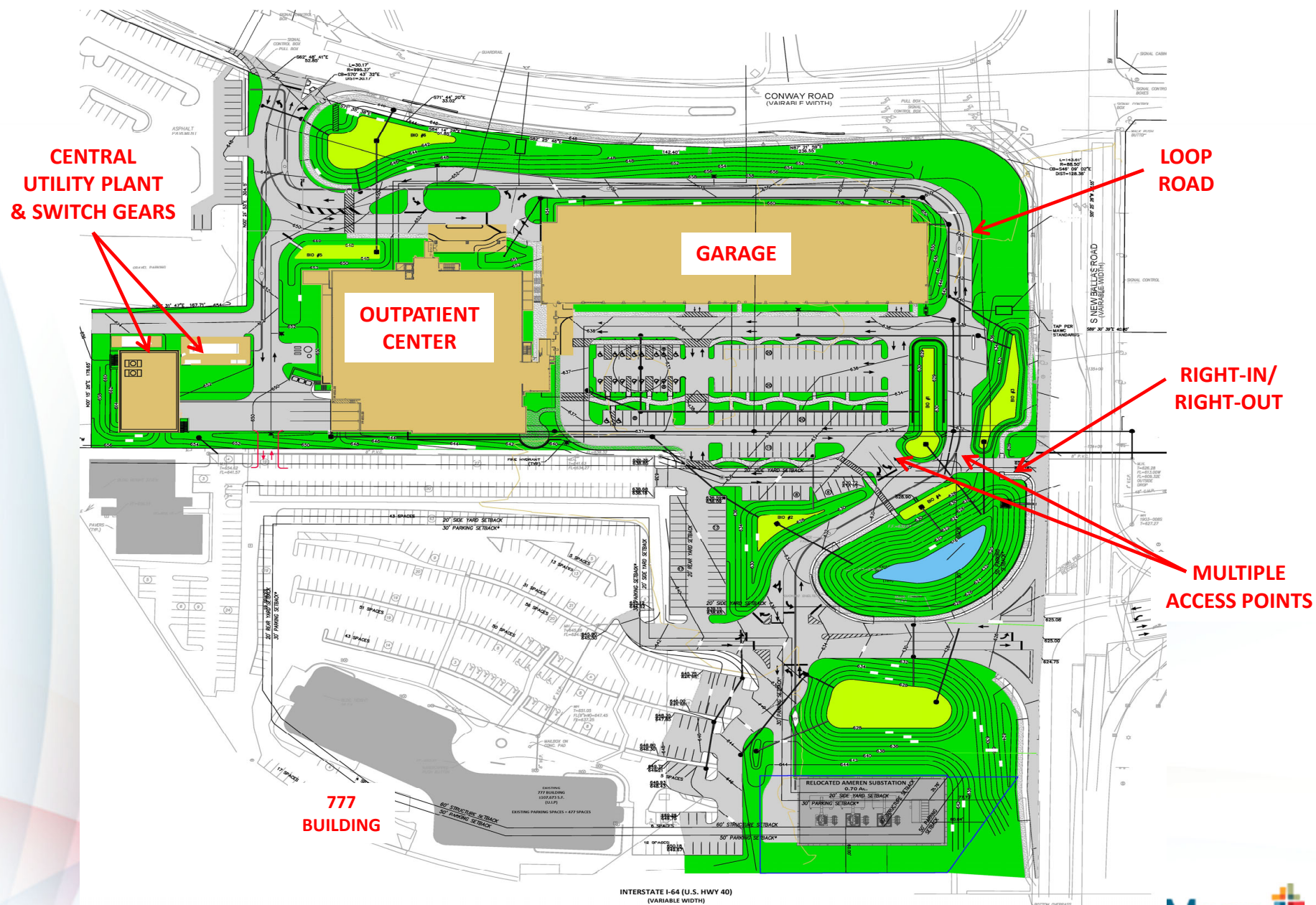
2020-08-11

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2020-08-11

2020-08-11

**PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN – FEBRUARY 26, 2018**





# SITE DEVELOPMENT PLAN

MATCHLINE SHEET C3.0 (NORTH)

STRIPED MEDIAN EXTENDED & IMPROVED WAYFINDING TO BE ADDED TO EXISTING SIGN FOR EASTBOUND TRAFFIC

CONWAY ROAD

MERCY BALLAS  
7-STORY  
272,117 S.F.

PARKING GARAGE

755 BUILDING

755 ACCESS TO CONWAY SIGNAL

777 BUILDING

REMOVED RIGHT-IN/RIGHT-OUT

SIMPLIFIED ACCESS

NORTH OUTER FORTY

S. NEW BALLAS ROAD

RELOCATED AMEREN SUBSTATION

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

(VARIABLE WIDTH)

GRAPHIC SCALE

1" = 40'

NOTES:

1. PEDESTRIAN CROSSINGS TO UTILIZE TEXTURED OR TINTED MATERIALS FOR CITY REQUIREMENTS.
2. SIDEWALK CONNECTION FROM BALLAS & CONWAY TO BUILDING SHALL BE ADA COMPLIANT.
3. ROAD IMPROVEMENTS SHOWN FOR 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 (MUCKERMAN DRIVE) AND ANY NECESSARY TRAFFIC CONTROLLER CABINET MODIFICATIONS SHALL BE PROVIDED TO ALLOW THE SIGNAL TRAFFIC. ILLUMINATION TO HOSPITAL "Y" WITH ARROWS ON THE MAIN ARMS SHALL BE INSTALLED. THE PLACEMENT AND COORDINATION OF THE INSTALLATION OF THESE ITEMS MAY BE COMPLETED PRIOR TO OCCUPANCY OF MERCY BALLAS.
5. ILLUMINATED STREET SIGNS AND ILLUMINATED HOSPITAL "Y" TO BE PROVIDED AT MODIFIED SIGNALIZED INTERSECTION ON CONWAY ROAD.
6. AT THE COMPLETION OF THIS PROJECT (MERCY BALLAS), THE FULL EXTENT OF CARDINAL BITTER DRIVE SHALL BE REMOVED.
7. PROVIDED 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 & TOWNS EMERGENCY TO BE PROVIDED FOR LANDSCAPING ALONG SHARED PROPERTY LINE.
9. CROSS ACCESS AGREEMENT TO BE PROVIDED FOR ITS BALLAS ROAD ACCESS TO BOTH CONWAY ROAD AND BALLAS ROAD.

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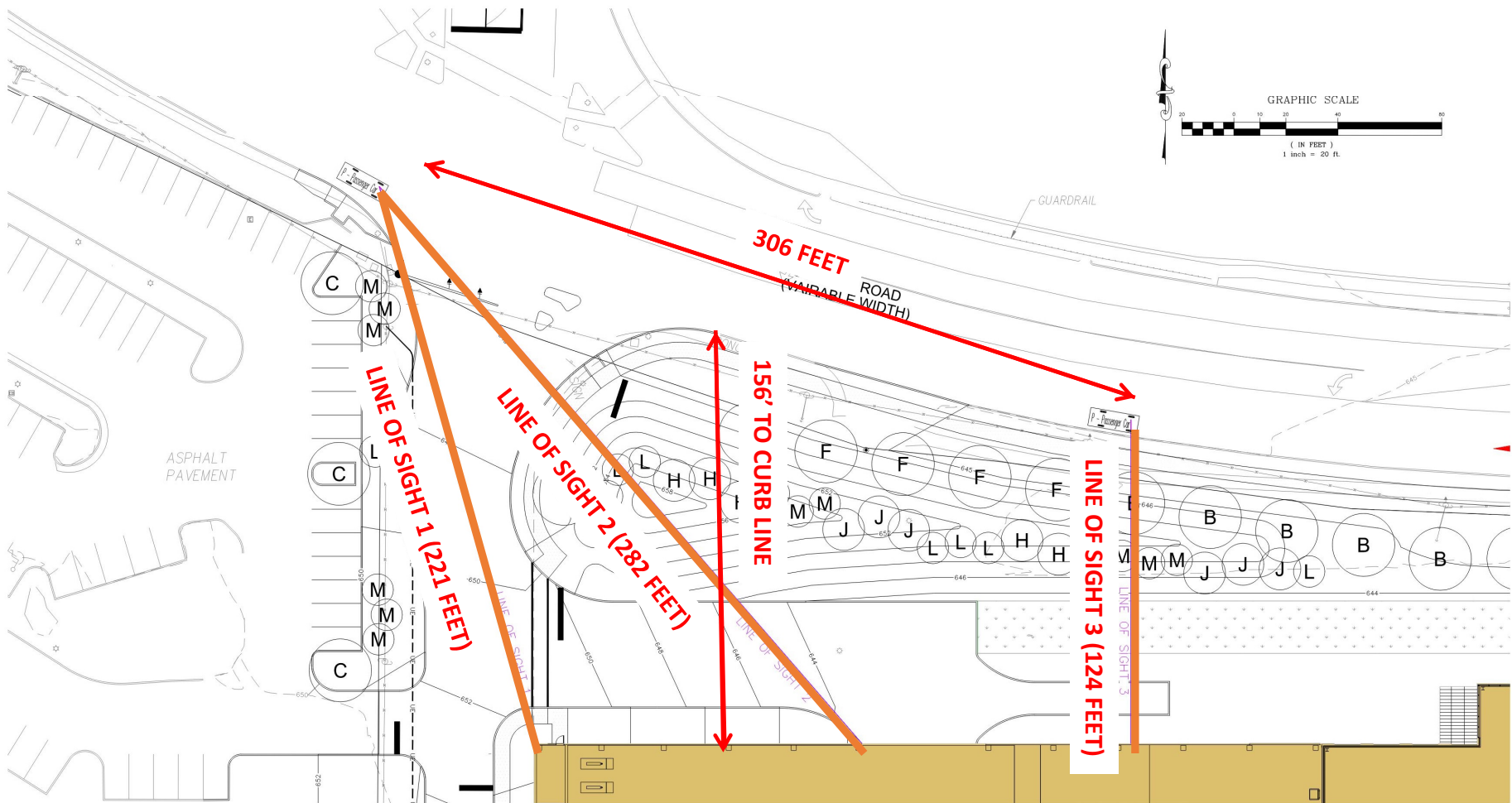
KEY PLAN

SITE DEVELOPMENT PLAN

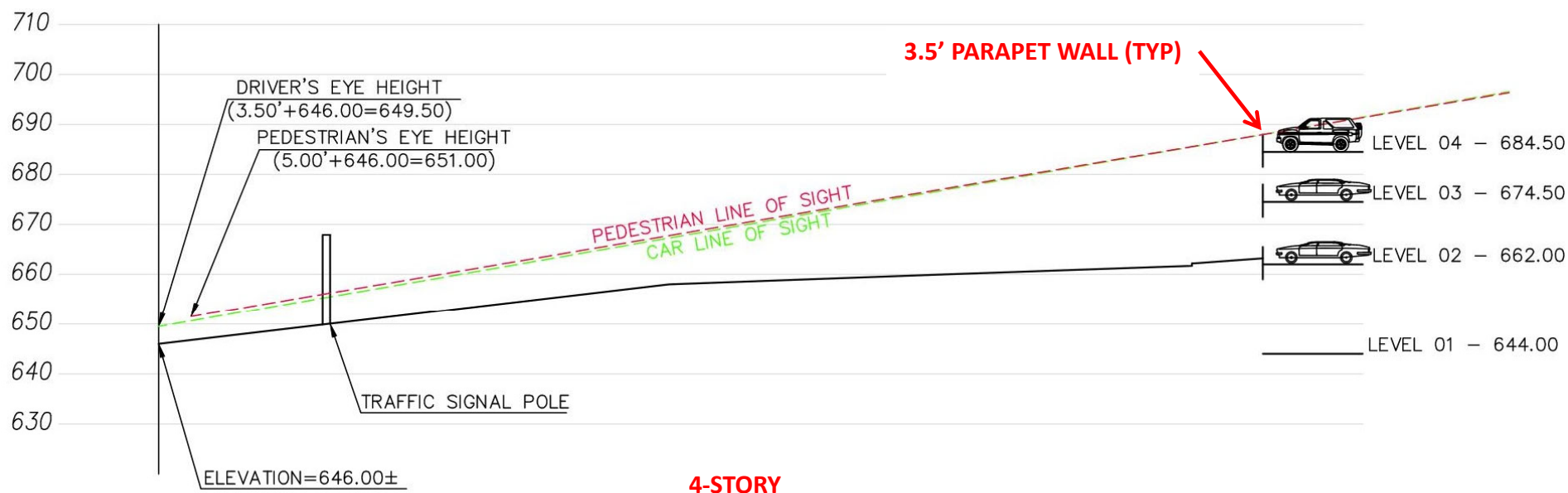
Project No.: 215-5653.10 Checked by:

C2.0

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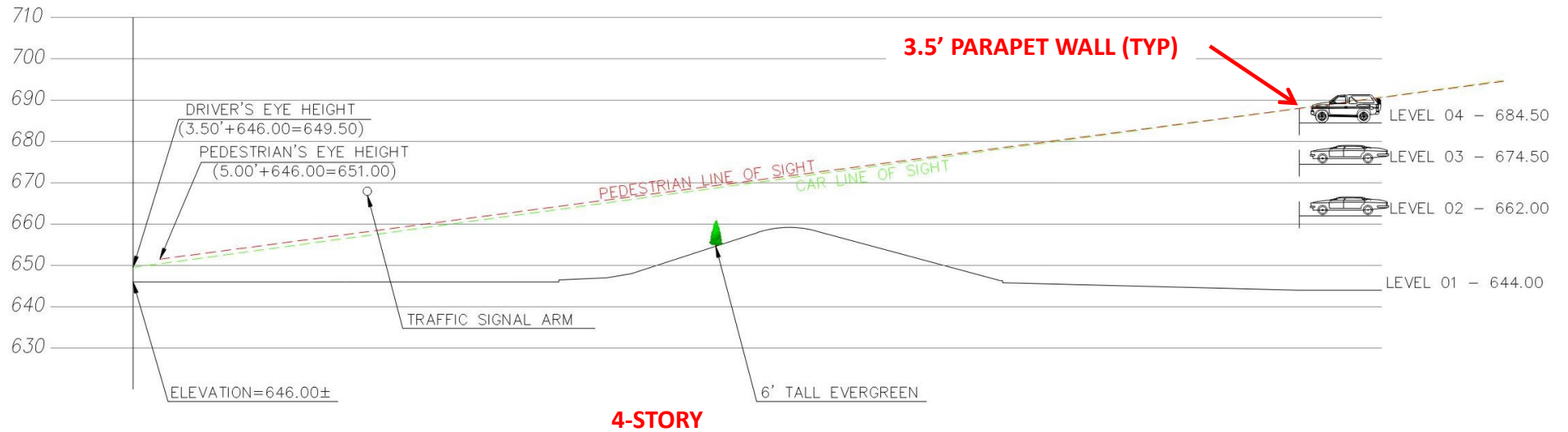
4-STORY

LINE OF SIGHT 1

5-STORY

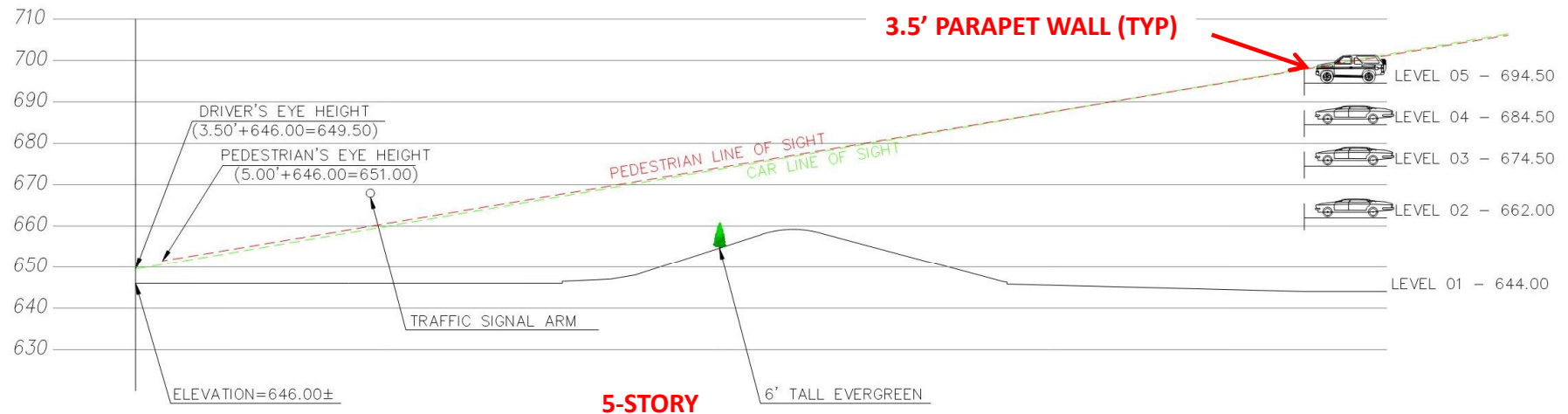
LINE OF SIGHT 1

HORIZONTAL SCALE: 1" = 20'



## LINE OF SIGHT 2

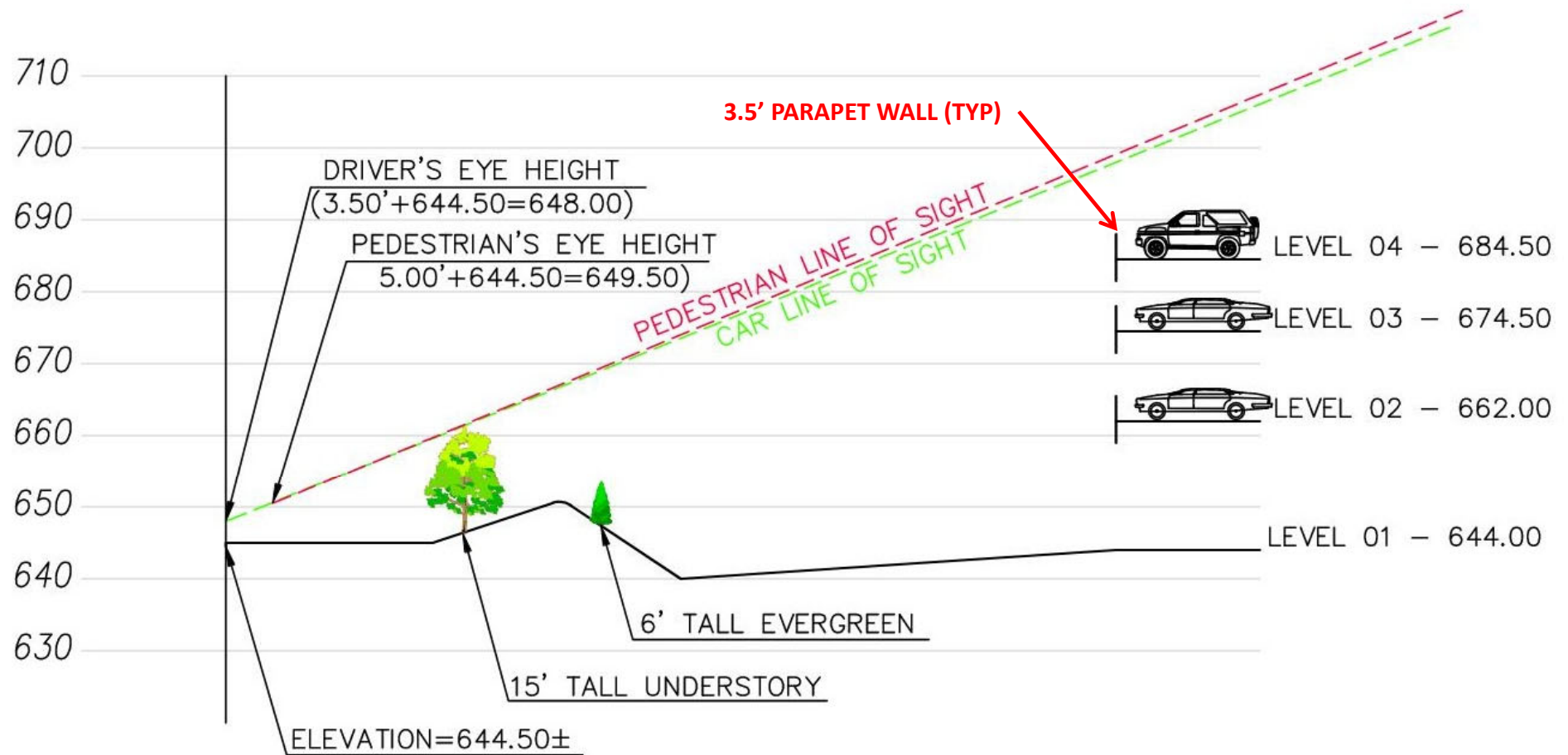
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 20'



## LINE OF SIGHT 2

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



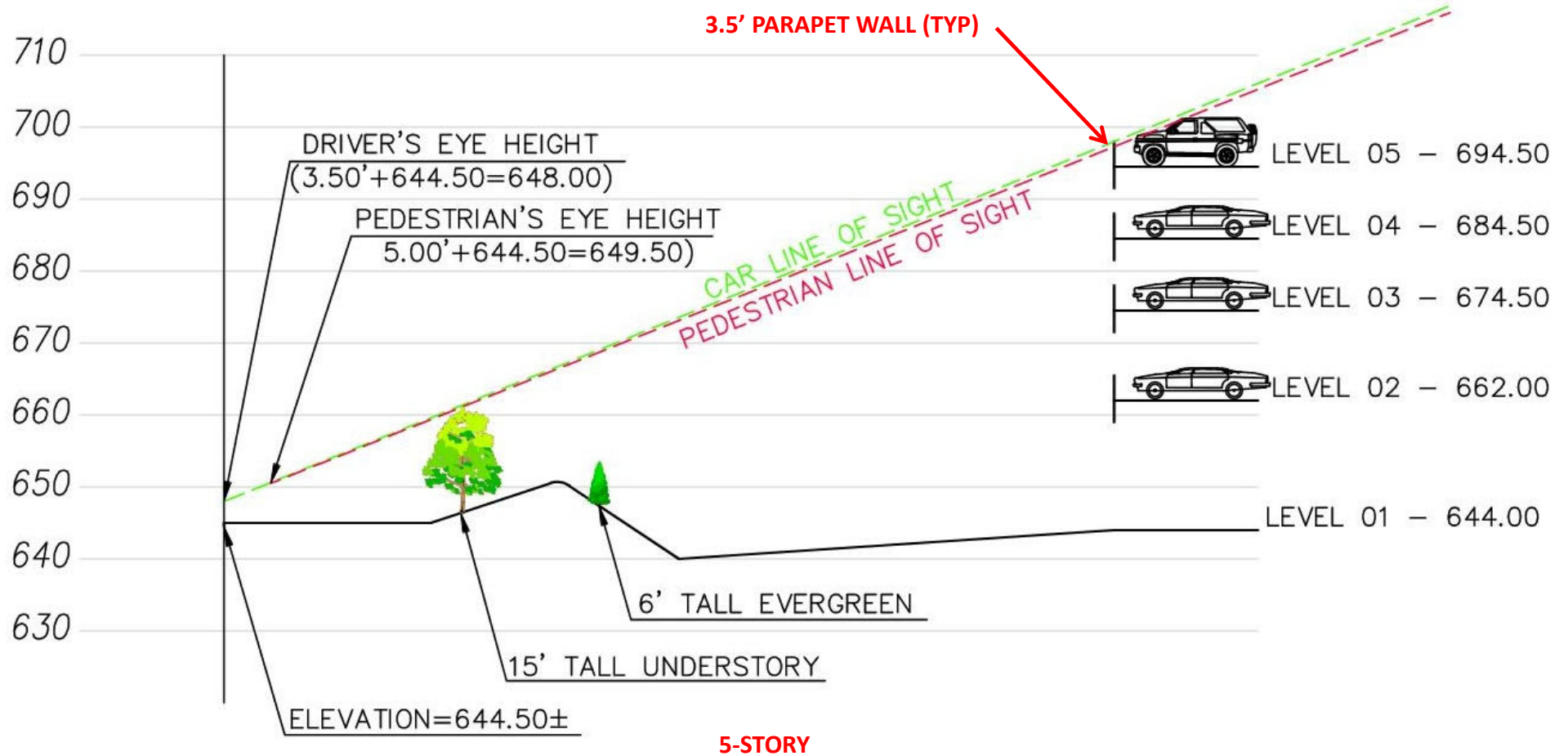


4-STORY

## LINE OF SIGHT 3

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 20'



