



**REGULAR MEETING
AMENDED AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 11, 2021
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, January 11, 2021, 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/84344773714>.
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 843 4477 3714
3. **Email** — Public comment may also be emailed to the city clerk no later than 5:00 p.m. on the day of the meeting. Submit public comments to Deborah Ryan, City Clerk, at dryan@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the City Council meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

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

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

Monday, January 25, 2021 - 7:00 P.M. - Future Public Hearing - Monday, January 25, 2021 - 7:00 Pm - Public Hearing for Mosley Road Improvement Project



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Summary: A public hearing will be held to discuss the possible use of eminent domain to secure the right of way and easements needed for the Mosley Road Improvement Project. This public hearing will be held at the beginning of the City Council meeting, which is scheduled to begin at 7:00 p.m. on Monday, January 25, 2021.

CONSENT AGENDA

1. Approval of December 14, 2020 City Council Regular Meeting Minutes

2. Documents for Destruction - Public Works and Police Departments

Summary: The listed documents have reached the end for required archiving per the Records Retention Manual as published by the Secretary of States Office. Once approved by Council, documents will be shredded on site.

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 December 10, 2020 through January 6, 2021 in the amount of \$548,457.41.

NEW BUSINESS

3. Bill No. 5854 - an Ordinance Repealing Ordinances 2041 and 2143, and Amending the Official Zoning Map of the City of Creve Coeur to Rezone Properties Addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard GC (General Commercial) District to CB (Core Business), and Authorizing the Site Development Plan for the Development of 5-Story Mixed-Use, 230 Unit Apartment Complex Within the Creve Coeur Pavilion Shopping Center. Request to Postpone to the February 8, 2021 City Council Meeting. First Reading

Summary: Josh Udelhofen, of Altus properties, on behalf of Cornerstone Retail Fund I, LLC, has submitted an application for the rezoning and site development plan for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District, for the development of a five story, mixed-use building, with 4,027 square feet of retail/restaurant space, and 230 apartment units, located at the northeast corner of Old Olive Street Road and Olive Boulevard (western intersection). Rezoning and site development plans require review by the Planning and Zoning Commission with final approval of the rezoning request by ordinance of the City Council. The proposal includes a



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boundary adjustment to combine the properties into one 3.46-acre property that presently consists of the California Pizza Kitchen and the former Stir Crazy restaurants, as well as vacating the remnant portion of Ravenwood Lane that was not properly vacated. The Planning and Zoning Commission approved the boundary adjustment and recommended approval of the rezoning, vacation and site development plan at the meeting on December 21, 2020. Staff also recommends repeal of CUP ordinances relating to closed restaurants. The Applicants have requested a postponement of the review to the February 8, 2021 City Council Meeting.

4. Bill No. 5855 - an Ordinance Amending Various Sections of the City's Land Use and Development Ordinances Regarding Development Standards in Residential Districts. First Reading

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapters 400, Planning Ordinance, and 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance require review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on December 21, 2020.

5. Bill No. 5856 - an Ordinance Amending Certain Sections in the City Code of Ordinances Regarding Public Safety. First Reading

Summary: The proposed ordinance makes several technical updates to address statutory changes from the 2020 Missouri Legislative Session.

6. Bill No. 5857 - an Ordinance Amending the Adopted 2021 General Fund Budget of the City of Creve Coeur by Authorizing an Additional Appropriation. First Reading

Summary: This legislation amends the Adopted 2021 General Fund Budget allowing for a 3-Year Computer Server Warranty Renewal for the MIS Division.

7. Resolution No. 1522 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of a Contract with Horner & Shifrin, Inc. for Engineering Services Related to the New Ballas Phase 1 Improvement Project for the Not-To-Exceed Amount of \$155,411.00.

Summary: Public Works staff recommends that the City enter into a contract with Horner & Shifrin, Inc. for the design services needed for the New Ballas



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Phase 1 Improvements Project. Staff determined that Horner & Shifrin, along with their subconsultant CBB, was the most qualified to complete the design.