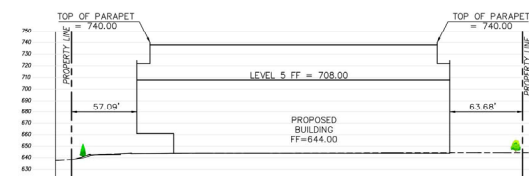
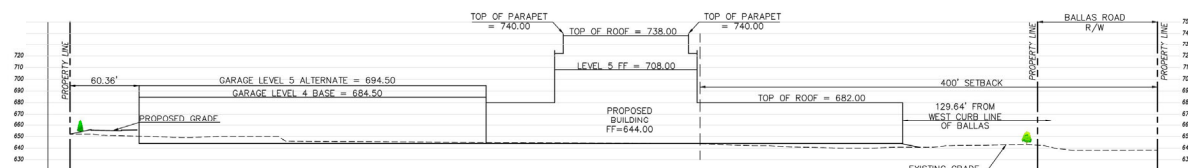
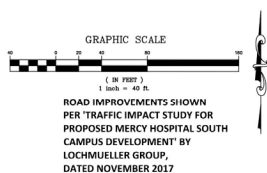
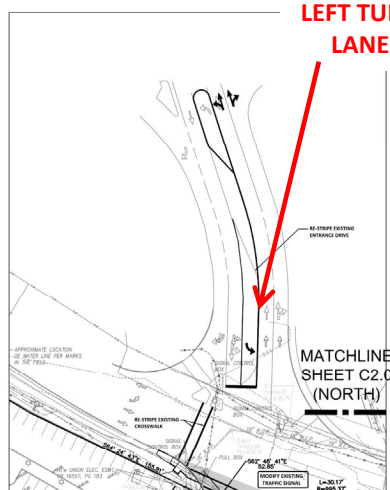
## LINE OF SIGHT 3

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

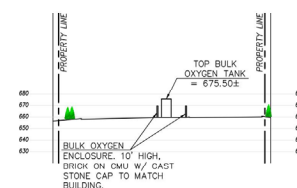
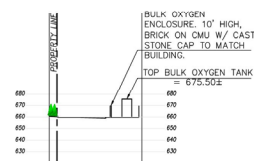
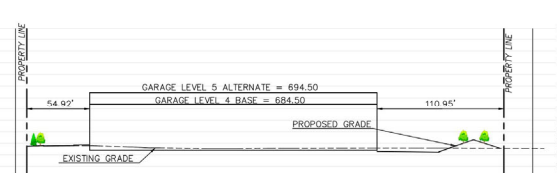


# OFFSITE ROADWORK PLAN AND SITE SECTIONS

ADDED  
LEFT TURN  
LANE

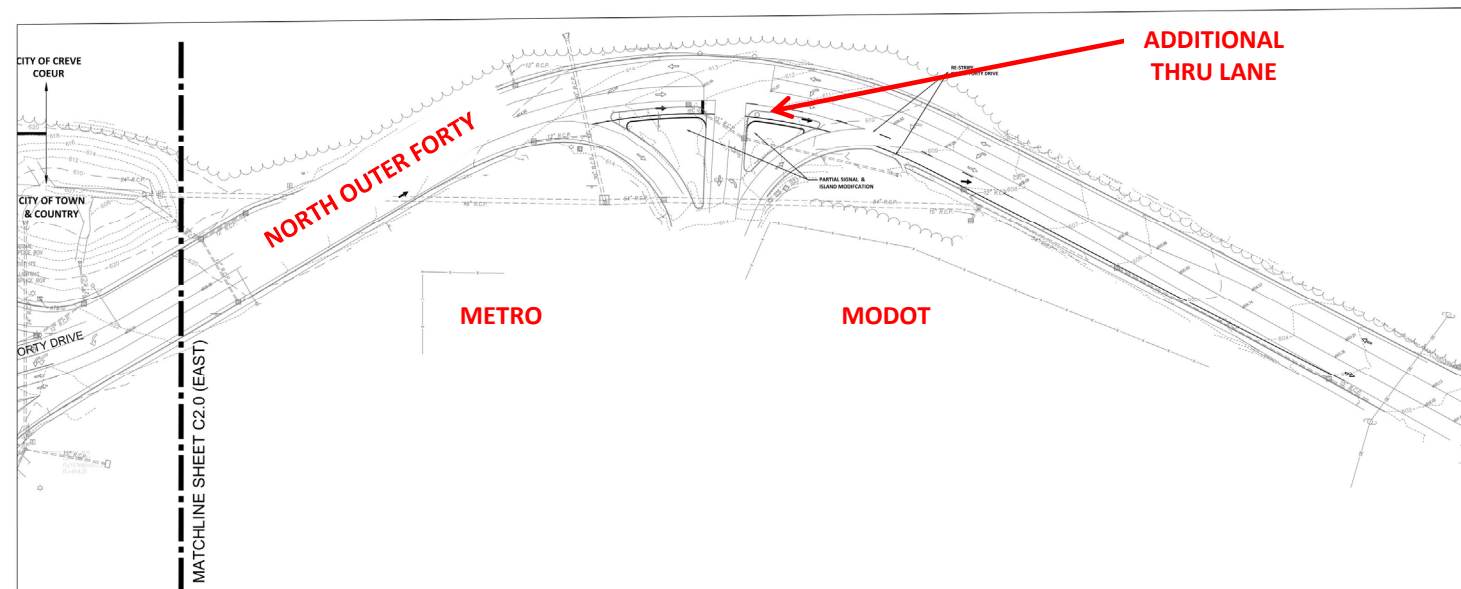


SECTION A-A  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 40'



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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(314) 492-2200

**kpff**

KPFF Consulting Engineers  
Structural Engineering  
1630 Oak Forest Rd #100  
St. Louis, MO 63117  
(314) 835-0524

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Consulting Engineers, Inc.

Stock and Associates Consulting Engineers, Inc.  
Civil Engineering  
287 Chestnutfield Business Parkway  
Chesterfield, MO 63005  
(314) 520-9100

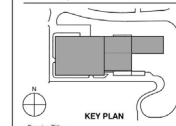
**LOOMIS ASSOCIATES**

Loomis Associates  
750 Sprt 40 Park Drive  
Chesterfield, MO 63005  
(314) 519-8888



2020-08-11  
George M. Stock - E-25116  
Civil Engineer C.O.A. - 009996

CREVE COEUR SUBMITTAL 2020-08-11  
COPD SUBMITTAL 2020-07-09  
CREVE COEUR SUBMITTAL 2020-07-09  
Revised Date



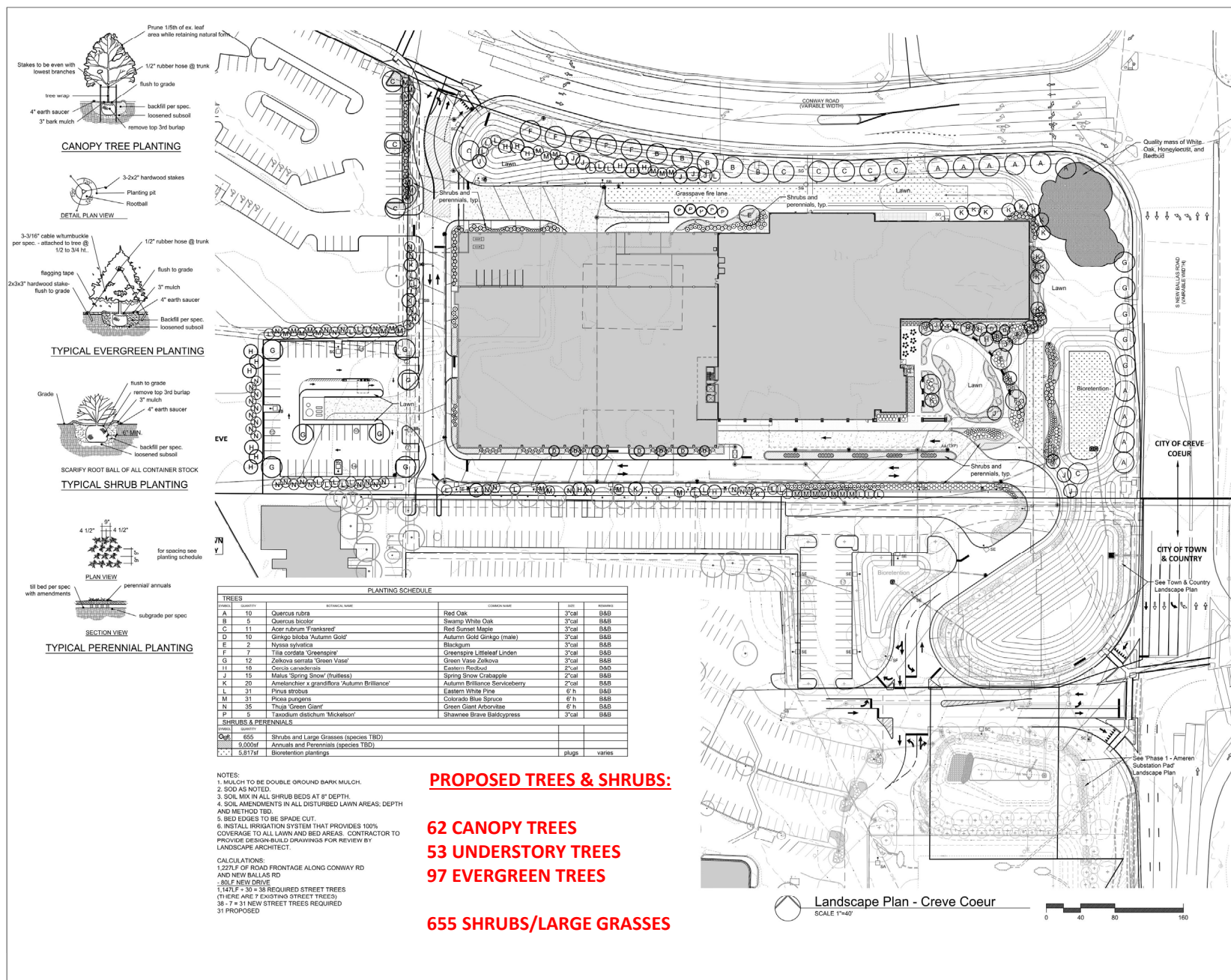
**SITE SECTIONS &  
OFFSITE ROADWORK PLAN**

Project No.: 215-5563.10 Checked by:

**C3.0**

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## LANDSCAPE PLAN



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Loomis Associates  
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Chesapeake, MD 20765  
(410) 524-1000



Jerald Saunders - Landscape Architect  
MO License # 1A-007

CREVE COEUR SUBMITTAL  
CREVE COEUR SUBMITTAL  
Rev. Description Date



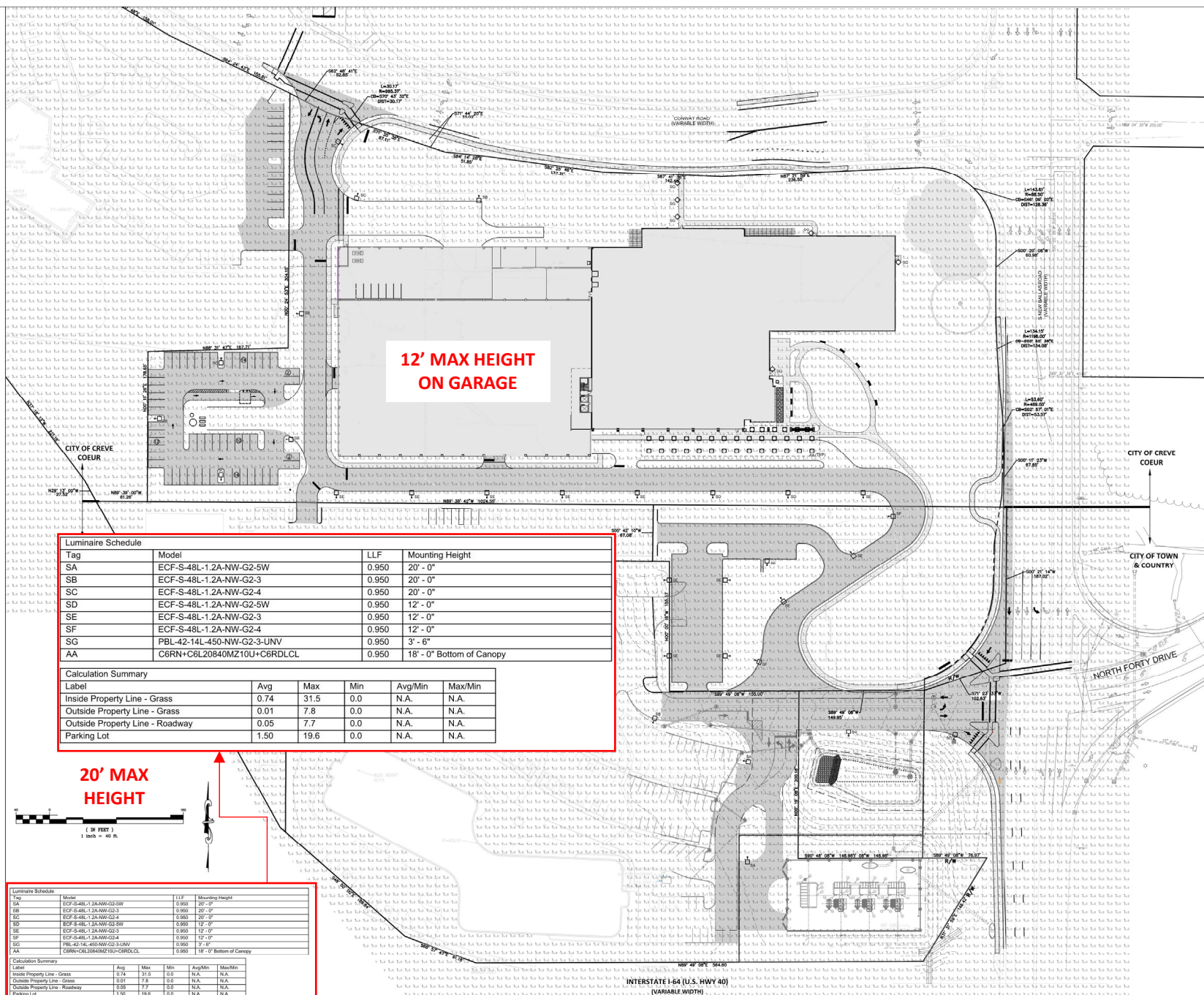
Drawing Title:  
**Landscape Plan**

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)





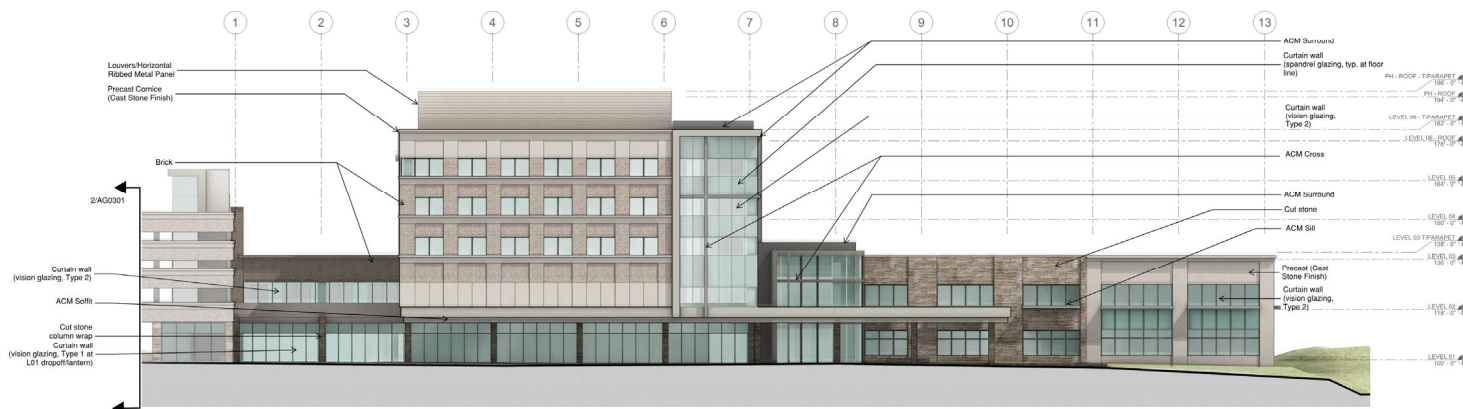
View of Northeast corner (from intersection of Conway Rd and S. New Ballas Rd)



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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**kpff**  
KPF Consulting Engineers  
Structural Engineering  
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St. Louis, MO 63111  
(314) 433-6024



Stuck and Associates Consulting Engineers, Inc.  
Civil Engineering  
257 Chestnut Business Parkway  
Chesham, MD 21035  
(301) 535-8110



Loomis Associates  
700 South 60 West Dr.  
Chesham, MD 21035  
(301) 511-8668



8/11/20  
ARCHITECT OF RECORD  
A-00000011

**NOT FOR CONSTRUCTION**

CREW COLOR SUBMITTAL 08/11/2020  
Rev. Description Date



KEY PLAN

Drawing Title:

**OVERALL ELEVATIONS**

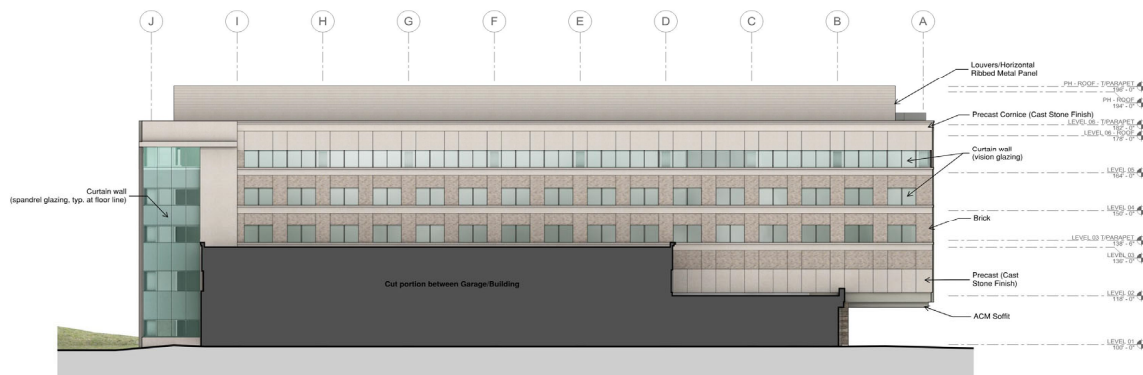
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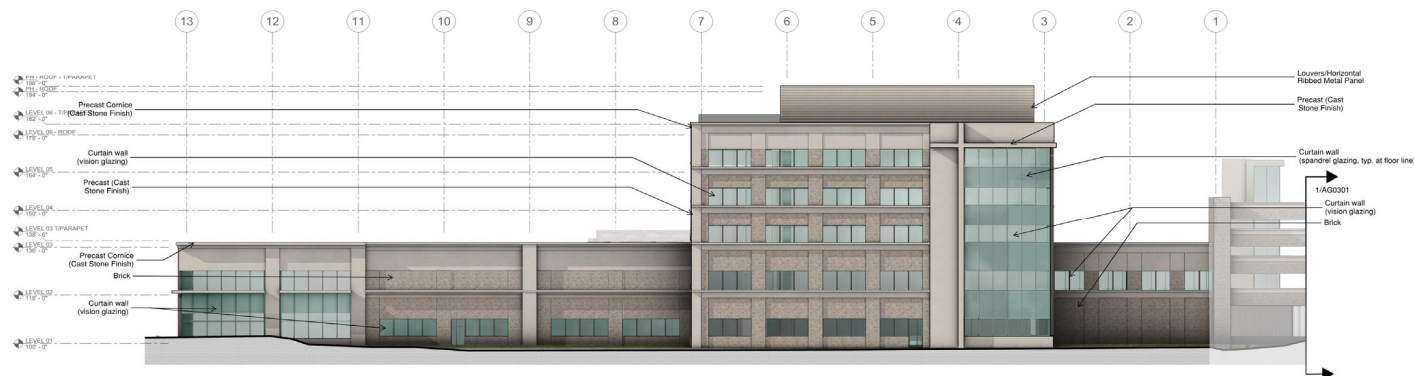




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2 OVERALL ELEVATION - WEST  
3/8" = 1'-0"



1 OVERALL BUILDING ELEVATION - NORTH  
3/8" = 1'-0"



Mercy Hospital St. Louis  
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F: 314.241.1911  
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24

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Fenton, MO 63008  
(314) 455-3000



KPFF Consulting Engineers  
Structural Engineering  
1818 Oak Plaza Rd. 100  
St. Louis, MO 63121  
(314) 535-4524



Stucke & Associates  
Consulting Engineers, Inc.  
Block and Associates Consulting Engineers, Inc.  
Civil Engineering  
2919 Clay Community Property  
Chesterfield, MO 63005  
(636) 536-9110



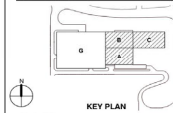
Loomis Associates  
2801 E. Plaza Rd.  
Chesterfield, MO 63005  
(636) 515-8668



ARCHITECT OF RECORD  
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NOT FOR  
CONSTRUCTION

PROJECT 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**



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

Meeting: 09/14/20 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. Final Reading and Passage**

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 September 14, 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

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 #20-023: 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

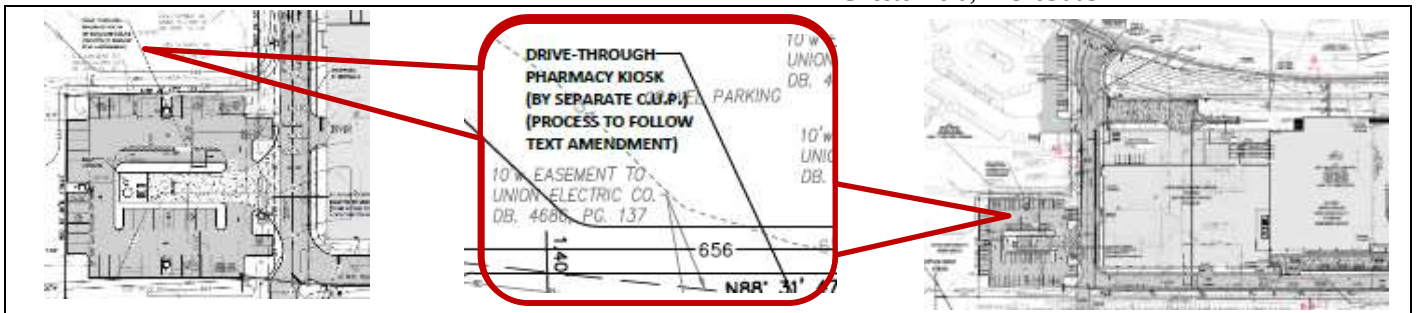
### Zoning Code References

- 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.

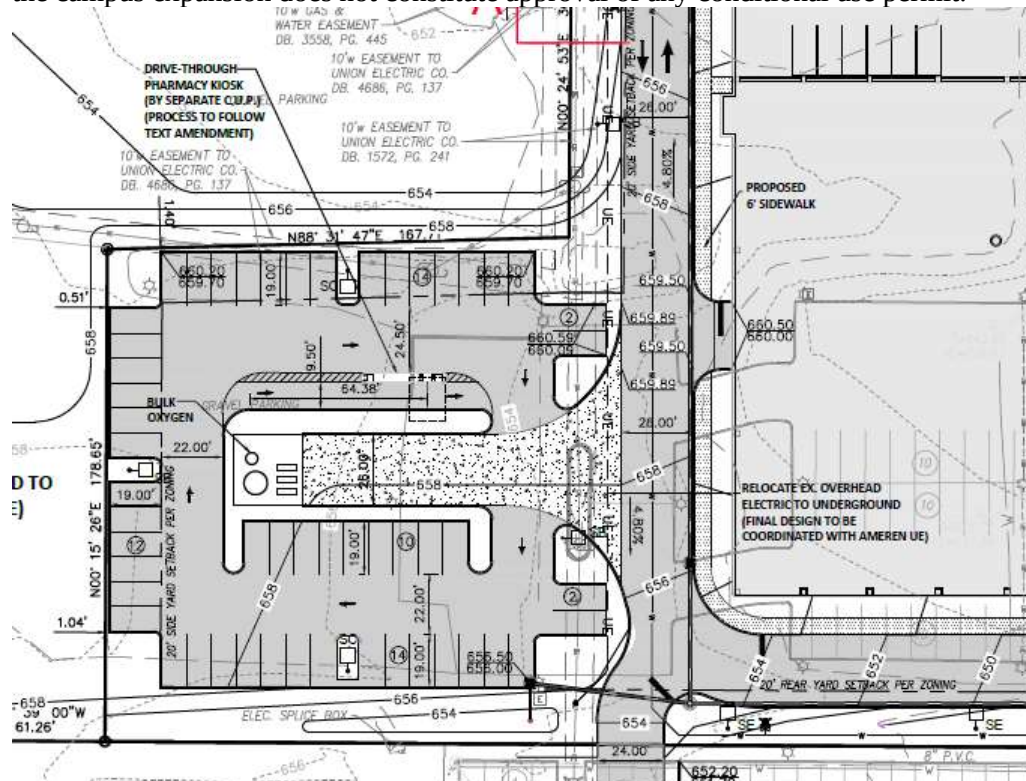


Figure 1: Close-up of the site plan showing the location of the Conditional Use Permit

### 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 # \_\_\_\_\_

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

## TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

| <b><i>Applicant:</i></b>                                 | <b><i>Applicant's Representative (if applicable):</i></b> |
|----------------------------------------------------------|-----------------------------------------------------------|
| 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 use within the Planned Hospital 'PH' District, for the sole use of a Drive-Through Pharmacy kiosk.