8. Resolution No. 1523 - a Resolution Authorizing the Execution of an Agreement Between the City of Creve Coeur and Anthem Blue Cross Blue Shield of Missouri for the City's Dental Insurance Plan Beginning January 1, 2021 and Ending December 31, 2021.

Summary: Staff recommends renewal of the city's group dental insurance plan with Anthem Blue Cross and Blue Shield for 2021. There will be no change in rates for 2021.

BUSINESS FROM MAYOR AND CITY COUNCIL

9. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

10. Quik Trip Litigation

Summary: The City Attorney will provide an overview of the anticipated process and timeline for the litigation involving the property at the southwest corner of Graeser and Olive, where a Quik Trip convenience store and gas station had been proposed.

11. Police Chief Retirement

Summary: Chief Eidman has announced his retirement, effective January 20, 2021, after 41 years of dedicated service to the City, including the last 13 years as Chief. Captain Jon Romas will serve as Acting Chief of Police until the permanent position is filled. The search for a new Chief will begin immediately.

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

Posted: _____ posted 01/8/2021
Deborah Ryan, MPCC
City Clerk



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

Meeting: 01/11/21 07:00 PM
Department: Public Works Department
Category: Public Hearing
Prepared By: Matt Wohlberg

Initiator: Jim Heines
Sponsors: City Engineer Matt Wohlberg

DOC ID: 3950

SCHEDULED

FUTURE PUBLIC HEARING (ID # 3950)

**Monday, January 25, 2021 - 7:00 P.M. - Future Public Hearing
- Monday, January 25, 2021 - 7:00 Pm - Public Hearing for
Mosley Road Improvement Project**

A public hearing will be held to discuss the possible use of eminent domain to secure the right of way and easements needed for the Mosley Road Improvement Project. This public hearing will be held at the beginning of the City Council meeting, which is scheduled to begin at 7:00 p.m. on Monday, January 25, 2021.



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CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, December 14, 2020 at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

ROLL CALL

Council Member, Ward 2 Ellen Lawrence
Council Member, Ward 3 Robert Hoffman
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

Council Member, Ward 3 Charlotte D'Alfonso -- **Absent**

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

To accept the agenda as amended.

Mayor Glantz requested the addition of Item 7A - Santino Court.

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

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

PRESENTATION



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Comprehensive Annual Financial Report for Year Ending June 30, 2020

Steven Tripi of Schowalter and Jabouri made a brief presentation regarding the results of the Comprehensive Annual Report for Year Ending June 30, 2020, as well as the report on Internal Controls and the report to the Audit Committee.

RESULT:	ITEM DISCUSSED
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ANNOUNCEMENTS

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

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

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

Cancellation of second meeting in December due to the holiday

CONSENT AGENDA

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

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

1. Approval of November 23, 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 November 19, 2020 through December 9, 2020 in the amount of \$716,380.21.

UNFINISHED BUSINESS



**MINUTES
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- 2. Bill No. 5852 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for Baur Distributing, a Drug and Druggists' Sundries Merchant Wholesaler (NAICS 424210) at 10880 Baur Boulevard, In the GC-General Commercial District. Final Reading and Passage**

City Clerk read Bill No. 5852 for the final time.

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5852 becomes Ordinance No. 5726.

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

- 3. Bill No. 5853 - an Ordinance of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Cost Share Agreement with the Missouri Highways and Transportation Commission to Enable the City to Construct Traffic Signal and Related Improvements at the Intersection of Lindbergh Boulevard and Old Olive Street Road. Final Reading and Passage**

City Clerk read Bill No. 5853 for the final time.

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5853 becomes Ordinance No. 5727.

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

NEW BUSINESS

- 4. Resolution No. 1520 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of a Contract with K. J. Unnerstall Construction Company for the Emerson Road Improvement Project for the Amount of \$602,775.85.**

City Clerk read Resolution No. 1520.

Matt Wohlberg briefly reviewed the project, area and timeline for the anticipated project.



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Council Member Hoffman suggested changing the timing of the light at Ballas and Ladue to get traffic through during construction, when Emerson goes down to one lane.

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

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

APPOINTMENTS

5. Recommendations for the Building Permit Review Task Force Members

To accept and appoint the Building Permit Review Task Force Members as recommended by the Nominating Committee

Mayor Glantz stated the Nominating Committee met on November 16 and December 1 and recommends the following individuals for appointment to the Building Permit Review Task Force:

- Jeffrey Bernstein - resident/home builder
- Don Perrin - Building Board of Appeals Rep
- James Myers - Planning and Zoning Commission Rep
- Joe Martinich - Energy and Environmental Committee Rep
- Mark Manlin - Economic Development Committee Rep
- Ned Maniscalco - Economic Development Committee Rep
- Council Member Silverman - Council Member
- Council Member Tierney - Chair
- Mayor Glantz

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

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

BUSINESS FROM MAYOR AND CITY COUNCIL



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6. Council Liaison Reports

Council Member Saunders stated the Arts Committee met last week and discussed the joint meeting with the Venable Task Force and discussed moving forward on soliciting proposals for the memorial for the Venable Park.

Council Member Hoffman stated the Audit was presented tonight and the letter to the Audit Committee.

Council Member Hoffman stated Stormwater Committee met and reviewed the passage of Prop C and the outline moving forward. MSD found funding for the improvements at Balcon Estates as well as the Ladue and Spoeede area, which is hopeful that things will begin soon before issues with the street.

Council Member Lawrence stated the Pension Board met two times since the last Council meeting. The first meeting at the end of November the Board approved the new investment policy statement and also adopted the new mortality table. The meeting held earlier today, met with the new advisors and reviewed that the city is in compliance with the new investment policy and reviewed current portfolio. Next scheduled meeting will be held in January and plan to review the best practices for the equity portion of the pension plan.

Council Member Travers stated the HEB met and discussed the Arbor Day in person event with the proposed roll out of the COVID vaccine and decided to forgo the in person event for 2021.

Council Member Silverman stated the PHP met discussed Park programming for 2021, a presentation from E & E about park bike paths connectivity and how the two committees can work together to bring more attention to parks.

7. Statewide Mask Mandate

Council Member Hoffman stated we are living in a time where fragmentation of Government, that we have already had here, where some counties have a mask mandate and others don't. Thought if the Council could send a resolution to the Governor requesting a statewide mask mandate to help curb the spread of this disease.

Council Member Saunders stated he is in full support, recommending an amendment in the third whereas, add "and or ample evidence of asymptomatic transmission".

Council Member Greer stated she is in support of the resolution as well.

Council Member Hoffman stated he feels it is important to, at least, get pressure on the Governor's Office to have a statewide mask mandate or this virus is never going to get under control with the vaccine or not.



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Council Member Saunders stated what is not clear from the vaccine; thus far, it clearly prevents significant disease in the person that is vaccinated but it is not clear that they will not have sub clinical disease which could still affect others and transmit virus. Mask wearing is still going to be a very important thing.

Council Member Silverman stated given the number of hospitals and medical offices, it wouldn't hurt to be first to send a message like this.

Council Member Lawrence stated even if it falls on deaf ears, this is the right thing to do.

Council Member Tierney asked if there could be more information put in regarding our medical community and the lack of restrictions in neighboring counties.

Council Member Lawrence suggested a cover letter.

Council Member Saunders stated between the second and third whereas, could add, "whereas, the Metropolitan Pandemic Task Force recommends a state wide mask wearing mandate".

Council unanimously agreed.

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

RESULT:	ITEM DISCUSSED
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To approve Resolution1521 as amended

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

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

Santino Court

Mayor Glantz stated many may have seen the emails that have been circulating, the residents of Woodbridge and other neighboring communities are concerned with the progress or lack there of at Santino Court. Mayor Glantz stated he had a chance to speak with Mr. Perkins and Mr. Jaggi regarding this issue and wanted to see if any Council Members share the concerns about the slow development and what, if anything, could be done.



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Mark Perkins stated he forwarded in the CA report last week the exchange between Mr. Jaggi and the Developer for Council review.