To be subject to conditions already outlined in Section 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

| 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 |
| 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  |



## 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 |
| 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  |  |



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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  |

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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  |

## 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 |
| 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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| Use Code                                               | 2012 NAICS Title                                           | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                            | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |
| 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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| Use Code                                               | 2012 NAICS Title                                                                                                               | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                                                                                                | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |
| 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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| Use Code                                               | 2012 NAICS Title                                                | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |   |
|                                                        |                                                                 | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |   |
| 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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| Use Code                                               | 2012 NAICS Title                                                                              | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                                                               | 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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|--------------------------------------------------------|--------------------------------------------------------------------------|------------------|---|---|---|----|----|----|----|----|----|----|----|----|----|
| Use Code                                               | 2012 NAICS Title                                                         | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                                          | 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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| Use Code                                               | 2012 NAICS Title                                                              | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                                               | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |
| 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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| Use Code                                               | 2012 NAICS Title                                                      | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                                       | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |
| 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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| Use Code                                               | 2012 NAICS Title                                                                                | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |  |
|                                                        |                                                                                                 | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |  |
| 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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| Use Code                                               | 2012 NAICS Title                                      | Zoning Districts |   |   |   |    |    |    |    |    |    |    |    |    |    |
|                                                        |                                                       | A                | B | C | D | AR | HE | PH | PO | RO | MX | PC | GC | CB | LI |
| 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  |

## 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 |
| 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  |    |



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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 |
| 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  |

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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 |  |
| 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  |  |



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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 |
| 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  |    |

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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 |
| 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.<sup>[1]</sup>  
 [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.<sup>[2]</sup>  
[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.<sup>[3]</sup>

[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.



1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, AUGUST 17, 2020

5 6:30 P.M.

6  
7 PUBLIC HEARING VIA ZOOM

8 APPLICATION NO. 20-023

9  
10 THOSE IN ATTENDANCE:

11 Ms. Beth Kistner, Chairman (RECUSED)

12 Mr. Tim Carney

13 Ms. Muriel Hall

14 Mr. James Myers

15 Mr. Gene Rovak (Acting Chair)

16 Mr. Larry Potashnick

17 Mr. Todd Streiler

18 Mr. Carl Lumley, City Attorney

19 Mr. Jason Jaggi, Director of Community Development

20 Ms. Whitney Kelly, City Planner

21 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

22 McLaughlin Court Reporting Services, Inc.

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

24 4772 Gatesbury Drive

25 St. Louis, MO 63128

(314) 974-1199

1 CHAIRMAN KISTNER: Okay. It's 6:30, so if  
2 everyone's all set, we'll get started.

3 Welcome to the Planning and Zoning Commission  
4 meeting for the City of Creve Coeur, Monday, August 17th,  
5 2020.

6 We're, obviously, doing this through a live  
7 stream online, and so the council chambers are closed, but  
8 we are all here. We still have -- on Zoom, and we have  
9 opportunity for public comment.

10 So start with our call to order.

11 Mr. Carney?

12 MR. CARNEY: Present.

13 CHAIRMAN KISTNER: Ms. Hall?

14 MS. HALL: Present.

15 CHAIRMAN KISTNER: Mr. Myers?

16 MR. MYERS: Present.

17 CHAIRMAN KISTNER: Mr. Rovak?

18 MR. ROVAK: Present.

19 CHAIRMAN KISTNER: Mr. Potashnick?

20 MR. POTASHNICK: Present.

21 CHAIRMAN KISTNER: Mr. Streiler?

22 MR. STREILER: Present.

23 CHAIRMAN KISTNER: City Attorney, Carl Lumley?

24 MR. LUMLEY: Present.

25 CHAIRMAN KISTNER: Director of Community



1 Development, Jason Jaggi?

2 MR. JAGGI: Present.

3 CHAIRMAN KISTNER: City Planner, Whitney Kelly?

4 MS. KELLY: Present.

5 CHAIRMAN KISTNER: And Planning Assistant and  
6 Recording Secretary, Jessica Stutte?

7 MS. STUTTE: Present.

8 CHAIRMAN KISTNER: So our first order of New  
9 Business -- actually our first two items on the agenda  
10 involve my employer, Mercy, so I will be recusing myself,  
11 and turning the meeting over to Gene Rovak to chair these  
12 portions of it.

13 ACTING CHAIR ROVAK: Okay.

14 I'll go ahead and begin then.

15 First item -- we're going to combine these two  
16 items, although only the first is a public hearing, but  
17 the two applications will be considered together up until  
18 the vote.

19 So, Application 20-023 is a Text Amendment  
20 Application to Amend the Zoning Code to Allow a  
21 Drive-Through Pharmacy Kiosk as a Conditional Use Within  
22 the Planned Hospital District.

23 And the other, which I'll go ahead and read now,  
24 Application 20-024: Amend the Site Concept Plan and  
25 Approve the Site Development Plan for a New Outpatient

1 Services Building at Mercy Ballas at 12120 to 12130 Conway  
2 Road and 3011 Ballas Road.

3 And this one is not a public hearing, but we  
4 will consider these two together.

5 So is -- is our applicant present?

6 MR. JAGGI: We do need to have people sworn in  
7 as well.

8 ACTING CHAIR ROVAK: On the first one, yes, I'm  
9 sorry.

10 So who is present from the applicant?

11 MR. GEORGE STOCK: Mr. Chairman, George Stock,  
12 Josh Barcus, and Allison Menendez with Cannon. So Josh  
13 Barcus with Stock & Associates.

14 We also have a number of people from our team,  
15 so I guess if we're going to -- not been sworn in on Zoom,  
16 but I -- everybody that may speak should raise their right  
17 hand and swear to tell the truth.

18 MS. KELLY: Yeah.

19 MR. GEORGE STOCK: How do you want to do that,  
20 Whitney?

21 MS. KELLY: George, if you could turn on your  
22 video, we can't see you.

23 ACTING CHAIR ROVAK: That's not George.

24 MS. KELLY: There you are.

25 MR. GEORGE STOCK: See me now?



1 MR. JAGGI: Yes.

2 MS. KELLY: Yeah.

3 MR. JAGGI: Thank you.

4 ACTING CHAIR ROVAK: Okay.

5 MR. GEORGE STOCK: Thank you. Sorry about that.

6 I'm trying to share screen, turn video, mute.

7 So we have several to be sworn in.

8 MS. KELLY: Yeah.

9 MR. JAGGI: So we can just do that by raising  
10 right hand and the -- the court reporter will swear us all  
11 in.

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

14 MR. GEORGE STOCK: Ready for us to proceed?

15 ACTING CHAIR ROVAK: Yes. So whoever is going  
16 to speak first. I think George is going to speak first,  
17 so why don't you go ahead and open that up.

18 MR. GEORGE STOCK: Well, good evening,  
19 Mr. Chairman, Members of the Commission, Mr. Lumley.

20 For the record, my name's George Stock, and I'm  
21 with Stock & Associates Consulting Engineers.

22 Joining me this evening are a number of  
23 individuals, both with Mercy, with CannonDesign, with  
24 Loomis & Associates, and then with my office, Stock &  
25 Associates.

1           We're here this evening to request your  
2           consideration for two matters. These -- these -- the  
3           particular property in question is located at 12120 and  
4           12130 Conway Road and 3011 Ballas Road, which is located  
5           in the City of Creve Coeur.

6           This project also spans properties within the  
7           City of Town and Country; 763, 777, 767.

8           As many of you may recall, we were before you in  
9           2018 requesting consideration for approval of a site  
10          concept plan and the site development plan, and we will be  
11          revisiting those this evening.

12          But the first matter is a request for a text  
13          amendment, and then the second is the petition for site  
14          plan approval, both our concept and site development plan.

15          As all of you know, the property is zoned  
16          Planned Hospital District. The property to the south  
17          within Town and Country is zoned -- or O -- Office  
18          District.

19          So our first request, as I mentioned, is to  
20          amend the zoning code to allow a drive-through pharmacy  
21          kiosk as a conditional use within the Planned Hospital  
22          zoning district.

23          Our request on the screen is Item No. 1 where we  
24          have asked for the ability to add a pharmacy kiosk in the  
25          Planned Hospital District as a conditional use.



1           What's listed on the top of the screen is the  
2           current code with Item B being added.

3           Staff has made some recommendations to our  
4           request and has offered an amendment, which is located as  
5           Item No. 2, adding the kiosk within the Planned Hospital  
6           Mix and the Light Industrial Districts.

7           Their Item B has been rewritten when providing  
8           the Planned Hospital District drive-through services shall  
9           be limited to uses complimentary to the medical uses  
10          existing on the campus.

11          That is certainly satisfactory to Mercy and the  
12          application we intend on this building facility that we  
13          call Mercy Ballas, which we formerly referred to it two  
14          years ago as The Outpatient Services Center, so one in the  
15          same, but this evening we'll be referring to it as Mercy  
16          Ballas.

17          I believe staff -- and staff always does an  
18          outstanding job. They make the formating of our  
19          presentation so simple because the report is so  
20          comprehensive that we more or less just follow their  
21          report, recommendations and give our concurrence.

22          So relative to this item, which is Item 1 on the  
23          agenda, the request, as I mentioned a moment ago, is to  
24          have the pharmacy kiosk as a conditional use within the  
25          Planned Hospital District.

1           And as we move forward, you'll see where we're  
2           intending to place that.

3           Overall request tonight is a six-story 272,117  
4           square foot outpatient services building. Five floors of  
5           occupied space above grade, as well as an additional  
6           floor, which is the penthouse for the mechanical systems.  
7           And that's a distinct difference from what you approved in  
8           2018, where it was actually a central plant external to  
9           the building itself.

10          So then we'll have the basement. Attached to  
11          the building is a four-level parking facility with an  
12          option to add a fifth level above grade.

13          Along with this, as you may remember, there was  
14          an extensive traffic study and there was intersection  
15          prescribed improvements that would be part of the project.

16          In addition, one of the big components of this  
17          project was the relocation of the Ameren substation. That  
18          was completed in 2020, recently. In addition, there's  
19          been a boundary adjustment plat and ownership has swapped  
20          between Mercy and Ameren. So all of the pieces of the  
21          puzzle, in order to facilitate this, have come together  
22          relative to Ameren's substation.

23          The street intersection improvements are at  
24          Conway Road and the main entrance to the Mercy north  
25          campus, main hospital, as well as Temple Emmanuel, which



1 will have shared driveway to the west.

2           As part of the implementation of these  
3 improvements, we do include the removal of the 763 South  
4 New Ballas Road building, so that is the building closest  
5 to Ballas Road, which was immediately north of the  
6 substation. The relocation of the substation, the street  
7 intersection improvements and then reconfiguration of  
8 internal drives of those buildings within the City of Town  
9 and Country, the 777 and the 755.

10           And we will be going before the Planning  
11 Commission in the City of Town and Country Wednesday night  
12 of this evening.

13           So just a graphic of what I -- I, basically,  
14 described.

15           The center of the site, 12120 Conway Road,  
16 8.7 acres, that is the site location for the Mercy Ballas  
17 facility.

18           As we look south, you'll see a dashed blue line,  
19 that is the municipal line between the City of Creve Coeur  
20 and the City of Town and Country.

21           The 763 building is just a little bit lower to  
22 the right, and below that is the substation, which was its  
23 original location, which has been reconfigured.

24           Temple Emmanuel property is to the west of the  
25 8.7 acre tract. And then just below it is the 755 South

1 New Ballas Road known as the Mayer Building, Mayer Homes.  
2 They occupy that particular building. And we have met  
3 with the Mayer Homes prior to this evening, and have their  
4 concurrence with our request.

5 One of the components that you will notice in  
6 the change, and I'll briefly show you the previously  
7 approved plan a little bit here. But there is a ride in,  
8 ride out drive, which is north of the 763 building that  
9 intersects Ballas Road. The previous plan that was to be  
10 left in place under the current plan, we are going to  
11 remove that.

12 This is where staff does such a nice job. So  
13 our presentation tonight is to review the updated site  
14 concept plan and the site development plan. The site  
15 concept plan was actually before this Commission in March  
16 of 2020, so you have seen that recently associated with  
17 the Proton Therapy building, as I mention in the next  
18 bullet point.

19 Relative to the Mercy Ballas site development  
20 plan, that was approved by City Council on February 26th,  
21 2018, so probably before the Commission in January of  
22 2018.

23 The focus tonight is on the site development  
24 plan and the key components that the Commission takes  
25 under consideration is the Comprehensive Plan compliance,



1 Design Guidelines, zoning and traffic.

2 Item A, and most of this is verbatim out of the  
3 staff's report, is that the staff has found this project  
4 to meet the recommendation of the Comprehensive Plan.

5 The property is located within the Campus Place  
6 Type District, which is referenced in Creve Coeur 2030  
7 Plan. It is certainly intended for development of large  
8 multi building structures of many different uses,  
9 including healthcare facilities.

10 This campus provides the desired setbacks for  
11 primary streets aligned to be compatible with neighboring  
12 residential properties to the east and west of the campus,  
13 and the staff has concluded that the project provides well  
14 desired landscaping along all frontages.

15 Relative to Design Guidelines. In 2018, we did  
16 have a lot of discussion about the Design Guidelines.

17 They encourage interesting articulated and  
18 high-quality structures that are designed with an  
19 architectural and urban scale compatible with the  
20 neighboring developments.

21 In addition, the primary entrances are clearly  
22 defined and provide a sense of entry oriented to the  
23 street with projecting canopies and other similar  
24 features.

25 The proposed re-design eliminates the use of the

1 EFIS with materials consisting of brick precast stone, cut  
2 stone accents that better compliment the existing north  
3 campus areas and better meet the recommendations of the  
4 Design Guidelines and Comprehensive Plan.

5           One big change in this plan is that we have  
6 flipped the orientation of the garage. In the 2018 plan  
7 the garage was subterranean and built into the hillside, but  
8 it was actually east of the primary building. The parking  
9 garage under this scenario is actually west of the primary  
10 building. And its design is consistent with the Design  
11 Guidelines that recommend accessory structures match the  
12 principal building on the site. And the garage consists  
13 predominantly thin brick on precast concrete panels that  
14 match the main building with cut stone columns on the  
15 lower levels of the garage and cast stone sill element at  
16 the upper portions of the garage utilizing elements  
17 similar to those found in the building.

18           And Ms. Menendez will go into greater detail on  
19 the elevations and renderings a little bit later in the  
20 presentation.

21           So there's been some comments from staff  
22 relative to the three and a half foot height precast wall,  
23 the panels which were on the garage, it's on the upper  
24 levels. And I think what you'll see from the landscape  
25 plan and the renderings that will come forward, that we do



1 believe that that three and a half foot high is adequate  
2 to provide the screening of the vehicles and the cars from  
3 Conway Road.

4 And a little bit later you will see those  
5 sections.

6 I think staff has concluded that the overall  
7 landscape plan is well-designed along both street  
8 frontages, and is consistent with the planning  
9 Comprehensive Plan and the intent of the Creve Coeur 2030  
10 Plan and the City's Design Guidelines.

11 As you remember, 2018, and, certainly, your  
12 familiarity with the site, there's a nice grove of trees  
13 at the intersection of Conway and Ballas Road that, under  
14 this plan, we do continue to retain those trees.

15 Under the zoning, the key items, the building  
16 shall not exceed seven stories or 105 feet. We are in  
17 compliance.

18 400 foot setback for structures exceeding three  
19 stores or 45 feet from residentially zoned and occupied  
20 property. We're in compliance.

21 The maximum site coverage is 63 percent. And  
22 63 percent relates to both the main campus, as well as the  
23 Mercy Ballas campus. Overall we're just under 58 percent.

24 Regarding buffer yards, again, prior to 2018, we  
25 did come before the Planning Commission, the City,

1 relative to buffer yards, drive setbacks, shared  
2 driveways, in particular with that Temple Emmanuel  
3 property to the west and where we sought a variance or a  
4 modification to allow zero foot setbacks, so we are  
5 implementing that again on this plan in 2020.

6 And staff also believes that the location of the  
7 bulk oxygen tank is justifiable in the location, and we  
8 certainly agree with their recommendations.

9 And you'll see that in a moment where it's  
10 located.

11 Landscaping. I've spoken to landscaping and,  
12 perhaps, we'll -- when you see the plan, you'll -- you'll  
13 understand that it's a well-landscaped plan. It meets the  
14 recommendations of the 3-inch caliper trees.

15 The design on this site plan, which you will see  
16 momentarily, is a little bit different. Less pavement  
17 where we had a full fire access road, and we are  
18 continuing to work with the fire marshal relative to the  
19 use of pavers and -- or alternatives. As far as truck, I  
20 will tell you he has concerns, so we need to work it out.

21 But even in the event he does not allow the  
22 pavers, we still stay below the 63 percent, and we end up  
23 with more green space than what we had on previous one.

24 This last comment, the surface parking lot along  
25 the shared property line with Temple Emmanuel. Property



1 was reduced to zero foot setback for the parking of the  
2 driveways. Mentioned that a moment ago. And that was  
3 codified, both from the zoning code standpoint and the  
4 record recordation of the boundary adjustment plat where  
5 Mercy acquired land from Temple Emmanuel.

6 Staff has requested as a condition that Mercy  
7 submit a maintenance agreement for the landscaping, and  
8 that be submitted for review and approval by the City  
9 Attorney, and certainly agree with that.

10 Sidewalks. The City of Creve Coeur has a code  
11 relative to sidewalks and their widths. And they're 6 and  
12 8 feet. And there's a particular -- they're 6 feet, but  
13 there's a 3 foot green space.

14 We do have an area currently on the site plan  
15 where we don't meet that 8 foot or the green space  
16 separation, but we intend to make the modifications and  
17 comply with the code.

18 So this is the overall amended master concept  
19 plan. So, again, you saw this plan and approved this plan  
20 in March of 2020. If you look at the lower left, that was  
21 what was modified. It was the Proton Therapy additions  
22 and the drive connected with the Pratt Cancer Center.

23 The change this evening is what's in magenta,  
24 the purple, to the right, the proposed Mercy Ballas, which  
25 really just outlines a configuration of the combination of

1 the primary building, as well as the parking structure,  
2 the drive accesses, the surface parking lot, and then,  
3 again, you see those improvements that go to the right or  
4 to the south, which are in the City of Town and Country.

5 The tables at the top kind of summarize the  
6 parking. The middle table, and I'll just work with that,  
7 on the left table has all the statistical coverages, which  
8 we're in compliance. Green space, which I just spoke to.

9 But based on the -- the parking, we have two  
10 scenarios; one with the four-story parking and one with  
11 the five-story. So the center is the four-story, and it  
12 provides total parking of 5,736, which is almost 200 more  
13 than what's required overall, which is 5,562.

14 Mercy has considered, you know, the addition of  
15 a fifth and the design does accommodate that fifth level,  
16 which would raise the parking to 5,968 spaces, which is  
17 the center box directly -- did I say center box --  
18 furthest right box from the center on the drawing.

19 So this is the amended concept plan that is for  
20 your consideration this evening.

21 And then I'm just going to go back in time.  
22 This is 2018, so this is just a real quick snapshot, which  
23 showed the outpatient center building, which was further  
24 to the west, and then there was a linear garage that was  
25 three levels above grade, two levels below grade, and then



1 you had the ring road that went around the north side  
2 between Conway Road and then around the east side.

3 To the far west, that was where the central  
4 plant was going to be located along with the electrical  
5 switchgear, and then the loading itself was an exterior  
6 loading, which was in the southwest portion of the  
7 building, and then you see the drive connection with the  
8 755 building.

9 Once we get into Town and Country, there's not a  
10 lot of change. Those road improvements were prescribed  
11 with the fourth leg of the intersection coming off the  
12 I-64 ramp and then the reconfiguration of the car parking.

13 The ride in, ride out, though, was going to  
14 remain under that plan. The ride in, ride out to Ballas  
15 Road.

16 So that is what the Commission had given  
17 consideration and approved in 2018.

18 So this is the plan. So just kind of starting  
19 at the top of the drawing. Conway Road, you see that  
20 fourth leg of the intersection with Conway being  
21 reconfigured with a connection to Temple Emmanuel, and  
22 what you don't see is the ring road any longer between  
23 Conway Road and the building. That ring road is now on  
24 the south side of the building.

25 On the north side of the parking structure, that

1 is the entryway for the service and loading docks, which  
2 are interior to the building, not exterior.

3           There's means of ingress and egress to the  
4 garage built on the west side, the south side. And then  
5 as you go to the east, you see the Mercy Ballas building,  
6 which is labeled seven stories here, though it's really --  
7 really six stories. It has a basement.

8           But on the south side is the actual dropoff,  
9 loading, that's the front door of the building. You see  
10 the configuration of the fourth leg of the intersection at  
11 North Outer 40, and then the ring road that brings you  
12 into the site.

13           You'll notice there is more green along the  
14 north, there's more green along the east under this plan,  
15 and then the row of trees remains in place.

16           At the far west is the surface parking lot. In  
17 the center of that, you see a light shaded gray to a red  
18 circle. That would be the location of the oxygen tank in  
19 that area. And then just below it is where we would be  
20 proposing the drive-through lane for the kiosk.

21           So pretty -- pretty well screened, not visible  
22 from Conway Road, located to the west of the building,  
23 nestled in an area where traffic circulation would be very  
24 good and not visible from the arterial roads, being Ballas  
25 and Conway.



1           This drawing is really just intended to show  
2 those road improvements that didn't fit on the drawing, so  
3 we are adding a lane on the North Outer 40 at the Metro  
4 and MoDOT. And we are reconfiguring the drive lanes on  
5 the north side of Conway Road into the main hospital.

6           The others are just Section A, B, C, those are  
7 really just requirements of the site development plan.

8           I think, we -- when I hand this over to  
9 Ms. Menendez and she goes through the perspectives and the  
10 elevations, they show better than what these sections do.

11           The landscape plan. Obviously, staff's reviewed  
12 this. They're very comfortable with it. Just the tallies  
13 for the landscape plan are bold and red. There's 62  
14 canopy trees, 53 underscoring trees, 97 evergreen trees  
15 and 655 shrubs, large grasses.

16           This is the lighting plan. We have a 20 foot  
17 max height poles on the ground and 12 foot max height on  
18 the top level of the garage.

19           And then at this point, I will hand this off to  
20 Ms. Menendez, and then Josh Barcus is going to fill in for  
21 me. I need to jump on another call. But certainly  
22 appreciate your time. And get Ms. Menendez moving forward  
23 on this.

24           MS. ALLISON MENENDEZ: Thank you.

25           Let me know if you guys can't hear me. I'm

1 having a little bit of an issue with my ear pods, but,  
2 hopefully, they last through this presentation, so.

3 This aerial image shows the hospital kind of off  
4 to the -- the top right. So you can see the campus  
5 connection in relationship here.

6 This starts to explain a little bit about what's  
7 going on with the site. So we've gotten some good efforts  
8 to maintain these mature trees, to create blocks of  
9 accessible green space, which we thought was really  
10 important, not just in improving the pervious, impervious  
11 relationship, but really create those amenities,  
12 especially as we get closer to the neighborhood that's  
13 just across the street on Ballas Road.

14 So you can see we're really trying to create the  
15 larger form as they relate back to the hospital, including  
16 the parking.

17 And then, you know, as dictated by the  
18 requirements for the City, we have the lower form, but  
19 even furthermore creating more of that green space right  
20 near the residential.

21 You can also see from this image the lantern  
22 features, which are denoting entry. So we differentiate  
23 the exterior of the building to do that. And we're also  
24 creating lots of covered area and an extended canopy that  
25 makes it very clear where that dropoff is happening.



1           We move to the next image.

2           This is picking up from what would be,  
3 essentially, your first view of the building. So, again,  
4 that big glassy corner piece is a public waiting area on  
5 the inside, and so just really helps with wayfinding and  
6 creating those views from within the building to the green  
7 space, but also creating views from the highway and  
8 elsewhere where you can really see -- see entry and focal  
9 point of the building.

10           And then you see lower two-story volume at the  
11 corner. We're also treating that with a larger glassy  
12 area and then mature trees just off to the right that  
13 create a little bit of a buffer from there to the  
14 residential.

15           And then here you can also see that dropoff  
16 that's happening right under that extended canopy, the  
17 cantilever of the building.

18           You'll also see that we use stone much more  
19 heavily, the cut stone pieces, and use much more heavily  
20 around the lantern elements. And it becomes a stone wrap  
21 under the building for the columns. And you'll see that a  
22 little later continued through the parking garage.

23           So that material is really kind of reserved for  
24 the two-story space and for showing that entry.  
25 Everything else is looking at, on to the right, you see

1 the cast stone, and then above that you have combination  
2 of cut stone and brick. And that color palette is meant  
3 to work with -- with the current across the street on  
4 Mercy's main campus.