Jason Jaggi stated everyone has shared their frustrations with this development and staff share in those frustrations. Mr. Jaggi stated he went back and reviewed the extensive communications with the developer requesting updates on the property and the development of the frontage. A new subdivision/development should not look the way it does and for as long as it has. What isn't seen on this property is decorative frontages with landscaping and stone, decorative fencing, lighting, irrigation and monuments signs, which are vacant from this development. What we do have is the grading of the berms, which was a requirement of the development along with street trees and some grass. Mr. Jaggi stated he has communicated to UIC several times going back to September 2019 requesting updates and has been met with a lot of excuses and promises. The level of frustration for staff peaked in May of 2020 when communicating no additional permits will be issued for that development until some progress is seen. There are currently two homes under construction for nine lots. Staff has done all they can to this point and will not issue permits until the frontages are improved.

Council Member Hoffman stated he has received emails from Woodbridge and Emerald Green residents and they are all very frustrated. The appearance of this property is not Creve Coeur, in addition and asked if there are any homes that have sold.

Jason Jaggi stated there are currently two. The permit for the first house on Santino was issued on December 23, 2019 and it took about a month for the builder to pick up the permit after it was issued. The permit for the second home was issued on March 17, 2020 and permit was picked up about a week later. Council approved the zoning for the property on February 26, 2018 and two extensions were given to the approval as well.

Council Member Lawrence asked if a Zoom meeting with the developer, staff and the two Ward Council Members would be helpful.

Jason Jaggi stated he is running out of patients and is willing to do whatever it takes to help this along.

Council Member Lawrence asked what is the next logical step to get them moving.

Jason Jaggi stated staff has let the developer know twice that the city will not be issuing any additional building permits until progress is made on the frontages. There are currently no permits that have been submitted. Staff is not feeling any sense of urgency from the developer. The city does have escrow that has been kept on this property, but it would be unusually for the city to go in and make changes to a development that is still under construction.

Council Member Lawrence stated she would appreciate any changes that could be made.



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Mayor Glantz stated in all fairness, this exact discussion was held a year ago where a representative of the developer was in person before the Council and they asked for an additional extension and the city has given them a year to do the development and landscaping requirements and asked if there is any legal ground for the city to pursue.

Carl Lumley stated he could meet with Council and discuss.

Mark Perkins stated he feels that since the city isn't releasing any additional permits, may not seem to be severe, but it will become that as soon as the developer has a contract on a lot and he can't close on the deal because he has to get the required work completed as requested. It is in his interest to get the lots developed.

Council Member Silverman stated given the condition of the development, selling the lots could be a challenge, at that price point.

Mayor Glantz thanked everyone for the good discussion.

BUSINESS FROM CITY ADMINISTRATOR

8. Presidential Executive Order #13929

Mark Perkins stated there have recently been two different orders or resolutions regarding policing standards and raising standards and felt important to share with the Council and that the department is already in compliance with the standards but thought it would be worth a discussion.

Chief Eidman stated two pieces of legislation President Trump issued Executive Presidential Order 13929, back in June, which requires certification on a couple of points. The two that are required are:

1. Adherence to applicable laws. The applying agency maintains use of force policies that adhere to all applicable federal, state, and local laws.
2. Prohibition of choke holds. The applying agency maintains use of force policies that prohibit the use of choke holds, except in situations where the use of deadly force is allowed by law. The deadline for compliance is January 31st, 2021.

Creve Coeur PD revised Use of Force Policy in 2020 and are in compliance with both requirements and also in compliance with all of the CALEA regulations. In the Executive Order there were another six or eight points that were included and are currently in compliance with all of those points as well. There is a letter that the PD was required to assemble and forward to CALEA and will be presented to the Department of Justice, through the COPS Unit. If departments are not in compliance by January 31, a department can not receive any federal funding.

Chief Eidman stated the second point was that St. Louis County passed a Resolution back in October recommending the St. Louis County Superintendent of Police, St. Louis County



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Board of Police Commissioners and Leadership of all Municipal Departments located within St. Louis County consider adopting the policies mentioned in the Resolution. The two things that were pointed out is during the application and interview process for employment the applicant will disclose whether he/she has had any complaints or disciplinary actions for internal investigations or internal investigations as a peace officer while employed at any other law enforcement agency. If that applicant has had such prior complaints, disciplinary actions or complaints, the applicant shall undergo a psychological evaluation prior to an offer of employment. CCPD policy is a little different and does a conditional offer prior to the background and the reason for that is it gives an all-encompassing ability to ask any questions the department would like and look into their background and have the applicants sign a waiver. The question is asked during the interview and give investigators the ability to go review personnel records with the waiver. There have been two applicants that agencies have denied access to the records and both of those applicants have been passed over. Applicants are sent through a psychological evals as part of the conditional offer. All of these conditions are currently covered and doesn't see a need to adopt the resolution as requested by St. Louis County.

RESULT:	ITEM DISCUSSED
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9. Parks and Stormwater Sales Tax

Mark Perkins stated Prop P funds will begin being collected by retailers on April 1, 2021 and well in advance of that planning for Capital Improvement Program will begin. Matt Wohlberg has already begun to piece together projects and Parks and Stormwater Committees have begun thinking about Capital projects. The city has a five year Capital Plan that is completed annually and want to begin to develop some guidelines and policies for how the city would expect to allocate these funds and what is a reasonable split for the two areas. Wanted to start the discussion tonight and get a sense of where the Council is headed in terms of long term projects or if what the staff is planning is on the right track. Expect the sales tax to generate about \$1.9 million annually and based on the best information at this point and time, hoping that will increase in the future. The Park Committee, Staff and Council have dedicated a lot of time in developing a robust Parks Master Plan and have some projects quued up in regards to renovations in the city parks and also some ideas for some new projects as well. Staff has split the funding more on the parks side, than stormwater in terms of how a suggested allocation would go. As time goes on, city will be developing a more robust stormwater plan, which will require some additional studies. Staff would also like to dedicate a portion of the funding to Capital and maintenance operations as well and considering an 80/20 split, but review the five year plan and adjust the split accordingly, on an annual basis.

Council Member Hoffman stated there will always be a stormwater issue in the city and formula doesn't have to be exact, there are parks that need attention now.

Council Member Tierney agrees with staff and that it will need to be reviewed and possibly changed annually.



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David McCoy stated he feels that city project management needs more help and need at least two project management employees added, whether they are full time or contract. There are thirty projects planned in the first three years in parks and stormwater will be coming on shortly after and was recommending personnel to the project management side.

Mark Perkins stated that is something to consider and want to be certain the city has the resources to implement the projects. That is something to work on at the staff level and get some more thought as these projects are beginning to be laid out.

RESULT: ITEM DISCUSSED

10. Purchase of "Arches" Sculpture

Melissa Orscheln stated there was some discussion to purchase the Arches Sculpture, currently located outside of the police station. Some discussion of the placement of the sculpture and where it could be moved to next. The Arts Committee has not come to a recommendation yet as to the placement of the sculpture and suggesting to keep the sculpture where it is or relocate it. The point the Arts Committee would like to make is they do not want to loose their sculpture on the move location. City currently has three sculpture on the move locations where there are rotating art pieces and would like to see the city retain three locations, wherever that maybe even if a new one would need to be created. It will cost \$3,370 to purchase the sculpture, as well as some additional costs to create a new sculpture pad and possibly electric. Looking for Council feedback on this topic, specifically before the next Council meeting in January, due to the start of the program in late January.

Council Member Saunders stated there are some time constraints and that the Arts Committee would like to proceed with participating in the Sculpture on the Move program and they are intending to make a commitment to take two pieces of sculpture. If that is the case, there will need to be pad to move arches to or a new pad in order to place a new piece. Committee is committed to purchasing the sculpture.

Council Member Tierney stated it comes down to this piece in particular and if it gets put back in rotation then it will probably get picked up by another city. Selections are done in February and has to be committed at that point. It comes down to if we want to keep this piece.

Council unanimously agreed to keep purchase the arches piece.