5 ACTING CHAIR ROVAK: Ms. Menendez, may I ask a  
6 favor of you?

7 When you're showing large scale, this one, this  
8 rendering is different, but on a site plan or an aerial or  
9 anything like that, as you speak and describe some of the  
10 features, would you mind using your cursor to point out  
11 the locations of -- and the -- the items that you're  
12 referring to? I think it would make it easier for us as  
13 we look at this projected screen.

14 MR. JOSH BARCUS: Yes, so this is --

15 MS. ALLISON MENENDEZ: Josh, would you like to  
16 point?

17 MR. JOSH BARCUS: I will. I'll do my best, and  
18 I might need a little --

19 MS. ALLISON MENENDEZ: Thank you.

20 MR. JOSH BARCUS: Can you see the cursor right  
21 now, sir?

22 ACTING CHAIR ROVAK: I don't.

23 MR. LUMLEY: Yeah, it's moving.

24 MR. JAGGI: It's in the middle. It's --

25 ACTING CHAIR ROVAK: Oh, okay.



1 MR. JAGGI: It's pretty small, Josh.

2 ACTING CHAIR ROVAK: You move it -- if you move  
3 it enough, that'll make it obvious where it is, I think.

4 MR. JOSH BARCUS: Okay. Well, that's --

5 ACTING CHAIR ROVAK: I see it now. Uh-huh.

6 MR. JOSH BARCUS: That's the only way I know how  
7 to do it, so if you don't, just holler, I'll move it some  
8 more.

9 ACTING CHAIR ROVAK: Sure. Okay.

10 MS. ALLISON MENENDEZ: Thank you.

11 If you go to the next image.

12 So this is looking at the -- the south facade.

13 So, Josh, if you highlight that area down at the  
14 bottom of the building.

15 This is really that main dropoff zone, so that's  
16 a pretty glassy part of the facade with the stone columns  
17 that are just behind the trees.

18 ACTING CHAIR ROVAK: Uh-huh.

19 MS. ALLISON MENENDEZ: So we're creating some  
20 screening there. And this also, I think, helps articulate  
21 to the right of the tower, you're seeing that large  
22 lantern feature, so that's happening all right there, just  
23 to orient you.

24 And then that parking garage is the large, we're  
25 showing it five stories, and we have on here four with the

1 max height of five, and so this is showing that maximum  
2 height.

3           And you start to see also how they're bringing  
4 in some of that same articulation from the garage where we  
5 have the brick with the cast stone cap. And that's coming  
6 kind of directly from the language of the tower.

7           And you'll also note as we set off the parking  
8 structure and the tower a little bit, and that's just  
9 providing a lot more light and natural beauty in between  
10 the two spaces with some direct connectivity from one  
11 structure to the next on level one and two.

12           So this image was requested specifically so you  
13 could see the entirety of the garage structure, which is  
14 off to the right. And so what's happening kind of down in  
15 this really lush area between the parking structure,  
16 correct, right there, and the building is really the  
17 screening that's all taking place, which is a combination  
18 of berm, that's happening through the cut and fill process  
19 with the site, through landscape, so having a lot of trees  
20 through this area. And then off to the right, you'll see  
21 there's some screening we've actually added as a  
22 architectural element.

23           And so all of that allows us to do is have the  
24 loading dock happening within the garage space. So it's  
25 very easily accessible from the road, but it is screened



1 from the public right-of-way.

2           And then you'll see the glassy corner of the  
3 building here, which is denoted staff amenity space, so  
4 that'll have a lot of light and views back to the  
5 hospital.

6           And then you can see kind of the (indiscernible)  
7 window feature that's happening just above the parking  
8 garage, and then the punched openings that are occurring  
9 more off to the left.

10           So if you were -- in this view, if you were to  
11 turn left, you would be headed to the hospital main entry.  
12 If you turn right, you're headed to parking. And if you  
13 go straight on (indiscernible) Road, you would be headed  
14 to Ballas.

15           This is, basically, just taking us closer up the  
16 road. So, again, this is emphasizing the way in which  
17 these landscape features really work to screen that  
18 lighting.

19           And then, you know, you have the garage overhang  
20 on top of that loading area is further concealing any  
21 tower elements. Then you see that connection, that  
22 two-story connection back to the garage, so that we can  
23 provide covered amenity space. So this is going to be a  
24 direct connection for staff on level two, and then on  
25 level one is a direct connection into the building from

1 the garage.

2 And then if we jump to the next one.

3 This -- this is looking at the corner of Conway  
4 and Ballas shows observing the mature trees. This shows  
5 that lower volume that's very glassy and has cast stone  
6 elements. So, again, trying to treat that corner very  
7 respectfully.

8 And then you see the tower, which is just that  
9 larger portion that comes down into the ground to the  
10 right and then that garage just beyond.

11 So these are the elevations that describe, I  
12 think, most of what the renderings have already shown.

13 But that east elevation, you can see the way  
14 we're treating different elements, so, again, glass  
15 denoted entry, stone, the (indiscernible) stone happening  
16 just adjacent to entry zone. The cast stone really being  
17 used most prominently on the corner. And then that  
18 combination of brick and cast stone is being more given to  
19 the tower elements.

20 And then we're also showing a penthouse above,  
21 which is -- would be using the same metal color that we're  
22 using elsewhere, so kind of champagne color. And we're  
23 using that for both the roof screen and the penthouse just  
24 to kind of create one area there that -- that matches with  
25 the color palette of the building.



1           The south elevation is very similar to what  
2 you've seen in the rendering. So, again, that's just  
3 showing that much glassier area for entry, and then the  
4 way that stack stone has turned the corner.

5           This also highlights how that canopy really  
6 extends to create a lot of dropoff coverage, an option for  
7 visitors dropping off patients.

8           Then this top view is looking at, basically,  
9 we're taking a slice right through that connection I  
10 talked about. So the garage connection on one and two,  
11 and that's what you're seeing grade out here. And then  
12 you're seeing how that -- what that allows us to do is to  
13 really bring in a lot more windows and that natural light  
14 that I talked about into these stacked spaces, which are  
15 occurring a buffer between them and the parking garage.

16           Then you'll also see some cast stone elements  
17 that are wrapping the larger glass feature, kind of  
18 further highlight that and differentiate that corner from  
19 the rest of the tower portion.

20           And then down below you see how that kind of all  
21 resolved to a similar language of brick and cast stone.

22           Then the parking garage elevation, as mentioned,  
23 are really meant to be quite similar to what's happening  
24 on the building. So probably the -- the first elevation  
25 is showing that grading that's going to take place. So

1 that's -- that's the north elevation that's happening  
2 closer to Conway Road, and so we're cutting a little bit  
3 through the landscape here.

4 But even if you cut -- if you were to cut that  
5 section plane further out, you would see even more of the  
6 berms and the trees. What we're focusing on here is more  
7 of the architectural elements that will have a screen that  
8 is placed throughout level one where the loading is. And  
9 so that'll work to screen that from both vantage points,  
10 again, with the trees and landscape doing more additional  
11 screening.

12 Then if you come down to the south elevation,  
13 that's where we have that stacked stone kind of running  
14 along the first level, which will then be kind of  
15 consistent with the language that occurs at dropoff. So  
16 it's really taking that same dropoff language and  
17 extending all the way across.

18 And so that -- the intent there is to really  
19 make this feel like one building and not a parking garage  
20 attached to a medical office building.

21 So then from there, you kind of move up. You  
22 just see the simple precast panels that have the thin  
23 brick within them and then that ledge that's from the  
24 center of the sill on the window detail. And that,  
25 essentially, wraps the whole garage.



1 MR. JOSH BARCUS: I think that's it for the  
2 presentation. But we're here for any questions or  
3 comments and then can flip back through any of the slides  
4 you may want us to reference to.

5 ACTING CHAIR ROVAK: Okay.

6 You covered quite a bit of ground.

7 Do any of the Commission Members have any  
8 questions about what we've seen?

9 I think we followed it all. Sometimes it's like  
10 drinking from a firehose, but it was well presented. So I  
11 think I got a pretty good feeling for how this is all  
12 going to play out.

13 Does anybody else have any questions or anything  
14 they want to ask from the presenters?

15 MR. STREILER: I've got a simple question, but I  
16 think I just missed in the packet.

17 With regard to that drive-up window, is that  
18 going to be like a bank where you can access your  
19 prescriptions remotely, kind of a contact free  
20 environment, or do you actually go to a window and hand  
21 off your prescriptions to the patient waiting in the car?

22 MR. JOSH BARCUS: No, it would be similar to the  
23 bank that you described.

24 So there would be a pneumatic tube system that  
25 would be connected to -- to the building. Some type of

1 screen verification process. And then it would be a, I  
2 believe, a one-way transaction where I think you would pay  
3 here and then they would zip it over to you, and then the  
4 empty tube would zip back.

5 MR. STREILER: Probably something we'll see more  
6 and more of.

7 ACTING CHAIR ROVAK: I'm sure.

8 MR. STREILER: And I -- would you provide the  
9 necessary queuing spaces, so if you -- three or four cars  
10 can wait in line and see the customer in front of them  
11 gets their -- the prescription?

12 MR. JOSH BARCUS: That is correct.

13 So this -- this -- this slot -- or the length  
14 here is over 75 feet, I believe, which is beyond the three  
15 car requirement there was.

16 And then right now, this -- this shows it moved  
17 from where staff had suggested. So when Whitney and staff  
18 had written the report, we had shown it on this north  
19 side, but to get it further away from Temple Emmanuel,  
20 we've moved it to the south.

21 So this is more of a staff lot back here, and  
22 even though it's built for two-way traffic, we're kind of  
23 funneling folks around counterclockwise for the use of  
24 that -- that kiosk.

25 ACTING CHAIR ROVAK: Any other questions?



1           MR. STREILER: The amenity buildings, they kind  
2 of connect the parking structures to the -- the facility.

3           I suppose there'll be waiting areas, and I guess  
4 elevators. Is there room for folks to socially distance  
5 and wait in those facilities as they wait their turn to  
6 get on an elevator or take the stairs?

7           MS. ALLISON MENENDEZ: That's a good question  
8 that I don't have a ready answer for.

9           I think one thing we're still getting some  
10 information on is exactly how many people are moving  
11 through the building at any one time. So I think that's  
12 what we would want to measure it again.

13           But what we definitely try to achieve is getting  
14 some gracious area between the garage and the building to  
15 allow for more space between people. But I think as we  
16 get more information on exactly how many visitors we  
17 expect coming in at certain times of day.

18           The other thing that I know is a big priority  
19 for Mercy is prioritizing more of the dropoff area, which  
20 is quite ample, so I think that would also alleviate some  
21 of that queuing issue.

22           MR. STREILER: Thank you.

23           MR. CARNEY: I have a question, if I could.

24           First of all, I'd like to say I really like the  
25 changes that you made.

1 I agree 100 percent moving the parking garage  
2 further west away from the homes on Ballas is fantastic  
3 and more green space. Everything about it I like.

4 But my question is on the parking, and I  
5 understand it's a budget issue how many levels you  
6 complete on that garage, but is there any other plan in  
7 place if you do need additional parking after the parking  
8 study's complete that you could accommodate more parking  
9 if you only built the four-story parking garage?

10 MR. JOSH BARCUS: So related to the main campus  
11 itself?

12 MR. CARNEY: That is correct.

13 MR. JOSH BARCUS: Yeah, so I think part of that,  
14 so in that effort Lochmueller had -- Group has been  
15 commissioned, and they've done the part of the -- the  
16 parking study that they can do, which is to go out and  
17 inventory what actually exists on the main campus.

18 But right now they're not operating at normal  
19 capacity. So when we get back to the point where they are  
20 operating under their normal conditions, that's when the  
21 true evaluation will take place to understand, not only  
22 how to park better or utilize the parking closer there  
23 better and their valet services better, but how much more  
24 parking is -- would actually be needed to alleviate some  
25 of the concerns that have been raised before.



1           So I think -- I don't know if there's a plan  
2 until we have that information in full to be able to  
3 evaluate where we're at.

4           MR. CARNEY: And so will that -- will that  
5 parking study be part of the decision on how many levels  
6 of parking garage to build or will that be completed  
7 before the study's done?

8           MR. JOSH BARCUS: It's hard to say. It's --  
9 there's two -- two pieces. There's budgetary relative to  
10 this project, and then there's parking needs for the main  
11 campus as well.

12           So without having that study and knowing what  
13 that could mean, it's hard to say for certain and give you  
14 a direct answer that -- that tells you yes or no on that.

15           MR. CARNEY: Okay. But you think there might be  
16 other things you can do to keep parking -- the existing  
17 parking to pick up some spots and maybe change -- change  
18 the way the valet system works and so forth?

19           MR. JOSH BARCUS: Yeah, we believe that there's  
20 a -- there's a correlation between how it's functioning  
21 and where people are parking, where they're trying to go,  
22 and where the heaviest parts of the business are on the  
23 main campus and busiest times of those areas, as well as  
24 how the dropoff and valet service work together.

25           So there's -- there's operational aspects of it

1 for certain that will be raised as part of that as well.

2 And then it'll also tell us if there's just a  
3 deficit somewhere that needs to be made up somehow.

4 MR. CARNEY: Okay. Thank you.

5 MR. JOSH BARCUS: You're welcome.

6 ACTING CHAIR ROVAK: Any other questions,  
7 comments, for the presenters, for the applicant?

8 Okay. Do we have any questions from the public?

9 Has anybody raised their hand or --

10 MR. LUMLEY: I think that we're going to go to  
11 staff next.

12 ACTING CHAIR ROVAK: Oh, I'm sorry. Yes.

13 Didn't mean to ignore you.

14 MR. JAGGI: That's okay.

15 Jason Jaggi, Director of Community Development  
16 with the City of Creve Coeur.

17 I'm going to speak to the text amendment, and  
18 then I'm going to turn it over to Whitney. She's going to  
19 provide a presentation and talk about the site development  
20 plan and some of the items that we wanted to review with  
21 you.

22 I do think the applicants have done a really  
23 good job explaining the proposal, so, hopefully, we won't  
24 take too much longer.

25 But with respect to the text amendment that's



1 provided, as you may be aware, we don't allow any  
2 drive-through services at all in the PH District.

3 And so this amendment would introduce that new  
4 use into the code as a conditional use.

5 So if this is approved, they would have to come  
6 in and file an application pursuant to that requirement,  
7 which -- which requires conditional use review.

8 When -- in talking with the applicants earlier  
9 on about this, their main intention, as they presented, is  
10 to provide a pharmacy kiosk as a drive-through facility  
11 for the hospital campus, which makes sense.

12 And I think Mr. Streiler mentioned, we may be  
13 seeing more of that going forward.

14 And it's -- it's exactly in that light that we  
15 also suggested that maybe we should amend the -- submit a  
16 text to broaden it. So that's what we suggested for you  
17 is a -- an amendment that, basically, associates any --  
18 any drive-through facility as being permitted as long as  
19 it's complimentary to the services that are being provided  
20 on the hospital campus.

21 So that would allow any type of drive-through  
22 facility to be reviewed under the conditional use process  
23 and not just a pharmacy kiosk.

24 So that explains the amendment.

25 In the amendment, also, we took advantage of the

1 opportunity to clarify to allow drive-through services, as  
2 well as a conditional use in the MX District and LI  
3 District. Those were left out. And we feel like we could  
4 get a proposal in the future, and we wanted to -- to  
5 include that as well.

6           So be happy to answer any further questions on  
7 the text amendment. Otherwise, we will move on to the  
8 site concept, site development plan.

9           And Whitney will provide some comments on that  
10 for you.

11           MS. KELLY: Thank you.

12           Whitney Kelly for the City of Creve Coeur.

13           We'll do a shared screen for a PowerPoint.

14           Okay. So as the applicant has indicated, this  
15 is for a new site development plan and site concept plan  
16 for the Mercy Ballas project that was previously approved  
17 in 2018.

18           The approval -- the current request is for a  
19 272,117 square foot seven-story building. Approximately  
20 232,559 square feet of the building is actually occupied.  
21 The remaining square footage is for mechanical equipment.

22           And they are requesting a 747 parking space  
23 garage at four levels. The option of a fifth floor would  
24 increase the overall parking to 974 spaces just for the  
25 south building -- Mercy Ballas building.



1           Because this does represent a change from the  
2 prior approved ordinance and that has lapsed, it does  
3 require your review and City Council approval, which is  
4 why we're here tonight.

5           So as the applicant has already walked through  
6 the proposed changes, I'll try not to go too much in  
7 detail.

8           But here are the proposed changes.

9           The area in red up here is showing the Pratt  
10 Cancer Center addition that was approved in early 2020.  
11 Future patient pavilion on the main campus. And then the  
12 new layout for the Mercy Ballas project.

13           The -- this is just the overall site development  
14 plan. As they -- they discussed, they did swap the --  
15 initially in 2018, the parking was over here and the  
16 building was back here, so they've now adjusted that to  
17 the parking back here and the building in front, which is  
18 more consistent with the Design Guidelines and the  
19 Comprehensive Plan. And we -- we feel like it represents  
20 an improvement in the area.

21           This is just, as the applicant has -- architect  
22 has already walked you through the elevations, I will just  
23 point out here that it did remove the previous EFIS on the  
24 building, and is now an all brick and precast that better  
25 matches the Design Guidelines and the existing buildings

1 on the north campus area.

2 And this is also that the building will be, at  
3 the closest point at this corner along Conway, at 62 feet,  
4 and that the building, the landscaping and the berming  
5 here provides sufficient, we believe, sufficient screening  
6 of the ground floor parking area and the loading dock  
7 that's within the garage.

8 You know, they provide nice landscaping  
9 throughout to be consistent with the Design Guidelines and  
10 the Comprehensive Plan.

11 One of the things that we did raise a concern on  
12 that we felt that the over -- the visibility of the cars  
13 on the upper floor could -- could be an issue, and we were  
14 asking if the Commission were to agree, that they discuss  
15 maybe increasing the height of the top floor parapet wall  
16 or screen wall just to provide greater screening of the  
17 top of the vehicles.

18 The other main issue that needs to be discussed,  
19 or that we should discuss tonight, was that the buffer  
20 yard says that for any tract that abutting a residential  
21 use within a single-family district shall -- with  
22 (indiscernible) right-of-way shall be provided a setback  
23 of not less than 200 feet for the building structures,  
24 surface -- parking surfaces as to such the residential  
25 use.



1           In 2017, the applicants had submitted an  
2 application to reduce that buffer yard so provided that  
3 adjacent to institutional use and they're utilizing a  
4 shared access, that the parking could be reduced to zero,  
5 but -- and the building setback was then reduced to  
6 60 feet.

7           And this is just the exact wording where it says  
8 parking and driveway shall be reduced to zero to the  
9 extent that and for as long as the Planned Hospital site  
10 or tract in the institutional use maintain an easement  
11 providing for shared access to both properties.

12           As the applicant has indicated, that the oxygen  
13 enclosure tank is -- and the drive-through canopy  
14 structure is within that 60 foot setback.

15           The pharmacy kiosk can be relocated further east  
16 to be outside of the 60 foot setback, however, the  
17 applicants are concerned that with readjusting the  
18 location of the oxygen tanks, the turning radius to the  
19 trucks servicing it would be difficult.

20           The 2018 plan did show a larger utility plant in  
21 this area, but the dimensions were not indicated at that  
22 time and the setback issue was not raised. And,  
23 therefore, as it was the basis for the request at that  
24 time, we just didn't catch the dimensions of that large  
25 cooling tower.

1           Normally under -- within a buffer yard, you can  
2 have certain accessory structures, such as a fence within  
3 a buffer yard, but that is by Planning and Zoning  
4 Commission approval.

5           Normally, any other accessory structures would  
6 be outside the buffer yard. However, we do feel like this  
7 was just something that wasn't clarified at the time for  
8 it to allow for the accessory structure within that shared  
9 buffer parking area, and the Commission should discuss  
10 this matter further with staff and with the applicant, and  
11 the Condition No. 3 would then need to be adjusted based  
12 upon your discussion.

13           The -- as we discussed, the applicant is showing  
14 some green -- green paver -- green Grasspaved fire lane  
15 pavers within the fire lane. The intent would be that it  
16 would appear as a lawn, but they are still working with  
17 the fire district to determine if the fire district would  
18 be -- would approve such.

19           The main concern is maintaining the -- having  
20 the Grasspaved be able to support the weight of the truck.

21           This area has been included in the overall  
22 calculation for site coverage, so should the final  
23 decision by the fire district say, no, this area would  
24 need to be paved, it does not create a site coverage issue  
25 for this project.



1 But we would -- the condition does say that they  
2 would need to -- should this area be converted to  
3 concrete, the applicant would work with staff to meet the  
4 intent for maybe additional landscaping and screening of  
5 the area, while also accommodating the needs of the fire  
6 protection district.

7 Regarding the parking. As part of the 2018  
8 cancer center expansion, the parking study was requested  
9 for the entire Mercy campus. And as the applicants have  
10 indicated, they've hired Lochmueller to take inventory of  
11 all of the existing parking spaces, which did show that  
12 they were less than what had previously been shown on the  
13 site concept's plan.

14 However, due to the current pandemic and Mercy  
15 not operating under normal conditions to the study, we've  
16 just simply carried over the requirement for a future  
17 study with the completion of this building, and once they  
18 return to normal condition -- normal conditions, and then  
19 with any future request for a new building as such, then  
20 we would require that that parking study be provided as  
21 well. And that is under Condition 11.

22 And, generally speaking, the other conditions  
23 within the staff report and within the attached draft  
24 ordinance are -- contain the conditions generally carried  
25 over from the prior actions.

1           So, and I'm happy to answer any questions.

2           ACTING CHAIR ROVAK: I guess I would ask, has  
3 the applicant is aware of these conditions and revised  
4 conditions, and has any -- are they -- are they accepting  
5 of the proposed conditions Whitney described?

6           MR. JOSH BARCUS: So, in regards to the bulk  
7 oxygen tank, I think staff had mentioned in the report  
8 that they felt that it could be justified in its location.  
9 That's the location that we would like to leave it as  
10 well. So we're in agreement relative to their -- their --  
11 the -- we also believe it's justified where it is.

12           In regards to the parapet wall, we feel like the  
13 higher the parking is, the less tall that -- that parapet  
14 wall really needs to be, as the angle of your eye over the  
15 landscape is taking you up, there's -- you're less  
16 inclined to see more of the vehicles the higher that they  
17 are.

18           So it would be our position that we would like  
19 to keep that three and a half foot tall, as it is,  
20 throughout the -- the parking garage.

21           ACTING CHAIR ROVAK: Have you explored a  
22 sightline that would, you know, that could probably be put  
23 to the test pretty easily, a ground level sightline up to  
24 that higher parking level would really pretty much show  
25 whether that a serious issue or not?



1 MR. JOSH BARCUS: And we can do that, yes.

2 So I don't know if for the purposes of this,  
3 whether or not that decision needs to be made here, or if  
4 that's something that we would follow-up with at the City  
5 Council level, and the ultimate decision gets made there.  
6 I'm not sure how that works, I guess.

7 But we would certainly be open to cutting some  
8 sections from, not only folks walking along the sidewalk  
9 where their eye level would be, but also as cars are  
10 driving eastbound on Conway Road, and what their eye level  
11 would be --

12 ACTING CHAIR ROVAK: Uh-huh.

13 MR. JOSH BARCUS: -- looking up towards the  
14 garage.

15 ACTING CHAIR ROVAK: Okay. I mean I don't want  
16 to hold the whole thing up on a simple thing like that.

17 But I don't mind keeping that as a condition  
18 that could then be debated before Council. Would that  
19 work?

20 MR. JAGGI: Yeah, I think if you want to move it  
21 forward that way, I think you should add that condition --

22 ACTING CHAIR ROVAK: Okay.

23 MR. JAGGI: -- have a sightline drawing be  
24 prepared --

25 ACTING CHAIR ROVAK: Yeah.

1 MR. JAGGI: -- to show adequate screening of  
2 vehicles for --

3 ACTING CHAIR ROVAK: Yeah.

4 MR. JAGGI: -- council review and final  
5 approval. Yeah.

6 ACTING CHAIR ROVAK: Okay.

7 MR. JOSH BARCUS: Absolutely.

8 ACTING CHAIR ROVAK: Okay.

9 Are there any other comments, questions?

10 And this is the proper time to ask if we have  
11 any comments or questions from the public?

12 Do we see any?

13 Okay. We don't see any.

14 Whitney, can you give me the page -- the packet  
15 page for the conditions?

16 MS. KELLY: Yes. Sorry. Hold on.

17 MR. LUMLEY: 72 and 3, I think.

18 ACTING CHAIR ROVAK: 72. Thank you.

19 MR. JAGGI: I think it's 133, isn't it?

20 MR. LUMLEY: That might -- that's probably the  
21 ordinance. It's in two different places.

22 MR. JAGGI: Oh, yeah, yeah.

23 ACTING CHAIR ROVAK: Oh, okay.

24 Well, one -- one being for the -- the  
25 prescription, yeah --



1 MR. LUMLEY: It's identical language, it's just  
2 in two different documents.

3 ACTING CHAIR ROVAK: Oh, they are identical,  
4 okay.

5 MR. LUMLEY: Yeah.

6 ACTING CHAIR ROVAK: And then -- let me try 72  
7 again.

8 MS. KELLY: So Condition No. 3 on page 14 of the  
9 staff report and page -- hold on while I get to it -- 72  
10 of -- of the staff report within the packet --

11 ACTING CHAIR ROVAK: Okay.

12 MS. KELLY: -- can simply be eliminated if you  
13 feel like the need for the accessory structures within the  
14 setback is sufficient given its location, that whole  
15 condition just can be eliminated.