RESULT: ITEM DISCUSSED

To purchase the arches sculpture and look for another site for an additional sculpture.

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



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Mark Perkins wanted to publicly congratulate Melissa Orscheln at 2020 Employee of the Year.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Lawrence, Hoffman, Saunders, Tierney, Travers, Silverman, Greer
ABSENT:	D'Alfonso

11. ADJOURN

To adjourn at 8:27 pm

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

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



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

Meeting: 01/11/21 07:00 PM
Department: Legislative /City Clerk
Category: Discussion
Prepared By: Debbie Ryan
Department Head: Debbie Ryan

SCHEDULED

STAFF REPORT

Documents for Destruction - Public Works and Police Departments

The listed documents have reached the end for required archiving per the Records Retention Manual as published by the Secretary of States Office. Once approved by Council, documents will be shredded on site.



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2021

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

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Arrest / Booking Sheets	1/1/2010-12/31/2010	POL006
Bond Receipts and Bond Log	2019	
FAX requests for information	2019	
NRN paperwork	2019	
Report requests – Driver Protection Act	2019	
Report Requisition Log	2019	
Repossessions paperwork	2019	
Ride Along Request forms	2019	
Towed Vehicle entries with No Report	2019	
Police Reports, not Class A Felonies or Active Warrants	2010	
Protective Custody files	2019	POL 002
UCR Reports	2018	
Vistor Log	2015	



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2020

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

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Time and Attendance Records Leave Requests	1/1/17- 12/31/17	GS 028 & GS 029



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2021

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

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Department Correspondences – Chief of Police Office	2012-2020	GS 012
Administrative Reports – Chief of Police Office	2012-2020	GS 076



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

SCHEDULED

Meeting: 01/11/21 07:00 PM
Department: City Council
Category: Report
Prepared By: Anne Cronin
Initiator: Anne Cronin
Sponsors:
DOC ID: 3956

INVOICES PAID LISTING (ID # 3956)

Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from December 10, 2020 through January 6, 2021 in the amount of \$548,457.41.



MEMORANDUM

DATE: January 6, 2021

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 December 10, 2020 through January 6, 2021 in the amount of \$548,457.41.



Creve Coeur, MO

Council Report of Invoices Paid

By Fund

Payment Dates 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-2211	61282	832.95
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-2213	61282	51.47
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-2218	61282	7.60
SPARTA 2002 DESIGNS PROMOTIONS INC		43383	12/08/2020	(80) CCPD HANDCUFF KEY RING LASER ENGRAVED	01-2712	61309	650.15
MARKS WETTERAU REVOCABLE TRUST		INV0000839	12/08/2020	REFUND OVERPAYMENT BUSINESS LICENSE BUS-000551	01-4426	61298	30.00
T CONRAD WETTERAU REVOCABLE TRUST		INV0000840	12/08/2020	REFUND OVERPAYMENT BUSINESS LICENSE BUS-000552	01-4426	61312	30.00
GREAT RIVER WASH COMPANY		INV0000841	12/08/2020	REFUND OVERPAYMENT BUSINESS LICENSE BUS-00550	01-4426	61294	80.00
WASHINGTON NATIONAL INS CO		P2075061	12/01/2020	CANCER/INTENSIVE CARE DEC 20 12/1-12/31/20	01-2215	61316	690.45
ENERGY PETROLEUM CO		31242411	12/11/2020	DIESEL FUEL	01-1653	61332	1,969.61
QUADIENT FINANCE USA INC		PPLN01 12/15/20	12/15/2020	PREPAID POSTAGE	01-1652	61349	3,000.00
RICHARD KEITH POPPE		BC291	11/20/2020	1 PAIR LASER SAFETY GLASSES - SPECTACLE	01-2712	61372	77.50
XTREME REMODLEING AND CONTRACTING		PZ21-834	12/29/2020	PZ21-834 FULL REFUND OF APPLICATION FEE	01-4450	61379	50.00
HEALTHY ALLIANCE LIFE INSURANCE COMPANY		000690418C	12/18/2020	DENTAL INS JAN 21	01-2213	61392	6,343.34
UNUM LIFE INSURANCE COMPANY OF AMERICA		0093442-0011 JAN 21	12/18/2020	LONG TERM CARE JAN 21	01-2219	61398	209.90
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0121	12/20/2020	GROUP HEALTH JAN 21	01-2211	61397	98,495.23
FIDELITY SECURITY LIFE INSURANCE COMPANY		164612979	12/22/2020	VISION JAN 21	01-2218	61389	879.92
AMERICAN UNITED LIFE INSURANCE COMPANY		619325 JAN 21	01/01/2021	VOL AD&D JAN 21	01-2216	61386	110.20
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	VOL AD & D JAN 21	01-2216	61381	32.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	VOL LIFE JAN 21	01-2216	61381	1,070.85
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	SHORT TERM DIS JAN 21	01-2222	61381	389.04
GWEN KEEN REAL ESTATE PROJECT MANAGER		INV0000899	12/28/2020	REFUND OVERPAYMENT INVOICE IN00203	01-4424	61390	4,000.00