16 ACTING CHAIR ROVAK: Okay. That was No. -- wait  
17 a minute. That was No. --

18 MR. LUMLEY: 3.

19 MS. KELLY: 3.

20 ACTING CHAIR ROVAK: No. 3. Okay. Right. I'm  
21 looking at it. Okay.

22 And do we modify one of these existing  
23 conditions or add a new one regarding that sightline and  
24 the parapet of the upper parking?

25 MR. LUMLEY: I would just add a new one.

1 MS. KELLY: Add a new one. It would,  
2 essentially, replace No. 3.

3 ACTING CHAIR ROVAK: Yeah, we could insert it  
4 right there. Okay.

5 So we would -- we would ask that the applicant  
6 provide a sightline -- section sightline that would  
7 demonstrate the visibility or non-visibility of cars  
8 parked on the top level. And that would be -- that would  
9 be presented, actually, at Council, if -- if I think we're  
10 on the same page there --

11 MR. LUMLEY: Right.

12 ACTING CHAIR ROVAK: -- it doesn't have to come  
13 back here?

14 MR. JAGGI: Nope.

15 ACTING CHAIR ROVAK: Right. Okay.

16 If that is the end of discussion, can we ask --

17 MR. MYERS: Oh, I have a quick question.

18 Regarding the oxygen tank. Was it the  
19 petitioner's position that it should be located as shown  
20 on the concept plan to facilitate truck -- truck access  
21 for loading the tank? Was that -- was that the point of  
22 contention?

23 MR. JOSH BARCUS: Yes. So -- so it could be  
24 moved, I think it would be about 13 feet east that it  
25 would need to move from its current location.



1           What that does is -- is it ends up blocking the  
2 circulation around just that service parking area. It  
3 doesn't hang out into the loop road, but while it was  
4 parked there, it would restrict access for folks using  
5 that parking lot.

6           So we set it where we had, so if a truck is ever  
7 parked there during its filling, it would be completely  
8 out of the way of circulation in that -- that staff  
9 parking lot. But that's also where the kiosk is, so we  
10 never know how many folks are going to be coming and going  
11 into that lot to access that pharmacy kiosk, and that's  
12 why we located where we have.

13           MR. MYERS: Okay.

14           ACTING CHAIR ROVAK: Okay.

15           MR. POTASHNICK: I had one question. Go ahead.

16           How -- tell me about the mechanics of how this  
17 works for the two garage configurations.

18           Are we approving both of them?

19           MS. KELLY: Yes. We would approve up to the  
20 fifth floor.

21           The applicant has indicated that budget wise,  
22 they -- and final construction -- budget costs may  
23 determine whether the fourth or the fifth floor. But this  
24 would approve up to the five floors option, so.

25           MR. JOSH BARCUS: So at a bare minimum, we would

1 be building four levels, and if the budget allows, the  
2 fifth level, which is how we rendered and shown all the  
3 sections, so you can see what the -- the biggest would be  
4 and the visual impacts it has to the site.

5 ACTING CHAIR ROVAK: Okay. That --

6 MR. POTASHNICK: The line of sight question --

7 ACTING CHAIR ROVAK: I have to tell you, that  
8 line of sight's going to be dependent --

9 (Talking over each other.)

10 MR. POTASHNICK: Option A or Option B for the  
11 garage?

12 MR. JOSH BARCUS: Yeah. So we'll -- we'll draw  
13 those sightline sections and relay it to both levels, so  
14 that an informed decision can be made.

15 ACTING CHAIR ROVAK: It'd be, obviously, more  
16 critical if it stops at four. We'd want to see that.

17 Okay. If there are any other questions or  
18 comments, or if there not, then I guess we can ask the  
19 City Attorney to -- this is on the first, of course --

20 MR. LUMLEY: Right.

21 ACTING CHAIR ROVAK: -- of 20-023. You can  
22 enter this into the record.

23 MR. LUMLEY: Thank you.

24 Let the record of this public hearing reflect  
25 the following exhibits: Documentation in possession of



1 the City Clerk demonstrating the notice provided to the  
2 public, the staff report, and the presentation of the  
3 applicant, the City Code of Ordinances and Charter, the  
4 City Comprehensive Plan and the public file regarding the  
5 application.

6 ACTING CHAIR ROVAK: Okay. That would close the  
7 public hearing.

8 (The Public hearing was concluded at 7:32 p.m.)  
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**City Council**  
300 North New Ballas Rd  
Creve Coeur, MO 63141

Meeting: 09/14/20 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. Final Reading and Passage**

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 September 14, 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 (3,5002,000) 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: 09/14/20 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 Public Safety Sales Tax and Sewer Lateral Fund Budgets of the City of Creve Coeur by Authorizing an Additional Appropriation for Each of These Funds. Final Reading and Passage**

Amending the Adopted 2020 City Employees Retirement Fund, the Police Building Fund, the Public Safety Sales Tax Fund and the Sewer Lateral 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; \$28,000 for Public Safety Sales Tax due to Insurance and Cleaning Services; and \$1,745 for the Sewer Lateral Reimbursement Program.

Ordinance

Meeting of September 14, 2020

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ADOPTED 2020 CITY EMPLOYEES RETIREMENT FUND, POLICE BUILDING FUND  
PUBLIC SAFETY SALES TAX ~~AND SEWER LATERAL~~ 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 THAT ARE WITHIN THE SCOPE OF THE PROJECT, BUT DUE TO TIMING, WAS 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

**WHEREAS,** IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO AUTHORIZE AN ADDITIONAL APPROPRIATION TO FUND THE SEWER LATERAL REIMBURSEMENT PROGRAM THAT WENT OVER THE BUDGETED AMOUNT FOR FY2020

**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, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF ~~\$868,885~~ **\$870,630** FOR THE FOLLOWING:

**CITY EMPLOYEES RETIREMENT FUND**

|                                                                 |                   |
|-----------------------------------------------------------------|-------------------|
| RETIRED EMPLOYEE BENEFITS EXPENSES (03-91-11-6206)              | \$ 340,885        |
| <b>TOTAL ADD. APPROPRIATIONS-CITY EMPLOYEES RETIREMENT FUND</b> | <b>\$ 340,885</b> |

**POLICE BUILDING FUND**

|                                                       |                   |
|-------------------------------------------------------|-------------------|
| PROFESSIONAL SERVICES (15-61-71-6203)                 | \$ 217,815        |
| SITWORK AND BUILDING CONSTRUCTION (15-61-71-9501)     | \$ 282,185        |
| <b>TOTAL ADD. APPROPRIATIONS-POLICE BUILDING FUND</b> | <b>\$ 500,000</b> |

**PUBLIC SAFETY SALES TAX FUND**

|                                                               |                  |
|---------------------------------------------------------------|------------------|
| BUILDING AND GROUNDS MAINTENANCE (19-21-23-6212)              | \$ 11,890        |
| PROPERTY INSURANCE (19-21-23-6226)                            | \$ 16,110        |
| <b>TOTAL ADD. APPROPRIATIONS-PUBLIC SAFETY SALES TAX FUND</b> | <b>\$ 28,000</b> |

**SEWER LATERAL FUND**

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| SEWER LATERAL REIMBURSEMENT                         | \$ 1,745        |
| <b>TOTAL ADD. APPROPRIATIONS-SEWER LATERAL FUND</b> | <b>\$ 1,745</b> |

**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.



BILL NO.

ORDINANCE NO. \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
BARRY GLANTZ  
MAYOR

\_\_\_\_\_  
DEBORAH RYAN, MPCC  
CITY CLERK

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        |
| <b>TOTAL ADD. APPROPRIATIONS-CITY EMPLOYEES RETIREMENT FUND</b> | <b>\$ 340,885</b> |

**POLICE BUILDING FUND**

|                                                       |                   |
|-------------------------------------------------------|-------------------|
| PROFESSIONAL SERVICES (15-61-71-6203)                 | \$ 217,815        |
| SITWORK AND BUILDING CONSTRUCTION (15-61-71-9501)     | \$ 282,185        |
| <b>TOTAL ADD. APPROPRIATIONS-POLICE BUILDING FUND</b> | <b>\$ 500,000</b> |

**PUBLIC SAFETY SALES TAX FUND**

|                                                               |                  |
|---------------------------------------------------------------|------------------|
| BUILDING AND GROUNDS MAINTENANCE (19-21-23-6212)              | \$ 11,890        |
| PROPERTY INSURANCE (19-21-23-6226)                            | \$ 16,110        |
| <b>TOTAL ADD. APPROPRIATIONS-PUBLIC SAFETY SALES TAX FUND</b> | <b>\$ 28,000</b> |

**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: 09/14/20 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. Final Reading and Passage**

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 September 14, 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: 09/14/20 07:00 PM  
Department: Planning Division  
Category: Ordinance  
Prepared By: Whitney Kelly  
Department Head: Jason Jaggi

**SCHEDULED**

**ORDINANCE**

---

**Bill No. 5844 - an Ordinance Correcting Ordinance 5709 for  
the Conditional Use Permit for Vitality Bowls, Located at 715  
N. New Ballas Road, Within the Plaza Shops Shopping  
Center. First Reading**

Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), is seeking to change tenant spaces within the Plaza Shops, to allow for additional room within the kitchen area, and that offers greater visibility within the shopping center, all other conditions for the conditional use permit for a new fast casual restaurant, Vitality Bowls Superfood Café, would remain the same. As this would not effect the parking regulations, or any other site related conditions reviewed, Staff is seeking a correcting ordinance to modify Ordinance No. 5709, approved on August 10, 2020.



Ordinance

Meeting of September 14, 2020

BILL NO. 5844

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CORRECTING ORDINANCE 5709 FOR THE CONDITIONAL USE  
PERMIT FOR VITALITY BOWLS, LOCATED AT 715 N. NEW BALLAS ROAD,  
WITHIN THE PLAZA SHOPS SHOPPING CENTER**

**WHEREAS**, under Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

**WHEREAS**, Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), received approval for a conditional use permit for a new fast casual, 919 square foot restaurant, Vitality Bowls Superfood Café, with a maximum number of 16 seats, at 741 N. New Ballas Road, within the Plaza Shops Shopping Center, Creve Coeur MO, 63141. on August 10, 2020 with Ordinance 5709; and

**WHEREAS**, The Applicant is now seeking to change the tenant address within the Plaza Shops to 715 N. New Ballas Road and the total square footage to 1050 square feet for greater visibility within the shopping center and additional square footage in the kitchen; and

**WHEREAS**, all other conditions within Ordinance 5709 will remain the same, including the maximum number of seats of 16, and the change would have no additional impact on the parking; 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 in Ordinance 5709, at its meeting on July 20, 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:** Ordinance Number 5709 is hereby amended to provide for the new tenant address as 715 N. New Ballas Road, in the “CB”, in the “CB” Core Business zoning district, within the Plaza Shops, whose legal description is as follows:

BILL NO. 5844

ORDINANCE NO. \_\_\_\_\_

A TRACT OF LAND BEING LOT "A" OF THE "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 AND 4 OF "STUDT'S HOME PLACE" AND PART OF LOT 7 OF "THE LAKE HOUSE FARM SUBDIVISION" AND PART OF VACATED DECKER LANE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 345, PAGE 557 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

**Section 2:** The Conditional Use Permit granted is for the operation of a 1050 square foot eating and drinking establishment at 715 N. New Ballas Road, within the Plaza Shops.

**Section 3:** All other conditions of Ordinance 5709 shall remain in effect.

**Section 4:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance and In Ordinance No. 5709 as hereby amended. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
HEATHER SILVERMAN  
PRESIDENT OF CITY COUNCIL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
BARRY GLANTZ  
MAYOR

ATTEST:

\_\_\_\_\_  
DEBORAH RYAN  
CITY CLERK





G. Section, Inc. dba Vitality Bowls #069  
 6314 Northwood Ave Unit 3E  
 Clayton, MO 63105  
 September 9, 2020

**Re: Request for Change of Address and Square Footage on Conditional Use Permit for Vitality Bowls in St. Louis Plaza Shops Development**

**To Whom it May Concern:**

We were recently approved for a Conditional Use Permit to open a Vitality Bowls Superfood Café restaurant at 741 New Ballas Road, Creve Coeur, MO 63141 in the St. Louis Plaza Shops development.

However, a new vacancy has become available in the same development, at address 715 New Ballas Road, which we strongly prefer both because it is larger (1049 sq. ft vs. 919 sq. ft), and because of its greater visibility in facing New Ballas Road.

The development owner, CH Retail Fund I/St. Louis Plaza Shops, L.L.C. is in agreement and is as excited as we are about switching to the larger location. A lease amendment covering the change is in process.

Therefore, we are requesting a correcting ordinance to show a change of address and square footage to that of the new location.

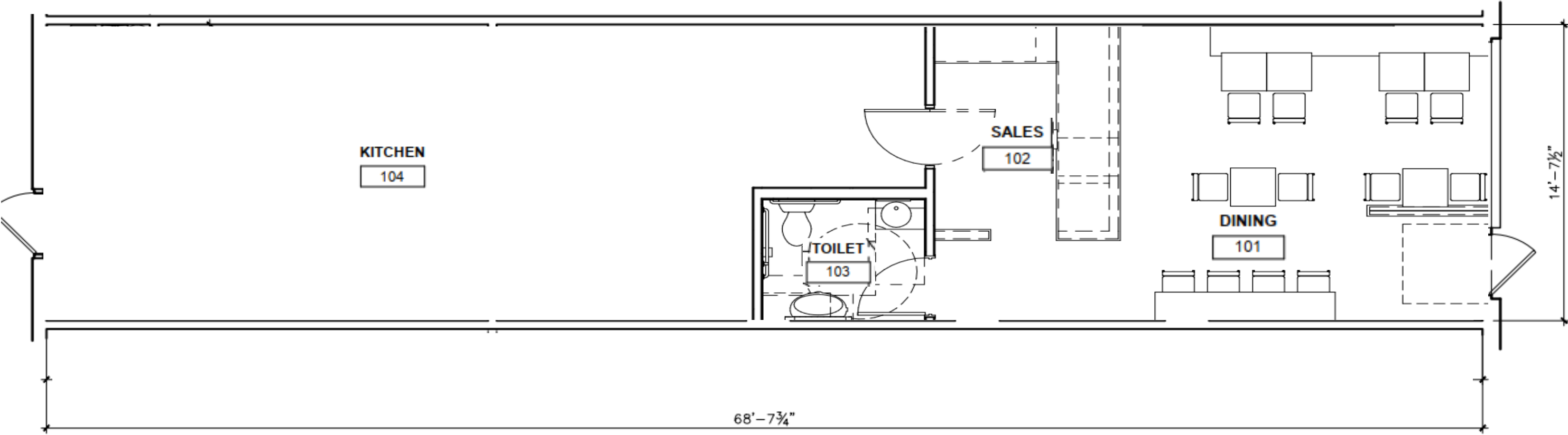
Please note that the new location is the same rectangular shape and essentially the same width as the old one, but with a more conveniently placed back door and a deeper footprint that will provide more space in our back-of-house kitchen. Therefore, we anticipate keeping the same floorplan and kitchen layout as was on our original application, with only minor changes to accommodate the new back door placement.

Thank you for your consideration. We are excited to bring our second location to Creve Coeur, and we're very confident that the new location will add to our success.

Sincerely,

A handwritten signature in blue ink that reads "Mark Matiszik".

**Mark Matiszik**  
 Co-Owner/Operator and Treasurer  
 G. Section, Inc. (dba Vitality Bowls #69)

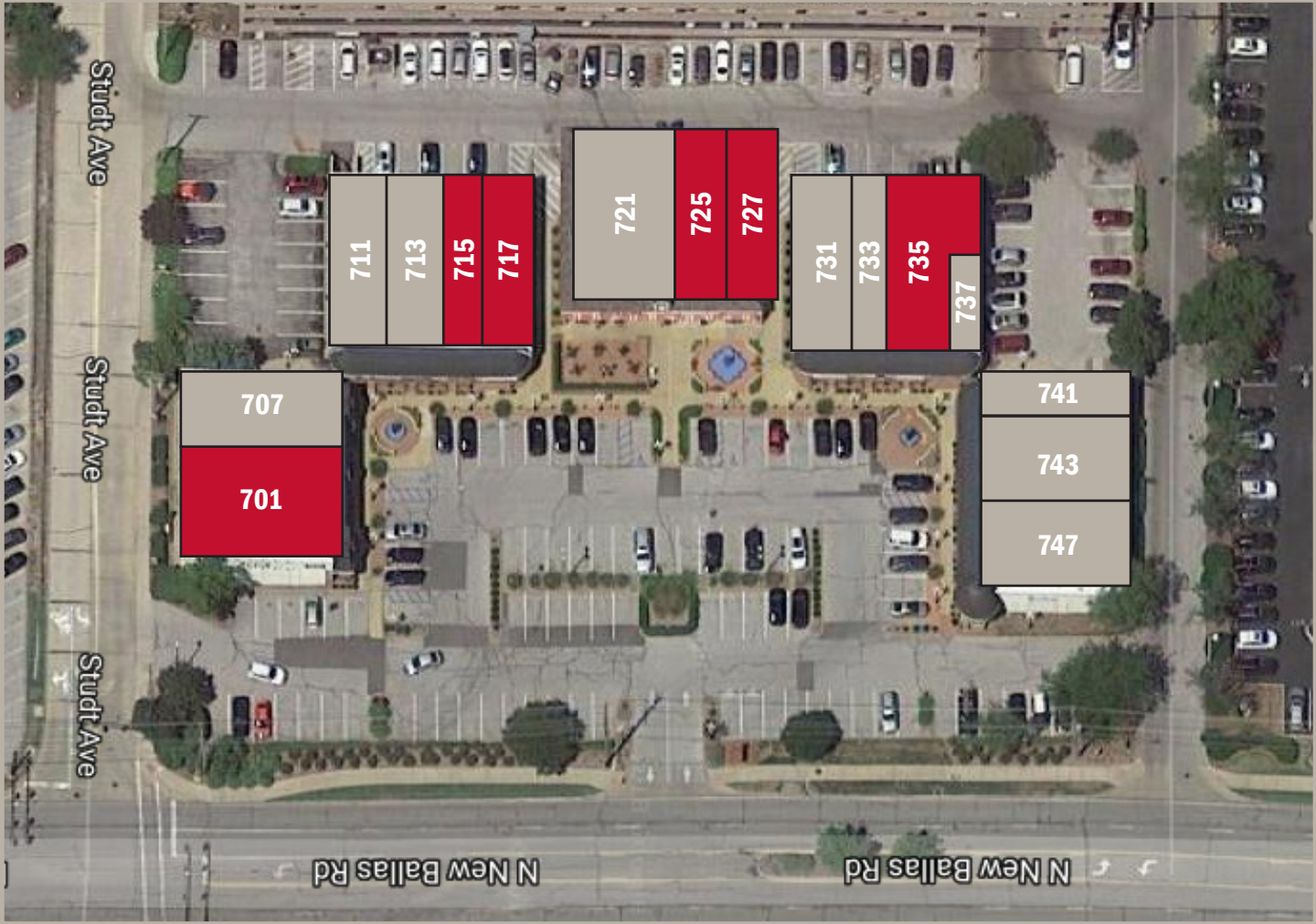


**PLAZA SHOPS**  
Suite 715  
701-747 N. New Ballas Road  
St. Louis, MO 63141



FOR LEASE  
PLAZA SHOPS

701 - 747 North New Ballas Road | Creve Coeur, Missouri 63141



| Number | Name                   | SF    | Number | Name               | SF    |
|--------|------------------------|-------|--------|--------------------|-------|
| 701    | AVAILABLE              | 3,120 | 727    | AVAILABLE          | 1,426 |
| 707    | Little Medical School  | 1,500 | 731    | Ballas Nails & Spa | 1,643 |
| 711    | Edward Jones           | 1,560 | 733    | Zang Chi           | 1,190 |
| 713    | Excel Physical Therapy | 1,575 | 735    | AVAILABLE          | 1,358 |
| 715    | AVAILABLE              | 1,050 | 737    | TravelMasters      | 1,038 |
| 717    | AVAILABLE              | 1,400 | 741    | Vitality Bowls     | 919   |
| 721    | Oishi Sushi            | 2,800 | 743    | Eyewearhaus        | 2,100 |
| 725    | AVAILABLE              | 1,319 | 747    | Labcorp            | 2,040 |



FOR LEASE  
PLAZA SHOPS

701 - 747 North New Ballas Road | Creve Coeur, Missouri 63141

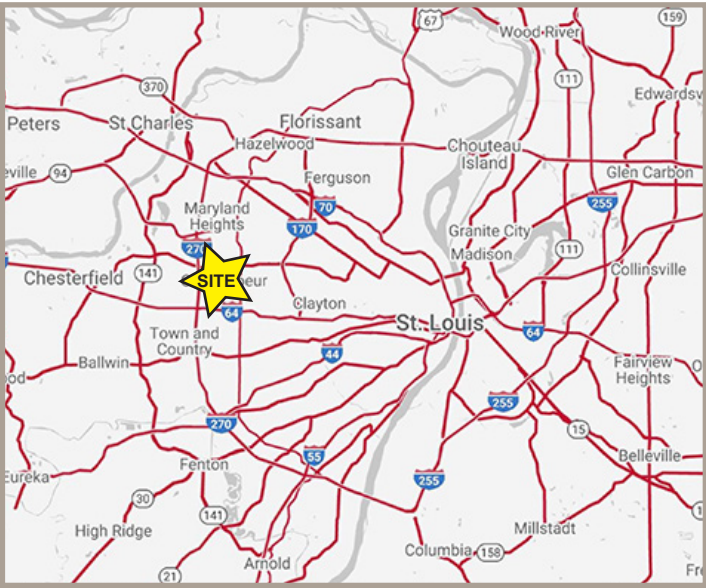


SPACE AVAILABLE: 1,050 - 3,120 SF

LEASE RATE: \$21/SF, NNN

TRIPLE NETS: \$10.97/SF

| 2020 DEMOGRAPHICS |                  | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------|------------------|----------|----------|----------|
|                   | POPULATION       | 8,955    | 57,638   | 156,077  |
|                   | EMPLOYEES        | 21,160   | 94,823   | 174,045  |
|                   | MEDIAN HH INCOME | \$88,860 | \$94,241 | \$94,873 |



CONTACT US FOR MORE INFORMATION

Elizabeth Schenk  
eschenk@paceproperties.com  
314.785.7633

Kate Grewe  
kgrewe@paceproperties.com  
314.968.9898

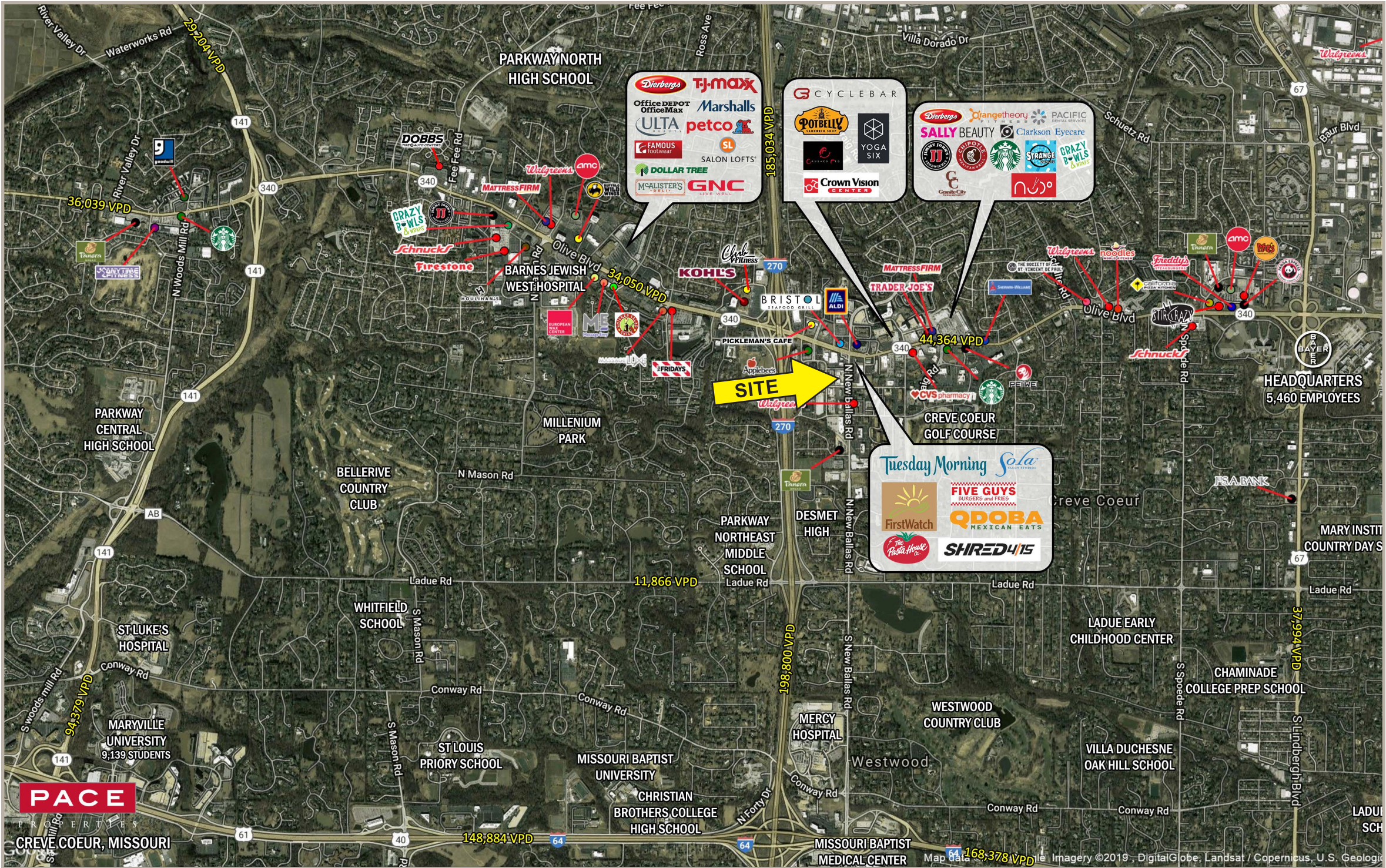
PACEPROPERTIES.COM

1401 South Brentwood Blvd., Suite 900  
St. Louis, Missouri 63144  
P: 314.968.9898

A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.





AREA RETAILERS INCLUDE:







PROPERTY DETAILS

- Top trade area in metropolitan St. Louis
- Excellent visibility and accessibility
- Significant daytime density
- Facade upgrade coming soon

TRAFFIC COUNTS

Olive Boulevard: 44,364 VPD

FACADE IMPROVEMENT RENDERINGS





BILL NO. 5835ORDINANCE NO. 5109

**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**

**WHEREAS**, under Section 405.370(C), all eating and drinking places in the "CB", Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

**WHEREAS**, Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), has submitted for a conditional use permit for a new fast casual, 919 square foot restaurant, Vitality Bowls Superfood Café, with a maximum number of 16 seats, at 741 N. New Ballas Road, within the Plaza Shops Shopping Center, Creve Coeur MO, 63141.; and,

**WHEREAS**, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, July 20, 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 July 20, 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:** Ordinance Number 2159 is hereby repealed.

**Section 2:** A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 741 N. New Ballas Road, in the "CB" Core Business zoning district, within the Plaza Shops, whose legal description is as follows:

BILL NO. 5835ORDINANCE NO. 5709

A TRACT OF LAND BEING LOT "A" OF THE "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 AND 4 OF "STUDT'S HOME PLACE" AND PART OF LOT 7 OF "THE LAKE HOUSE FARM SUBDIVISION" AND PART OF VACATED DECKER LANE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 345, PAGE 557 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

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

1. The Conditional Use Permit shall be for the operation of a 919 square foot eating and drinking establishment at 741 N. New Ballas Road, within the Plaza Shops.
2. Maximum seating permitted is limited to 16 seats.
3. Hours of operation shall be 8:00 a.m. to 8:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. Missing landscaping shall be replaced to be in substantial compliance with the prior approved landscape plan for review and approval by the Zoning Administrator.
8. The property owner shall address any property maintenance issues to the satisfaction of the Chief Building Official prior to the issuance of a Certificate of Occupancy
9. 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.
10. 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.
11. 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.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

**Section 4:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit



BILL NO. 5835ORDINANCE NO. 5709

to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS 10<sup>th</sup> DAY OF August, 2020.

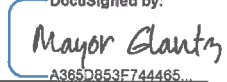
DocuSigned by:



HEATHER SILVERMAN  
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF August, 2020.

DocuSigned by:



BARRY GLANTZ  
MAYOR

ATTEST:

DocuSigned by:



3BF7E95BA23D47C...

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 #20-017: CONDITIONAL USE PERMIT FOR A LIMITED SERVICES RESTAURANT, VITALITY BOWLS, WITHIN PLAZA SHOPS AT 741 N. NEW BALLAS ROAD

**FOR THE MEETING OF:** Monday, July 20, 2020, 6:30 PM

**LOCATION:** 741 N. New Ballas Road, within Plaza Shops Center, Zoned CB-Core Business District.

**REQUEST:** Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), has submitted for a conditional use permit for a new fast casual, 919 square foot restaurant, Vitality Bowls Superfood Café, with a maximum number of 16 seats, at 741 N. New Ballas Road, within the Plaza Shops Shopping Center, Creve Coeur MO, 63141. The subject property is zoned CB, Core Business District. All limited-service restaurants (NAICS 722513) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

**ADDITIONAL INFORMATION:** The Plaza Shops were originally developed in 1983, in conjunction with the property at 11850 Studt Ave, which were both under the same ownership. At that time, the center utilized the adjacent property at Studt Ave. for shared parking to meet with the minimum requirements for parking that were on the subject property. The properties have since been split up and sold to different entities. The former Pieology Restaurant utilized the former Cuisine D'Art conditional use permit, that relied on the shared parking between the properties, and parking requirements and regulations for restaurants have changed since the issuance of the original ordinance (Ordinance No. 2159). Therefore, Staff is recommending that Ordinance No. 2159 to be repealed, and any new restaurants in the center will have to seek a new conditional use permit.

### Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

### Comprehensive Plan References

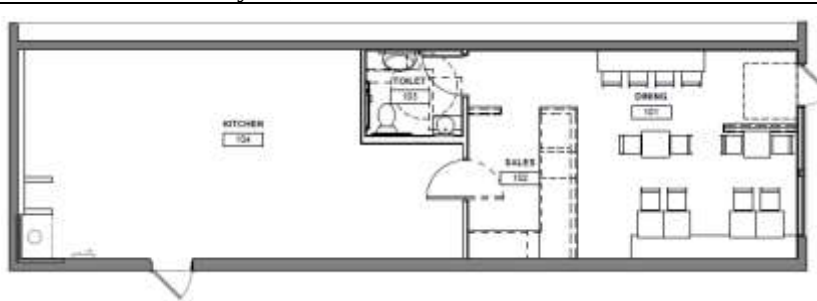
- Central Business District
- Mixed-Use District (MU)

### Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Article VII: Off-Street Parking and Loading Regulations.
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT:** Mark Matiszik  
G. Section, Inc (DBA Vitality Bowls #069)  
6314 Northwood Ave. Unit 3E  
Clayton, MO 63105

**PROPERTY OWNER:** Catherine Vierling  
CH Retail Fund I/St. Louis Plaza Shops, L.L.C.  
190 Carondelet Plaza, Suite 1400  
St. Louis, MO 63105



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner  
**DATE:** 7/15/2020  
**ATTACHMENTS:** Applicant's Materials received June 19, 2020  
Draft Ordinance  
Ordinance No. 2159



## LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                               | ZONED                     | SEPARATED BY       |
|-----------|-----------------------------------|---------------------------|--------------------|
| North     | Plaza Motors Car Dealerships      | CB-Core Business District | NA                 |
| South     | Retail/Office Building            | CB-Core Business District | Studdt Ave.        |
| East      | Creve Coeur Plaza Shopping Center | CB-Core Business District | N. New Ballas Road |
| West      | Plaza Motors Car Dealerships      | CB-Core Business District | NA                 |

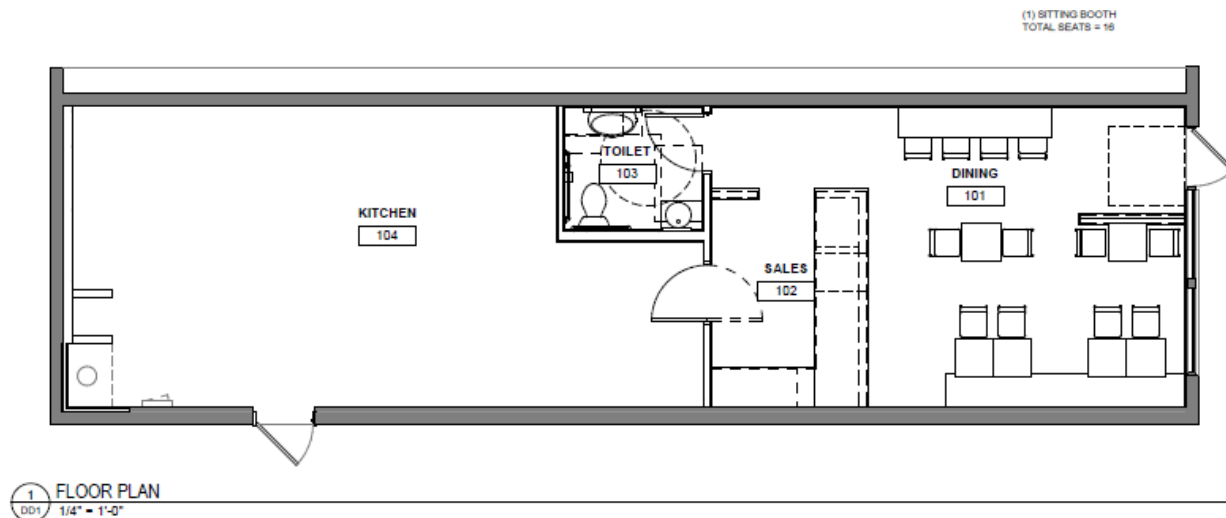
## COMPREHENSIVE PLAN REVIEW

### Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and for the long-term Economic Growth & Community Services goal of provide the community services, amenities and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Central Business District area, that is intended for a walkable, mixed-use shopping, dining, and entertainment district with gridded street pattern and storefront street level development, for high-intensity, mixed-use development, including dining, retail, office and multi-family residential development with centralized shared-use structured parking located at the interior of the block (p. 72). The applicant is filling an existing tenant space within the Plaza Shops retail center that includes a mix of restaurants, retail and service uses. The applicant is not making any other changes to the building or the site. Therefore the proposal meets with the purpose of the District in as much as this request can.

## ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the Plaza Shops, whose prior use was the Christian Science Reading Room addressed as 741 N. New Ballas. The proposal is for a 16 seat, 919 square foot, quick-serve restaurant. No changes to the exterior of the building or site have been requested.



### Use Intensity:

Section 405.470(14) Restaurants shall not be located on sites of not less than 2 acres. Except that 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;

**Parking:**

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(b) Required Off-Street Parking Spaces provides that for small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities. Multi-tenant retail shopping centers designed for restaurant, retail uses and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). As the proposed use is a made-to-order, fast casual style restaurant, serving both dine-in and carryout customers with a maximum number of 16 seats, the parking is calculated at basic retail.

Below is the current parking table for the entire center:

| Tenant                                           | Use                                         | Size (sq. ft.) | Parking Regulations                                             | # of spaces |
|--------------------------------------------------|---------------------------------------------|----------------|-----------------------------------------------------------------|-------------|
| 701 New Ballas – Vacant (Former Pieology)        | Former Restaurant/Vacant                    | 3120           | 4/1000 sq. ft.                                                  | 13          |
| 707 New Ballas – Little Medical School           | Other Educational Services                  | 1500           | 1/300sq. ft.                                                    | 6           |
| 711 New Ballas – Edward Jones                    | Other Financial Services                    | 1560           | 4/1000 sq. ft.                                                  | 7           |
| 713 New Ballas – Excel Sports & Physical Therapy | Other Health Services                       | 1575           | 4/1000 sq. ft.                                                  | 7           |
| 715 New Ballas – Vacant                          | General Retail                              | 1050           | 4/1000 sq. ft.                                                  | 5           |
| 717 New Ballas – Vacant                          | General Retail                              | 1400           | 4/1000 sq. ft.                                                  | 6           |
| 721 New Ballas – Oishi Sushi*                    | Restaurant (94 indoor seats and 40 outdoor) | 2800           | 1/3 seats in C.U.P.,<br>+ 1/8 outdoor seats,<br>+ 1/250 sq. ft. | 48          |
| 725 New Ballas – Vacant (former Zoya's)          | General Retail                              | 1319           | 4/1000 sq. ft.                                                  | 6           |
| 727 New Ballas – Vacant                          | General Retail                              | 1426           | 4/1000 sq. ft.                                                  | 6           |
| 731 New Ballas – Nail Salon                      | Services – Nail Salon                       | 1643           | 4/1000 sq. ft.                                                  | 7           |
| 733 New Ballas – Zang Chi                        | Restaurant > 16 seats                       | 1190           | 4/1000 sq. ft.                                                  | 5           |
| 735 New Ballas – Vacant                          | General Retail                              | 1358           | 4/1000 sq. ft.                                                  | 6           |
| 737 New Ballas – Travel Masters, Inc.            | Services Other Personal Services            | 1038           | 4/1000 sq. ft.                                                  | 5           |
| 741 New Ballas – Proposed Vitality Bowls         | Restaurant > 16 seats                       | 919            | 4/1000 sq. ft.                                                  | 4           |
| 743-745 New Ballas – Eyewearhouse                | General Retail                              | 2100           | 4/1000 sq. ft.                                                  | 9           |
| 747 New Ballas – Lab Corp                        | Other Health Services                       | 2040           | 4/1000 sq. ft.                                                  | 9           |
| Sub-total:                                       |                                             |                |                                                                 | 149         |
| Minus 15% Reduction                              |                                             |                |                                                                 | -22         |
| <b>Total # of Parking Spaces Required:</b>       |                                             |                |                                                                 | <b>127</b>  |
| <b>Total Available On-site:</b>                  |                                             |                |                                                                 | <b>165</b>  |
| <b>Excess Parking:</b>                           |                                             |                |                                                                 | <b>38</b>   |

The ordinance for the former Cuisine D'Art indicated a total number of seats for indoor and out was a maximum of 80, and it included both the former Pieology space and the Little Medical School space at 707 N. New Ballas Road. Pieology utilized the Cuisine D' Art conditional use permit, as they were only reducing the size of the space, and reduced to seating to 70 indoor seats and 12 outdoor seats. At that

time, the center utilized the adjacent property at 11850 Studt Ave. that was under the same ownership to meet with the minimum required parking. The properties have since been split up and sold to different entities, and the joint parking agreement was released. It appears that the former Zoya's Express Café at 725 N. New Ballas, went in as a retail bakery, and was expanded without having obtaining a conditional use permit. Therefore, as discussed above, Staff is recommending a repeal of the original Cuisine D'Art conditional use permit since the space has been vacant for some time and that requirements/standards have since changed. For the purposes of this request, these spaces are calculated at the general 1 space for every 250 square feet, or 4/1000 square feet, of floor area. Any new restaurants will need to go through the process for a new conditional use permit to ensure that there is adequate parking available on the site. Therefore, the parking table is showing an excess of 38 spaces at this time.



#### Property Maintenance

The Building Division has cited the property ownership on several building code and property maintenance issues. And there appears to be missing landscape throughout the site. Therefore, Staff has included a condition that any missing landscaping shall be replaced to be in substantial compliance with the prior approved landscape plan on file for review and approval by the Zoning Administrator and that any property maintenance issues shall be addressed to the satisfaction of the Chief Building Official.

#### RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit meets all of the requirements, in the same degree or greater than the prior use, of the Comprehensive Plan and Zoning Ordinance. Staff recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 919 square foot eating and drinking establishment at 741 N. New Ballas Road, within the Plaza Shops.
2. Maximum seating permitted is limited to 16 seats.



3. Hours of operation shall be 8:00 a.m. to 8:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. Missing landscaping shall be replaced to be in substantial compliance with the prior approved landscape plan for review and approval by the Zoning Administrator.
8. The property owner shall address any property maintenance issues to the satisfaction of the Chief Building Official prior to the issuance of a certificate of occupancy
9. 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.
10. 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.
11. 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.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

#### **ACTION**

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

#### **MOTION**

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

"I move to recommend approval of Application #20-017 for a Conditional Use Permit for an eating and drinking establishment for Vitality Bowls located at 741 N. New Ballas Road, within the Plaza Shops, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of July 20, 2020" (conditions may be added, eliminated, or modified).

---

#### **APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES**

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

*Planning and Zoning Commission  
July 20, 2020*

*Application #20-017.Vitality Bowls CUP  
Page 6*

**APPENDIX 2: ZONING CODE**

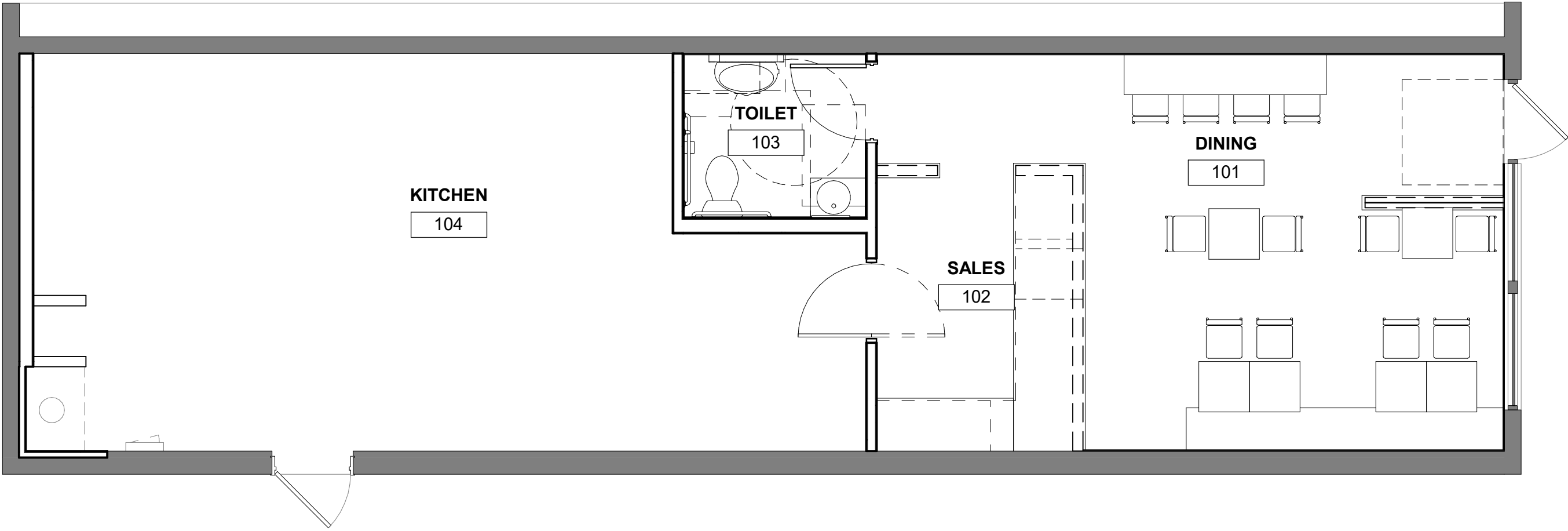
Included and attached by reference. See body of report for specific excerpts.

### APPENDIX 3: AERIAL PHOTO





DINING 101:  
(6) 24" X 24" TABLES  
(1) 10'W X 1'-7"D EATING COUNTER  
(1) SITTING BOOTH  
TOTAL SEATS = 16



1 FLOOR PLAN  
DD1 1/4" = 1'-0"

Vitality Bowls









G. Section, Inc. d/b/a Vitality Bowls #069  
6314 Northwood Ave. #3E  
Clayton, MO 63105  
(314) 295-1215

**April 7, 2020**

BUILDING & SAFETY DIVISION

RE: Vitality Bowls #069  
Address: 741 New Ballas Road, Creve Coeur, MO 63141

**Project Narrative**

This is a proposed 917 sq. ft. leased space that is part of the shopping center development known as St. Louis Plaza Shops where we wish to open a Vitality Bowls Superfood Café.

Vitality Bowls Superfood Café will be a made-to-order, fast casual style restaurant, serving both dine-in and carryout customers. Its hours of operations will be 8:00am – 8:00pm, seven days per week.

No changes to the exterior of the building or its landscape are part of this request. As part of the retail space within the St. Louis Plaza Shops development, the restaurant will utilize existing trash enclosures and parking approved for tenant use as part of the development.

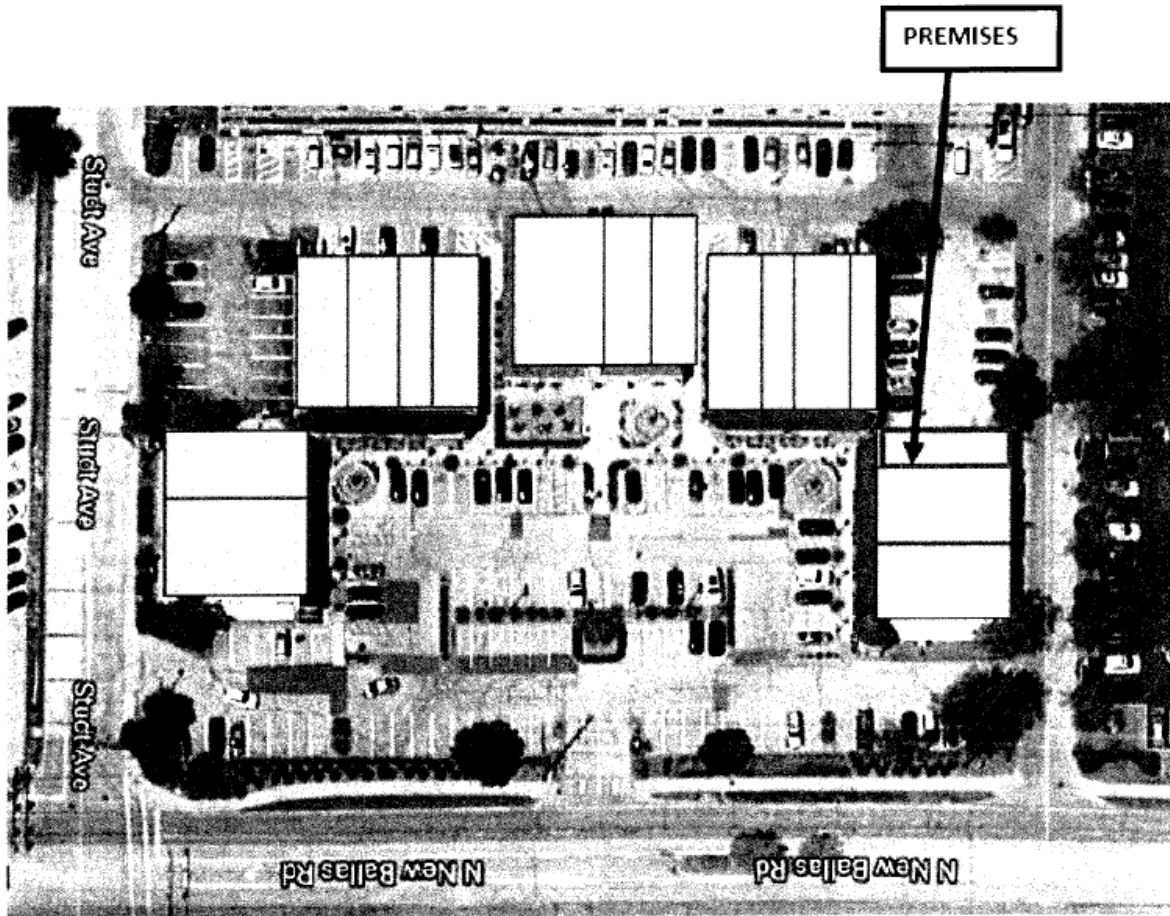


Mark Matiszik  
Treasurer  
T: 314-295-1215  
[markm@vitalitybowls.com](mailto:markm@vitalitybowls.com)













# Vitality Bowls® is a Superfood Café revolutionizing Açaí Bowls®.

An Açaí Bowl® is a nutritional powerhouse featuring the Amazon's rare Açaí (ah-sigh-ee) Berry, famous for having the richest antioxidant content of any naturally occurring fruits.



## What we offer:

- Açaí Bowls®
- Smoothies
- Fresh Juices
- Panini and Salads

## When to enjoy:

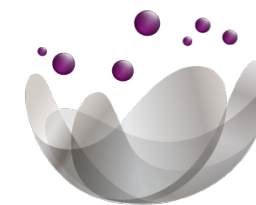
- Breakfast, lunch, snack, or dessert
- Dine-in, To-go, at Home, at the Office

**the healthiest meal you'll eat all  
day!**





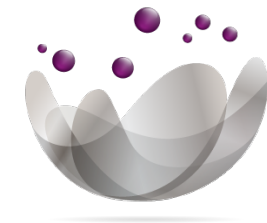
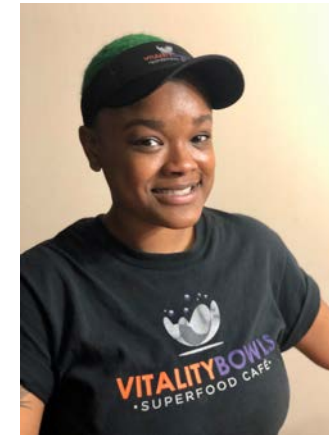
# Bringing Healthy Food to your community



**VITALITYBOWLS**  
• SUPERFOOD CAFE •



# Creating new jobs



**VITALITYBOWLS**  
• SUPERFOOD CAFÉ •

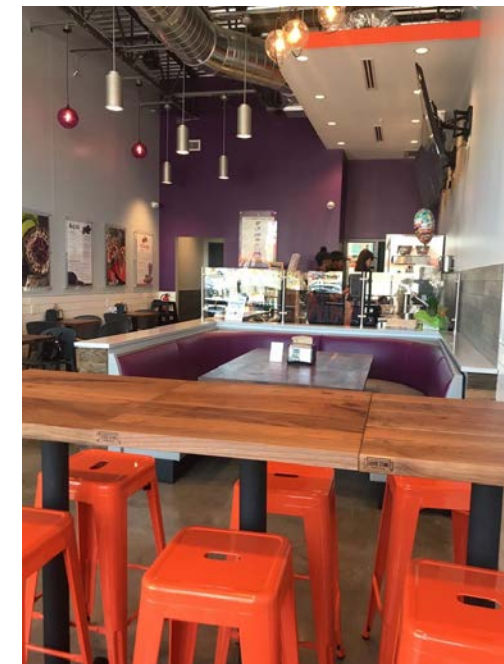
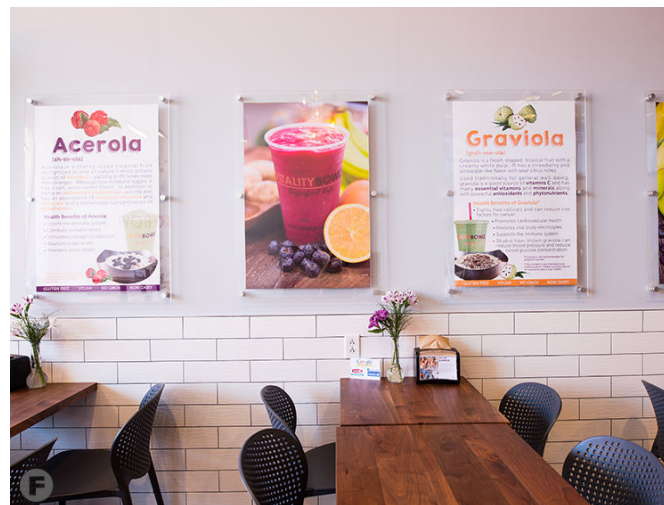


# We are local!





# Elevating Plaza Shops



1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, JULY 20, 2020

5 6:30 P.M.

6 PUBLIC HEARING VIA ZOOM

7 APPLICATION NO. 20-017

8  
9 THOSE IN ATTENDANCE:

10 Mr. Gene Rovak, Chairman

Mr. Tim Carney (via Zoom)

11 Ms. Muriel Hall (via Zoom)

Mr. James Myers (via Zoom)

12 Mr. Larry Potashnick (via Zoom)

Mr. Todd Streiler (via Zoom)

13 Mr. Carl Lumley, City Attorney

Ms. Whitney Kelly, City Planner

14 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

15  
16  
17  
18  
19  
20  
21  
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR  
4772 Gatesbury Drive  
24 St. Louis, MO 63128  
25 (314) 974-1199

1 CHAIRMAN ROVAK: Call meeting to order of  
2 Planning Zoning Commission of Creve Coeur meeting of  
3 July 20th, 2020 being called to order.

4 We'll start with roll call.

5 Our Chair, Ms. Kistner, will not be here this  
6 evening.

7 Mr. Carney?

8 MR. CARNEY: Present.

9 CHAIRMAN ROVAK: Ms. Hall?

10 Is Ms. Hall here tonight? Was she planning on  
11 being --

12 MR. LUMLEY: She's on the screen.

13 CHAIRMAN ROVAK: She might have muted.

14 MS. KELLY: Muriel, you muted yourself.

15 MS. HALL: Yeah, I'm present.

16 CHAIRMAN ROVAK: Okay.

17 I'm Gene Rovak, the Vice Chair, I'm here.

18 Mr. Potashnick?

19 MR. POTASHNICK: Present.

20 CHAIRMAN ROVAK: Mr. Streiler?

21 We are waiting.

22 MR. LUMLEY: You skipped Mr. Myers.

23 CHAIRMAN ROVAK: All right. And, okay,  
24 Mr. Lumley, City Attorney?

25 MR. LUMLEY: I'm -- I'm here, but you --



1 CHAIRMAN ROVAK: Oh, oh.

2 MR. LUMLEY: -- skipped Mr. Myers.

3 CHAIRMAN ROVAK: Oh, I'm sorry.

4 And, Mr. Myers, and I see you. Yeah.

5 MR. MYERS: Present.

6 CHAIRMAN ROVAK: All right. Mr. Lumley, City  
7 Attorney?

8 MR. LUMLEY: Yes, I'm here.

9 CHAIRMAN ROVAK: Okay.

10 Jason Jaggi will not be here this evening.

11 Whitney -- Whitney Kelly, City Planner?

12 MS. KELLY: Present.

13 CHAIRMAN ROVAK: And Jessica Stutte, Planning  
14 Assistant and Recording Secretary?

15 MS. STUTTE: Present.

16 CHAIRMAN ROVAK: Okay. We'll move on for Public  
17 Hearing for Application 20-018: Conditional Use Permit  
18 For An Inpatient Medical --

19 MR. LUMLEY: No, you skipped over --

20 CHAIRMAN ROVAK: Oh.

21 MR. LUMLEY: -- No. 2.

22 CHAIRMAN ROVAK: I'm sorry. Oh, let me back up.  
23 I apologize to everybody for that.

24 Yes. Okay. We didn't want to throw somebody  
25 out on their ear before they even got a chance.

1           Item 2 is Public Hearing for Application 20-017:  
2 Conditional Use Permit for a Limited Services Restaurant,  
3 Vitality Bowls, Within Plaza Shops at 741 North New Ballas  
4 Road.

5           Okay. Okay. And anybody who is speaking on  
6 this will be sworn in please by the court reporter.

7           MR. LUMLEY: He's still -- he's still moving  
8 them up.

9           MS. KELLY: Yeah.

10          CHAIRMAN ROVAK: Okay.

11          MS. KELLY: It's that MM down there.

12          Mark, you're not showing audio and video, did  
13 you turn those on?

14          MR. MARK MATISZIK: There we go. Can you hear  
15 us now?

16          MS. KELLY: Yes.

17          CHAIRMAN ROVAK: Yes.

18          MS. SALLY MATISZIK: Hello. Sorry for the  
19 delay.

20          MR. MARK MATISZIK: Thank you very much.

21          CHAIRMAN ROVAK: Okay. Okay.

22          (The speakers were sworn in by the court  
23 reporter.)

24          MR. MARK MATISZIK: Hello. Thank you.

25          My name is Mark Matiszik. This is my wife Sally

1 Matiszik. We are co-owners of G, Section, Inc., who  
2 currently does business in Richmond Heights as Vitality  
3 Bowls.

4 We are franchisees. And we are hoping to start  
5 our second franchise -- our second location of the  
6 franchise in the St. Louis area over at Plaza Shops just  
7 south of Olive on New Ballas Road.

8 To give you a brief introduction to kind of who  
9 we are and what Vitality Bowls does, we wanted to show a  
10 brief slide presentation.

11 There we go. And I will let Sally kind of  
12 describe it.

13 MS. SALLY MATISZIK: Great.

14 So, in general, what is Vitality Bowls? If you  
15 haven't been to our location in Richmond Heights before,  
16 we are described as a super food cafe. And what we offer  
17 are acai bowls, smoothies, fresh juices, panini, salads.  
18 Everything is made fresh to order.

19 But we are really known for our super food  
20 bowls. And what that is we take one or more of our four  
21 starring super foods; the acai berry, graviola, pitaya or  
22 acerola, and we blend them with other frozen fruits and/or  
23 vegetables into a thick spoonable base, so think of it  
24 kind of like a smoothie with a spoon.

25 We cover that with organic granola, topped with



1 fresh fruits and finish those with additional super foods.

2 And, basically, the acai bowl is going to be one  
3 of the healthiest and most nutritional things you'll eat  
4 all day. It's because we don't have any fillers, and we  
5 consider fillers to be ice to bulk it up, syrups, added  
6 sugars, artificial colors, artificial flavors. We have  
7 none of that in any of our menu items. So it truly is  
8 going to be a nutritional powerhouse for you.

9 This is just a very short video.

10 (Showing video.)

11 MR. MARK MATISZIK: Look like a good idea.

12 MS. SALLY MATISZIK: Yeah, so, hopefully, that  
13 gives you an idea. Just a brief picture of all the fresh  
14 foods we have.

15 And this slide here, I love to show this. I  
16 hope you see the color as bright as they are on here. No  
17 added colors, nothing artificial in here. This is all  
18 natural, bright, fresh, nutritious food.

19 You're seeing the variety of our menu from our  
20 super food bowls that are in those silver bowls. Also, we  
21 have a picture of them in our to go bowls that we're all  
22 doing right now being safe with the coronavirus. We  
23 provide those for catering.

24 You'll see beautiful pictures of our smoothies,  
25 our large salads, our panini sandwiches that range from

1 gluten free to whole wheat, and a classic panini roll.  
2 And also some of the juices are in the top photos there.

3           So this is, like I said, just a variety of  
4 everything that we offer that we're currently serving in  
5 our Richmond Heights location right now.

6           Next slide.

7           One of the things we love to talk about is the  
8 fact that when we open up Vitality Bowls in Creve Coeur,  
9 we will be creating new jobs. We think at this location  
10 we'll have about four full-time people and at least twenty  
11 part-time people.

12           The photos you see here are actual employees  
13 that we have at our current Richmond Heights location. We  
14 have first time employees that are -- we've started some  
15 people as a youth employee that have now been promoted to  
16 ship leaders. We have family members that have families  
17 of their own. So we have quite a range of ages of people  
18 that we employ.

19           But one of the things that's truly dear to my  
20 heart is having new employees, getting people job  
21 experience, teaching them skills that they can't learn in  
22 other places, teamwork, dealing with the public, being in  
23 front of other people and talking to people in person  
24 versus over the phone and on text. So it's -- it's really  
25 a passion of mine. The teamwork is one of our most

1 special things. And I cannot wait to start interviewing  
2 people for the new job in Creve Coeur.

3 Another thing that I love to point out is we are  
4 local. So almost all the Vitality Bowls across the  
5 country are locally owned and operated. That's one thing  
6 that's really important to Vitality Bowls; that the owners  
7 are in the location; they're actually working there;  
8 they're dealing with the public; they're training their  
9 team.

10 Mark and I have been hands-on since we began the  
11 Vitality Bowls in Richmond Heights, and that's our  
12 intention when we go to Creve Coeur, just he and I are  
13 going to split up a little bit.

14 Also, another thing about being local is we love  
15 to get involved in the community. And I'm hoping that's  
16 something that I can do more in Creve Coeur.

17 Some of the photos that you see here are local  
18 partners of products, so KomBlu Kombucha, if you're not  
19 familiar with that, it's a fermented tea and fruit juice  
20 that's an incredible soda alternative. Really good  
21 tasting. And Park Avenue Coffee. Both of these are  
22 locally made here, and we want to continue with that.

23 Another thing that we do every month is we are  
24 part of the local Gift To Meal Program that was designed  
25 by a Washington University graduate. And every month we



1 donate a number of meals through Gift To Meal to Operation  
2 Food Search.

3           For example, in June we provided 78 meals to  
4 Operation Food Search, and we average anywhere between,  
5 I'd say 50, and our most we've done is about 92 per month  
6 since we've been open.

7           And you see quite a few photos there of some  
8 people in the medical profession. So during this  
9 coronavirus pandemic, we've partnered up with an  
10 initiative called Make An Impact, and we have been part of  
11 donating meals to, specifically for this one, to  
12 St. Mary's Hospital in Richmond Heights. We were part of  
13 their 1,001 meal donated through this program, and very  
14 pleased that Vitality Bowls has donated a number of times  
15 to this.

16           And we continue to provide meals to charitable  
17 and nonprofit organizations.

18           The picture you see with the kids in the group  
19 is just one example of a nonprofit dance group, Consuming  
20 Kinetics Dance, that we also provide to.

21           And this is something I'm very pleased to talk  
22 about is elevating Plaza Shops. I don't know if any of  
23 you have driven by or are familiar with the space.

24           But when you looked at today's agenda you may  
25 have seen that there's a few vacant spots in that

1 location, and we are really looking forward to filling one  
2 of them and bringing some vibrancy back to that location.

3           You can see what the inside of our current  
4 Richmond Heights Vitality Bowls looks like. It's very  
5 high-class. We use top-quality finishes. The colors are  
6 comfortable. The seating is nice. We'll provide free  
7 wi-fi to anyone if they do want to dine in and stay with  
8 us.

9           Our tables are all handcrafted locally by Dave  
10 Stein Woodworking.

11           So you can see we really want to elevate and  
12 have the space be comfortable, nice and high-quality and  
13 we'd love to bring that to you.

14           Hope I didn't go too fast on those for everyone.

15           CHAIRMAN ROVAK: No.

16           MS. SALLY MATISZIK: If anyone wants to see any  
17 of those other slides, or especially of the food, please  
18 ask, and I'd be happy to bring it up.

19           CHAIRMAN ROVAK: Thank you.

20           How long have you been in -- in the Richmond  
21 Heights location?

22           MR. MARK MATISZIK: We just celebrated our  
23 second anniversary, so we started in July of 2018.

24           And what's fantastic about our business is we've  
25 developed, I describe it as rabidly loyal customer base,

1 especially for kind of a premium chain, we have almost  
2 6,000 people who have signed up for our loyalty program  
3 who average almost one time every month coming in, which  
4 is a huge average for us.

5 For a lot of people, we become almost a regular  
6 part of their life, they're in three or four times a week.

7 In fact, as the restaurant industry really  
8 struggled during the COVID crisis, and as restaurants were  
9 shut down, we, obviously, suffered business, but we were  
10 able to pivot very quickly because we had such a high  
11 proportion of loyalty customers into curbside pickup and  
12 ordering via our app, and we are actually well above 2019  
13 year-to-date, so that we -- we dropped.

14 We are still going to finish the year up. And  
15 we have a lot of excitement because we have people that  
16 come almost every Saturday and Sunday, especially on  
17 weekends, from as far west as O'Fallon, Missouri, and as  
18 far east as O'Fallon, Illinois.

19 We've (indiscernible) to expand.

20 Our plan was always to launch one, and see if  
21 could first prove acai as a concept in the St. Louis area.  
22 We're very comfortable that we've done that. And now we  
23 wanted to test out if we could work in a smaller location,  
24 we were -- we signed the lease, and we were looking at a  
25 location like the one in Plaza Shops even prior to COVID,



1 which has worked out really well because things like  
2 curbside pickup and more focus on takeout seems to be the  
3 way the restaurant industry is going overall.

4 CHAIRMAN ROVAK: Thank you.

5 Any Commission Members have any questions for  
6 the applicant?

7 MR. CARNEY: I had one question about hours.

8 It says eight to eight. You normally operate  
9 from eight to eight?

10 MS. SALLY MATISZIK: Yes, we do, yes.

11 MR. CARNEY: Okay. Any -- any need to go past  
12 eight o'clock or --

13 MS. SALLY MATISZIK: We don't see that --  
14 foresee that for now.

15 When we applied in Richmond Heights, we applied  
16 for extended hours, but we're -- seem quite controlled  
17 between eight and eight. Our employees are usually gone,  
18 cleaning up, anywhere between 8:30 and 9, so it seems to  
19 be working well.

20 MR. CARNEY: Okay. Thank you.

21 MS. SALLY MATISZIK: Uh-huh.

22 CHAIRMAN ROVAK: Okay.

23 MR. STREILER: Have you looked at the site in  
24 Creve Coeur and tried to figure out how you could do  
25 expanded business operations during the COVID shutdown

1 where you have to rely on carryout or drive up or drive  
2 through and what -- what have you found?

3 MS. SALLY MATISZIK: Uh-huh.

4 MR. MARK MATISZIK: Yeah, it was fascinating,  
5 one of the things that appealed to us about this Plaza  
6 Shop location was the way their parking was laid out.  
7 We'll have two spots there that are reserved for curbside  
8 pickup, which, again, we were looking at, even prior to  
9 the COVID situation.

10 And what we found, based upon our experience in  
11 Richmond Heights, is it actually provides some  
12 efficiencies to us with an increase proportion of pickup,  
13 especially curbside pickup.

14 We have a great app, and we have, by far now,  
15 the majority of our orders placed either on the app or  
16 online.

17 Most of the time people will order, pay ahead,  
18 and -- so that they can go touchless curbside pickup and  
19 set a time ahead.

20 So our bowls are a bit labor intensive. We're  
21 technically a quick service restaurant, but we take a bit  
22 longer. Best case scenario, an acai bowl, if it's made  
23 correctly, can take, you know, five to nine minutes to  
24 make, and when we get very busy, as we often do during  
25 lunch and dinner rushes, that can occasionally cause some

1 wait times.

2           Since we moved to more curbside pickup because  
3 of the virus, it's much more efficient because now a lot  
4 of our orders we get 30 minutes, an hour, sometimes two  
5 hours' advance notice. We're able to make them. Have  
6 them waiting in a freezer. And it sort of -- sort of has  
7 evened out our operational flow.

8           MR. CARNEY: I had looked -- I have one other  
9 question.

10           I looked at the -- the center today, and it  
11 looks like there could be some outdoor dining. There's a  
12 large outdoor patio, I think by the sushi. Is that a  
13 shared area or is that just for that restaurant or what's  
14 the situation on --

15           MS. SALLY MATISZIK: Unfortunately, that is just  
16 for the sushi restaurant.

17           The way that the parking works for us, we  
18 haven't applied for any outdoor seating at this time.  
19 We've taken our maximum amount of seating inside the  
20 restaurant at this time.

21           MR. CARNEY: Right. Okay. All right. Thank  
22 you.

23           MS. SALLY MATISZIK: Uh-huh.

24           CHAIRMAN ROVAK: Any other questions?

25           If not, let the staff. You might have a say.



1 MS. KELLY: Whitney Kelly on behalf of the City  
2 of Creve Coeur.

3 As the applicants have indicated, they are  
4 seeking approval of a conditional use permit for a new  
5 restaurant at 741 North New Ballas Road within the Plaza  
6 Shop Center.

7 This is a new restaurant space within that  
8 center, and, therefore, it requires a conditional use  
9 permit.

10 As they have indicated, they are a quick serve  
11 with limited seating. It's maximum of sixteen seats.  
12 Therefore, the parking calculation is based upon the  
13 regular retail of one space for every 250 square feet of  
14 floor area or four per thousand.

15 The whole center has a total of parking spaces  
16 on site of 165 spaces, and with this use, that would leave  
17 the total required parking as 127 spaces, therefore,  
18 there's an excess of 38 spaces on-site.

19 This does include the repeal of the initial CUP  
20 for the Cuisine D'Art, which was elsewhere in the center.

21 When the Cuisine D'Art went in, they utilized  
22 and shared parking with an adjacent property. That the  
23 properties have now been split off, and so, therefore,  
24 we're recommending that we repeal that one.

25 Any new tenant within that space will have to

1 seek its own CUP, and we would examine the parking at that  
2 time.

3 Therefore, we recommend approval.

4 CHAIRMAN ROVAK: Okay.

5 Do any Commission Members have any questions for  
6 Whitney, the staff?

7 Okay. Well, then, let's see if there's anything  
8 else. If there's nothing else --

9 MR. LUMLEY: Any members of the public.

10 CHAIRMAN ROVAK: Yes, we didn't -- do we have  
11 anybody who wishes to speak to this? Okay.

12 MR. LUMLEY: No.

13 CHAIRMAN ROVAK: No. Okay. I guess we can get  
14 the exhibits into the record and --

15 MR. LUMLEY: Yes.

16 CHAIRMAN ROVAK: -- you ready to close the  
17 hearing?

18 MR. LUMLEY: Thank you.

19 I offer the following exhibits into the record  
20 of this public hearing: The staff report regarding this  
21 matter, the PowerPoint presentation from the applicants,  
22 the City Code of Ordinances and Charter, the City  
23 Comprehensive Plan, the public file regarding the  
24 application and documentation in possession of the City  
25 Clerk reflecting the public notice.

CHAIRMAN ROVAK: Okay.

Okay. And we'll close that -- we'll close the public hearing.

(The Public Hearing was closed at 7:42 p.m.)

oOo

STATE OF MISSOURI )

) SS

COUNTY OF ST. LOUIS )

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



\_\_\_\_\_, RPR, MO-CCR, IL-CSR, KS-CCR

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



**BILL NUMBER 3134****ORDINANCE NUMBER 2159****AN ORDINANCE AUTHORIZING THE ISSUANCE OF A  
CONDITIONAL USE PERMIT FOR AN EATING AND  
DRINKING ESTABLISHMENT TO BE KNOWN AS CUISINE  
D' ART TO BE LOCATED AT THE PLAZA SHOPS CENTER,  
ADDRESSED AS 701 NORTH NEW BALLAS, IN THE 'CB'  
CORE BUSINESS DISTRICT**

**WHEREAS**, application was made by Ms. Beth Williams for a Conditional Use Permit to operate an eating establishment at the Plaza Shops Center, located on N. New Ballas, north of Studt Avenue, zoned CB, Core Business District, and

**WHEREAS**, under Section 26-41-3(e), all eating and drinking establishments require the issuance of a Conditional Use Permit as defined under Section 26-114, and

**WHEREAS**, on October 15, 2001, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application as per Section 26-114.4(b), and

**WHEREAS**, a Public Hearing was held by the Creve Coeur City Council on Monday, November 12, 2001, beginning at 7:30 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

**WHEREAS**, notice of publication for said Public Hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian on October 24, 2001 and in the West County Journal on October 22, 2001, newspapers of general circulation in the City of Creve Coeur, and

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

**WHEREAS**, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

Now, therefore, be it Ordained by the City Council

**Section 1:** A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the construction and operation of a 3,120 sq. ft. eating and drinking establishment to be known as Cuisine d' Art at the Plaza Shops Center tenant space addressed as 701 N. New Ballas Road, located in the Plaza Shops development, zoned CB, Core Business District, subject to the hereinafter stated conditions, on the following described property:

### Legal Description

#### Parcel A

A tract of land being Lot "A" of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of Studt's Home Place and part of Lot 7 of The Lake House Farm Subdivision and part of vacated Decker Lane, according to the Plat thereof recorded in Book 345, page 557 of the St. Louis County Records.

#### Parcel B

A tract of land being Lot 1 of Weller Manor, according to the Plat thereof recorded in Book 105, page 1 of the St. Louis County Records and part of Lot 5 of Studt's Home Place according to the plat thereof recorded in Book 7 page 38 of the St. Louis County Records of the St. Louis County Records, situated within Section 3, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the point of on the Eastern Right of Way line of Decker Lane forty feet wide, at the Northwestern corner of Lot 2 of Weller Manor, as aforementioned; thence along said Eastern line and the Eastern line of land conveyed to the City of Creve Coeur (for the widening of Decker Lane), by Deed recorded in Book 7505, page 1930 of the St. Louis County Records, North 00 ° 52 minutes 55 seconds West, 200.57 feet to a point of curvature; thence Southwestwardly 39.65 feet, along a curve to the right having a radius of 25.00 feet and a chord bearing North 44 ° 35 minutes 32 seconds East to a point of tangency on the southern Right of Way line of Studt Avenue as widened to fifty feet by the Deed to the City of Creve Coeur, as aforementioned; thence along said Southern line East, 161.61 feet to a point on the Western line of a tract of land conveyed to Rose-Gold Nomen Company, by deed recorded in Book 6486 page 1867 of the St. Louis County Records; thence along Western line, South 00 ° 52 minutes 55 seconds East, 129.61 feet to a point; thence South 09 ° 42 minutes 03 seconds East, 94.59 feet to the Northeastern corner of Lot 2 Weller Manor, as aforementioned, thence along the Northern line of Lot 2, South 89 ° 07 minutes 05 seconds West, 201.38 feet to the point of beginning.

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

1. This Conditional Use Permit shall be for the operation of a 3,120 sq. ft. eating and drinking establishment as defined under Section 26-52.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located in the Plaza Shops Center tenant space addressed as 701 N. New Ballas Road, located in the Plaza Shops development as approved by the Creve Coeur City Council.
3. The maximum seating permitted is limited to 80 seats (including any outdoor seating on the north side of the building), as defined by the City's Zoning Ordinance.
4. The hours of operation shall be from 7:00 a.m. to 10:00 p.m., seven days a week.
5. The floor plan for the proposed restaurant shall be filed with the City's Zoning Administrator showing the type and location of all equipment, furniture, seating capacity, and other information which may be requested by the building official.
6. All signs for the restaurant must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.

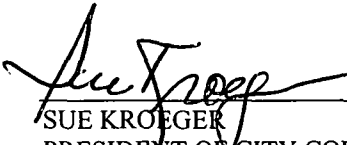
7. Should the restaurant desire an exclusive refuse container it shall be located adjacent to the restaurant. A new refuse container shall be located within a screened sight-proof storage area with the installation of a hose bibb to service the trash enclosure area. Trash pick-up for the facilities shall only occur between the hours of 8:00 a.m. and 8:00 p.m.
8. Trash pick-up for the facilities shall only occur between the hours of 8:00 a.m. and 8:00 p.m.
9. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the restaurant, including storage of outdoor tables, chairs and umbrellas.
10. Any mechanical equipment installed for the restaurant shall be properly screened with approved materials.
11. Additional business hours are permitted with the Department of Community Development's approval. Business hours can be approved for the catering of special events.
12. Employee parking, delivery and company vehicles shall be parked in the west parking area of the restaurant.
13. Loading to and from Studt Avenue is prohibited.
14. A sidewalk shall be installed by the owner of Plaza Shops on N. New Ballas Road and shall meet City standards, as directed by the Department of Community Development.
15. 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.
16. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.
17. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
18. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
19. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
20. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date it grants the Conditional Use Permit, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
21. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease.
22. The use of outdoor speakers for the amplification of music shall be permitted and shall not exceed 50 decibels at the property line.

**Section 3:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance.



**Section 4:** This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

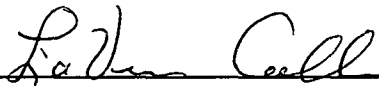
Adopted by City Council this 10 day of December, 2001.

  
SUE KROEGER  
PRESIDENT OF CITY COUNCIL

Approved this 10 day of December, 2001.

  
ANNETTE KOLIS MANDEL  
MAYOR

ATTEST:

  
LAVERNE COLLINS, CMC  
CITY CLERK



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

Meeting: 09/14/20 07:00 PM  
Department: City Council  
Category: Ordinance  
Prepared By: Lori Obermoeller  
Department Head: Lori Obermoeller

**SCHEDULED**

**ORDINANCE**

---

**Bill No. 5845 - an Ordinance Ordering the Levy and  
Establishment of the Rates of Annual Property Taxes for  
Municipal Purposes in the City of Creve Coeur for the Year  
2020. First Reading**

This proposed ordinance will establish the 2020 property tax rates at \$.075 on each one hundred dollars (\$100.00) of assessed valuation for residential property, \$.076 for commercial property, \$.023 for agricultural property, and \$.082 for the debt service levy to meet the City's budgeted revenue requirements for such taxes. These numbers are preliminary, prior to Board of Equalization review. Therefore, the rates may be adjusted slightly prior to final adoption.

Ordinance

Meeting of September 14, 2020



BILL NO. 5845

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF  
THE RATES OF ANNUAL PROPERTY TAXES FOR MUNICIPAL PURPOSES IN  
THE CITY OF CREVE COEUR FOR THE YEAR 2020**

**WHEREAS**, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS PROPERTY TAX RATES FOR 2020 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 14, 2020 AT 7:00 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING; AND,

**WHEREAS**, NOTICE OF THE PUBLIC HEARING ON THE 2020 PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AS REQUIRED BY LAW PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

**WHEREAS**, ALL PERSONS WHO PRESENTED THEMSELVES AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

**WHEREAS**, 2020 TAX RATES OF \$.075 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, \$.076 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, \$.023 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY, AND \$.082 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION FOR DEBT SERVICE LEVY ON REAL AND PERSONAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

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

**SECTION 1.** THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, AND IN THE CASE OF THE DEBT LEVY ALSO ON PERSONAL PROPERTY, TAXES FOR MUNICIPAL PURPOSES FOR THE YEAR 2020 AS FOLLOWS:

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
| RESIDENTIAL PROPERTY | \$.075 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION |
|----------------------|---------------------------------------------------------------------|

|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
| COMMERCIAL PROPERTY | \$.076 ON EACH ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION |
|---------------------|---------------------------------------------------------------------|

|                       |                                    |
|-----------------------|------------------------------------|
| AGRICULTURAL PROPERTY | \$.023 ON EACH ONE HUNDRED DOLLARS |
|-----------------------|------------------------------------|

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

(\$100.00) OF ASSESSED VALUATION

DEBT SERVICE LEVY

\$.082 ON EACH ONE HUNDRED DOLLARS  
(REAL AND PERSONAL PROPERTY)  
(\$100.00) OF ASSESSED VALUATION

**SECTION 2.** THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF  
3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS \_\_\_\_\_ DAY OF SEPTEMBER 2020.

\_\_\_\_\_  
HEATHER SILVERMAN  
PRESIDENT, CITY COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2020.

\_\_\_\_\_  
BARRY GLANTZ  
MAYOR

ATTEST:

\_\_\_\_\_  
DEBORAH RYAN  
CITY CLERK



# MEMORANDUM

**DATE:** August 27, 2020

**TO:** Mark Perkins, City Administrator

**FROM:** Lori Obermoeller, Director of Finance

**SUBJECT:** 2020 Property Tax Rate

Attached is legislation setting the 2020 property tax rates for the City of Creve Coeur. The proposed property tax rates for 2020 as compared to the current rates are as follows:

|              | <u>2019 Tax Rate</u> | <u>Proposed 2020<br/>Tax Rate</u> | <u>2019 Debt<br/>Service Levy</u> | <u>Proposed 2020<br/>Debt Service Levy</u> |
|--------------|----------------------|-----------------------------------|-----------------------------------|--------------------------------------------|
| Residential  | .075                 | .075                              | .082                              | .082                                       |
| Commercial   | .077                 | .076                              | .082                              | .082                                       |
| Agricultural | .023                 | .023                              | .082                              | .082                                       |
| Personal     | .000                 | .000                              | .082                              | .082                                       |

Personal property tax only applies to the Debt Service Levy dedicated to retiring the 2017 GO Bonds, as required under state statute. Personal property tax does not apply to the City's General Tax Levy. The City of Creve Coeur is the only taxing entity among all of the taxing entities serving Creve Coeur that does not levy a tax on personal property.

The 2020 proposed tax rates are at the tax rate ceiling. The City voluntarily reduced the property tax rate in 2012 due to a budget surplus at that time. Then due to continuously declining revenue sources and the need to maintain current service levels, the City rescinded the voluntary reduction to the tax rate ceiling for the 2018 property tax.

The assessed valuation for residential and commercial properties has increased \$16,940,221 due to almost \$3.3M in new construction, as well as an increase of \$13,641,221 in assessed valuations. The .001 decrease in the commercial tax rate is a result of the commercial assessed valuation increasing more than the 2.3% CPI allowed by the State Tax Commission. The current assessment numbers for 2019 and 2020 are:

|             | <u>2019 (post-BOE)</u> | <u>2020 (pre-BOE)</u> |
|-------------|------------------------|-----------------------|
| Residential | 596,935,060            | 600,557,420           |
| Commercial  | 395,713,338            | 409,031,199           |

Below is the Revenue projected for the General Fund and the Debt Service Fund for 2019 and 2020:

|                | <u>2019<br/>Rate</u> | <u>2019<br/>Gen. Fund<br/>Revenue</u> | <u>2019<br/>Debt<br/>Revenue</u> | <u>2020<br/>Rate</u> | <u>2020<br/>Gen. Fund<br/>Revenue</u> | <u>2020<br/>Debt<br/>Revenue</u> |
|----------------|----------------------|---------------------------------------|----------------------------------|----------------------|---------------------------------------|----------------------------------|
| Residential    | .1570                | 447,701                               | 489,487                          | .1570                | 450,418                               | 492,457                          |
| Commercial     | .1590                | 304,699                               | 324,485                          | .1580                | 310,864                               | 335,406                          |
| Agricultural   | .1050                | 2                                     | 7                                | .1050                | 2                                     | 7                                |
| Personal Prop. | .0820                | 0                                     | 126,252                          | .0820                | 0                                     | 120,349                          |
|                |                      | 752,402*                              | 940,231*                         |                      | 761,284*                              | 948,219*                         |

\*Prior to Uncollectibles



The proposed tax rates are based upon figures before the Board of Equalization (BOE) adjustments. It could be necessary to adjust the tax rates at the final meeting in September based upon the post-BOE assessment figures. Also, please note that assessed value, which property taxes are based upon, is 19% of estimated market value for residential and 32% of estimated market value for commercial real estate, and 33% for personal property.

Based upon the proposed tax rate for residential property and the debt service levy, a person with a house valued at \$400,000 and personal property valued of \$30,000 would pay the City of Creve Coeur \$127.44 in property taxes for 2020. \$57 of the \$127.44 would go the General Fund and \$70.44 would go to the Debt Service Fund. This \$127.44 represents 2.1% of the property owner's total property tax bill with 1% going to General Fund and 1.1% going to Debt Service Fund.

The Debt Service Levy is a result of the passing of the General Obligation Bonds, Series 2017, for \$10,635,000 for the purpose of constructing, furnishing and equipping a new police station and making safety, security and accessibility renovations to the existing building. The debt levy will pay the principal and interest of the bonds as they become due each year.

Staff recommends approval of the proposed legislation setting the 2020 tax rates for the City of Creve Coeur. I would be pleased to respond to any questions.

**CITY OF CREVE COEUR  
NOTICE OF PUBLIC HEARING  
2020 TAX RATE**

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON MONDAY SEPTEMBER 14, 2020 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME CITIZENS SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY MORE REVENUES DUE TO AN INCREASE IN ASSESSED VALUATION FROM NEW CONSTRUCTION AS REQUIRED IN THE ANNUAL BUDGET FOR THE FISCAL YEAR 2021 BEGINNING JULY 1, 2020.

| <b>ASSESSED VALUATION<br/>(BY CATEGORIES)</b> | <b>CURRENT TAX YEAR<br/>2020</b> | <b>PREVIOUS TAX YEAR<br/>2019</b> |
|-----------------------------------------------|----------------------------------|-----------------------------------|
| REAL ESTATE                                   | \$ 1,001,521,630                 | \$ 984,832,030                    |
| PERSONAL PROPERTY                             | 146,766,688 <sup>(1)</sup>       | 153,965,469                       |
| RAILROAD & UTILITY                            | 8,075,609 <sup>(2)</sup>         | 7,824,988                         |
|                                               | <b>\$ 1,156,363,927</b>          | <b>\$ 1,146,622,487</b>           |

<sup>(1)</sup> NO CITY TAX ASSESSED ON PERSONAL PROPERTY.

<sup>(2)</sup> INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

|             | <b>PROPOSED<br/>GENERAL FUND<br/>TAX RATE FOR<br/>2020 PER \$100<br/>ASSESSED<br/>VALUATION</b> | <b>GENERAL<br/>FUND<br/>PROPERTY TAX<br/>REVENUES<br/>ESTIMATED<br/>FOR 2021<br/>BUDGET</b> | <b>PROPOSED<br/>DEBT LEVY<br/>FOR 2020<br/>PER \$100<br/>ASSESSED<br/>VALUATION</b> | <b>DEBT LEVY<br/>PROPERTY<br/>TAX<br/>REVENUES<br/>ESTIMATED<br/>FOR 2021<br/>BUDGET</b> |
|-------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| RESIDENTIAL | \$ 0.075                                                                                        | \$450,418                                                                                   | \$ 0.082                                                                            | \$492,457                                                                                |
| COMMERCIAL  | \$ 0.076                                                                                        | 310,864                                                                                     | \$ 0.082                                                                            | 335,406                                                                                  |
| AGRICULTURE | \$ 0.023                                                                                        | 2                                                                                           | \$ 0.082                                                                            | 7                                                                                        |
| PERSONAL    | \$ 0.000                                                                                        | 0                                                                                           | \$ 0.082                                                                            | 120,349                                                                                  |
|             |                                                                                                 | <b>\$761,282**</b>                                                                          |                                                                                     | <b>\$948,219**</b>                                                                       |

\*\*PRIOR TO UNCOLLECTIBLES

THE PROPOSED 2020 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

\_\_\_\_\_  
BARRY GLANTZ, MAYOR  
CITY OF CREVE COEUR



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

Meeting: 09/14/20 07:00 PM  
Department: Public Works Department  
Category: Ordinance  
Prepared By: Jim Heines  
Department Head: Jim Heines

**SCHEDULED**

**ORDINANCE**

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## **Bill No. 5846 - an Ordinance Clarifying the Public Status of Certain Streets in the Ward Iv Area of the City. First Reading**

An Ordinance to clarify the public status of certain streets in Ward IV. This area was annexed from St. Louis County in the 1990's.



Ordinance

Meeting of September 14, 2020

BILL NO. 5846

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CLARIFYING THE PUBLIC STATUS OF CERTAIN STREETS IN THE WARD IV AREA OF THE CITY.**

**WHEREAS**, by enacting Ordinance No. 5370 in 2014 the City Council confirmed the public street status of certain streets within the annexed areas of Ward IV which had been maintained by St. Louis County prior to annexation, and

**WHEREAS**, the City Council has determined it is in the public interest to clarify the intent and effect of Ordinance No. 5370;

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

**SECTION 1:** The references to the streets listed on Exhibit A to Ordinance No. 5370 refer to the full extent of the related and previously established right-of-way, as originally made and reserved for private use, and as then converted to public status by St. Louis County, all as shown by the public record as of May 27, 2014. Provided, however, the City Council disavows any intention at any time to take or acquire any such property determined to be privately held and no longer subject to any recorded right-of- way as of May 27, 2014.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Heather Silverman, Council President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Barry Glantz, Mayor

Attest:

\_\_\_\_\_  
Deborah Ryan, MPCC  
City Clerk

BILL NO. 5491ORDINANCE NO. 5370

**AN ORDINANCE CONFIRMING THE STATUS OF STREETS IN THE WARD IV AREA, ANNEXED BY THE CITY OF CREVE COEUR FROM ST. LOUIS COUNTY, AS PUBLIC MAINTAINED STREETS.**

**WHEREAS**, the City of Creve Coeur annexed an area mostly west of Mason Road as identified by land description in Ordinance 1661 from St. Louis County certified on November 9, 1995; and

**WHEREAS**, a number of streets within the described boundaries were maintained as public roads by St. Louis County prior to the annexation; and

**WHEREAS**, the City of Creve Coeur has continued to maintain these streets since annexation; and

**WHEREAS**, this Ordinance confirms that these annexed streets are considered approved and public streets, so that City records are clear in this respect; and

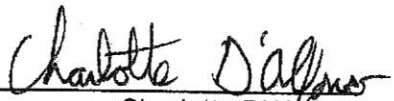
**WHEREAS**, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage;

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

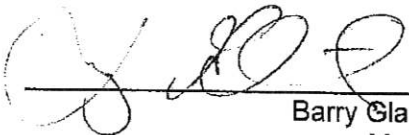
**SECTION 1:** The streets listed on Exhibit A attached hereto are hereby confirmed to be public streets of the City of Creve Coeur and the City Administrator is authorized to execute Exhibit A on behalf of the City and the City Clerk is authorized and directed to attest thereto. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, and the matters herein authorized.

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

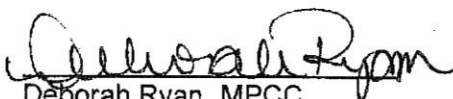
Passed this 27<sup>th</sup> day of May, 2014.

  
Charlotte D'Alfonso  
President of City Council

Approved this 27<sup>th</sup> day of May, 2014.

  
Barry Glantz  
Mayor

Attest:

  
Deborah Ryan, MPCC  
City Clerk



## “EXHIBIT A”

Streets Annexed From St. Louis County on November 9, 1995 Confirmed as Publicly Maintained

| Publicly Maintained Streets in Ward 4 |                      |                      |
|---------------------------------------|----------------------|----------------------|
| Street Name                           | From                 | To                   |
| Ambleside Lane                        | Ladue Rd             | Cul-de-sac           |
| Ambois Drive                          | Rue De Fleur Dr      | Bellerive Manor Dr   |
| Aramis Drive                          | D'Artagnan Ct        | End of Pavement      |
| Ariege Drive                          | Montauban Dr         | Barbezieux Dr        |
| Auburndale Drive                      | Mason Rd             | West Walling Dr      |
| Barbezieux Drive                      | Fernview Dr          | Lesparre Dr          |
| Beauvais Court                        | Bellerive Estates Dr | Cul-de-sac           |
| Bellerive Estates Drive               | Mason Manor Rd       | Fernview Dr          |
| Bellerive Manor Drive                 | Turrentine Trail     | End of Pavement      |
| Bellerive Springs Drive               | Mason Rd             | Cul-de-sac           |
| Bergerac Drive                        | Narbonne Dr          | Fernview Dr          |
| Cannes Drive                          | Aramis Dr            | Montmartre Dr        |
| Castleton Court                       | Mariners Point Dr    | Cul-de-sac           |
| Chamblee Lane                         | Clion Ln             | Cul-de-sac           |
| Champeix Drive                        | Clion Ln             | Chasselle Ln         |
| Chasselle Lane                        | Ladue Rd             | Mason Rd             |
| Chaumont Court                        | Fernview Dr          | Cul-de-sac           |
| Clion Lane                            | Champeix Ln          | Chamblee Ln          |
| Corum Way Court                       | Corum Way Dr         | Cul-de-sac           |
| Corum Way Drive                       | Mason Rd             | Cul-de-sac           |
| Coulange Court                        | Chasselle Ln         | Cul-de-sac           |
| Cuiseaux Court                        | Chamblee Ln          | Cul-de-sac           |
| Dantagnan Court                       | Turrentine Trail     | Cul-de-sac           |
| Deauville Court                       | Bellerive Estates Dr | Cul-de-sac           |
| Executive Parkway Drive               | Mason Rd             | Mason Rd             |
| Falling Leaves Court                  | Ladue Lake Dr        | Cul-de-sac           |
| Ferncrest Court                       | Fernview Dr          | Cul-de-sac           |
| Ferngate Lane                         | Fernway Ln           | Fernway Ln           |
| Fernpark Drive                        | Fernway Ln           | Ferntop Ln           |
| Ferntop Lane                          | Fernview Dr          | End of Pavement      |
| Ferntrails Lane                       | Fernview Dr          | Cul-de-sac           |
| Fernview Drive                        | Olive Blvd           | Bellerive Estates Dr |
| Fernway Lane                          | Fernview Dr          | Lesparre Dr          |
| Fischel Court                         | Laduemont Dr         | Cul-de-sac           |
| Gallagher Road                        | Bellerive Farm Dr    | Lesparre Dr          |
| Gascogne Court                        | Gascogne Dr          | Cul-de-sac           |

|                           |                          |                      |
|---------------------------|--------------------------|----------------------|
| Gascogne Drive            | D'Artagnan Ct            | Cannes Dr            |
| Greenville Lane           | Laduemont Dr             | End of Pavement      |
| Haverton Drive            | Somerton Ridge Dr        | Mariners Point       |
| Hezel Lane                | Mason Rd                 | Cul-de-sac           |
| Hibler Oaks Court         | Hibler Oaks Dr           | Cul-de-sac           |
| Hibler Oaks Drive         | Hibler Rd                | Cul-de-sac           |
| Hibler Road               | Mason Rd                 | End of Pavement      |
| Ladue Aire Drive          | Ladue Rd                 | Cul-de-sac           |
| Ladue Grove Lane          | Ladue Rd                 | Cul-de-sac           |
| Ladue Lakes Court         | Ladue Lake Dr            | Falling Leaves Ct    |
| Ladue Lakes Drive         | Ladue Rd                 | Falling Leaves Ct    |
| Ladue Pine Woods Place    | Ladue Rd                 | Cul-de-sac           |
| Laduemont Drive           | Conway Rd                | Ladue Rd             |
| Lampadaire Drive          | Mason Manor Rd           | Rud De Fleur Dr      |
| Le Havre Drive            | Bellerive Estates Dr     | End of Pavement      |
| Les Parre Drive           | Fernway Ln               | Nimes Dr             |
| Libourne Court            | Fernview Dr              | Cul-de-sac           |
| Maison Ladue Drive        | Town and Four Parkway Dr | Cul-de-sac           |
| Mason Manor Road          | Mason Rd                 | Lampadaire Dr        |
| Montauban Drive           | Fernview Dr              | Bellerive Estates Dr |
| Montmarte Court           | Montmartre Dr            | Cul-de-sac           |
| Montmarte Drive           | Ambois Dr                | Fernview Dr          |
| Narbonne Drive            | Montmartre Dr            | Fernview Dr          |
| Nimes Drive               | Montauban Dr             | Cul-de-sac           |
| North Walling Drive       | West Walling Dr          | Mason Rd             |
| Oakstone Lane             | Cul-de-sac               | Cul-de-sac           |
| Pinehurst Estates Drive   | Ladue Rd                 | Cul-de-sac           |
| Rue De Fleur Drive        | Mason Manor Rd           | Ambois Dr            |
| Somerton Ridge Drive      | Nimes Dr                 | Mariners Point       |
| Timber Run Drive          | Bellerive Estates Dr     | Haverton Dr          |
| Town & Four Drive         | Town and Four Parkway Dr | Mariners Point       |
| Town & Four Parkway Drive | Olive Blvd               | Maison Ladue Dr      |
| Turrentine Trail          | Bellerive Manor Dr       | D'artagnan Ct        |

Approved this 27<sup>th</sup> day of May, 2014.



Mark Perkins  
City Administrator

Attest:

  
 Deborah Ryan, MPCC  
 City Clerk







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

Meeting: 09/14/20 07:00 PM  
Department: City Administrator  
Category: Report  
Prepared By: Mark Perkins  
Department Head: Carl Lumley

**SCHEDULED**

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## **STAFF REPORT**

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# **Proposition C - Parks and Stormwater Control Sales Tax - Public Outreach**

Staff will review ongoing efforts to inform Creve Coeur citizens about Proposition C on the November 3 ballot.



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

**SCHEDULED**

Meeting: 09/14/20 07:00 PM  
Department: Police Department  
Category: Report  
Prepared By: Pam Manning  
Department Head: Glenn Eidman

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## **STAFF REPORT**

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### **Deer Controlled Hunt in Creve Coeur City Parks**

As a component of the city's deer mitigation efforts and in response to residents voicing concerns over the deer population, city staff and Council discussed the opportunity to host controlled bow hunting in city parks to further control the deer population in the community.



## CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: 09/04/2020  
TO: Chain of Command  
FROM: Captain Tim Koncki, DSN 513  
SUBJECT: PD Recommendations for Deer Hunt in City Park

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Staff:

As a component of the city's deer mitigation efforts and in response to residents voicing concerns over the deer population, city staff and Council discussed the opportunity to host controlled bow hunting in city parks to further control the deer population in the community. As a result of the discussion, the City Council passed 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. The ordinance allows for such activity in Conway, Malcolm Terrace and Millennium Parks, with approval of the Chief of Police. All aspects of the bow hunt will be in compliance with Sections 205.300 and 205.320 as it relates to the city's deer control ordinance.

Based on the amendment, the Police Department recommends the following guidelines to host a safe and successful hunt:

- For the 2020-21 season, limit controlled hunts to Millennium Park. This measured approach will allow the police department to focus on one park to develop a safe and successful program.
- Dates will be selected by the Chief of Police and coordinated with the Parks and Recreation Department. The suggested date for the first hunt would be mid-October on a weekday, as opposed to the weekend, and the park would be closed from 5am to 9am.
- Missouri Department of Conservation recommends 3 to 5 hunters based on acreage at Millennium Park.
- MDC recommends a 3 deer limit, only one antlered deer, and require the first deer harvested to be antlerless (e.g., "earn a buck").
- Interested hunters will be selected randomly from the current hunters list on file with the police department.
- The police department will host a pre-hunt meeting with selected hunters to review area boundaries, rules, restrictions, safety and special considerations of hunting in a suburban location.



- Consideration should be given to having all hunters sign a waiver and release of liability and indemnity agreement.
- Notification to residents will be made via city website, social media, newsletter, and signage in parks.
- Hunters should be allowed to place deer stands and prepare the area 48 hours before the hunt.
- Signs would be conspicuously positioned at the entrance and in certain locations in the park to alert vehicle and pedestrian traffic that the park is closed until 9am. Two police officers will monitor the hunt and ensure civilians do not enter the park.
- Upon completion of the first hunt, a memo will be completed by the police department and forwarded through the chain of command summarizing the event.

Respectfully,

Capt. Tim Koncki #513