Council Report of Invoices Paid

Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
JAMES CUNNANE		INV0000900	12/28/2020	REFUND FOR YARD WASTE TAGS RETURNED	01-4729	61393	10.50
							119,010.71
							119,010.71
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Council dinner	01-11-12-6264	DFT0002435	69.72
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Food for Council M	01-11-12-6264	DFT0002435	58.64
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Various Topics with the Mayor	01-11-12-6264	DFT0002435	44.49
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	HEB Arbor Day trees	01-11-12-7315	DFT0002435	20.92
MISSOURI MUNICIPAL LEAGUE		300013503	12/17/2020	MML ANNUAL MEMBERSHIP DUES	01-11-12-6262	61394	2,183.30
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-11-12-5234	61381	37.80
Division 12 - MAYOR AND CITY COUNCIL Total:							2,414.87
Division: 13 - CITY CLERK							
GRANICUS LLC		134979	01/01/2021	CIVIC STREAMING AGENDA AND MINUTES	01-11-13-6213	61333	945.70
VERIZON WIRELESS SERVICES LLC		9868473878	12/04/2020	300 N NEW BALLAS 12/5/20-1/4/21	01-11-13-6253	61355	40.01
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-11-13-5234	61381	22.70
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-11-13-5235	61381	2.43
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-11-13-5236	61381	18.92
Division 13 - CITY CLERK Total:							1,029.76
Department 11 - LEGISLATIVE SERVICES Total:							3,444.63
Department: 12 - ADMINISTRATION							
Division: 10 - LEGAL							
CURTIS HEINZ GARRETT AND OKEEFE PC		154299-154304	12/02/2020	QUIK TRIP LAWSUIT	01-12-10-6201	61320	2,413.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154299-154304	12/02/2020	CITY ATTORNEY RETAINER - MEETINGS AND CONSULTATION	01-12-10-6201	61320	4,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154299-154304	12/02/2020	PROSECUTING ASSISTANT	01-12-10-6201	61320	591.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154299-154304	12/02/2020	CITY ATTORNEY NON RETAINER GENERAL	01-12-10-6201	61320	3,401.00

Council Report of Invoices Paid

Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
CURTIS HEINZ GARRETT AND OKEEFE PC		154299-154304	12/02/2020	PROSECUTOR RETAINER	01-12-10-6201	61320	2,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC		154299-154304	12/02/2020	PROSECUTING NON-RETAINER	01-12-10-6201	61320	150.00
						Division 10 - LEGAL Total:	13,555.00
Division: 11 - ADMINISTRATIVE							
ASI		A00017860B0B8NC	11/30/2020	HRA AND FSA ADMIN FEES NOV 20 11/1-11/30/20	01-12-11-6203	61286	472.50
PAYLOCITY CORPORATION		INV1009437	11/13/2020	COBRA ADMIN	01-12-11-6203	61306	46.90
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2-1/1/21	01-12-11-6253	61321	97.80
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Monthly Credit Report	01-12-11-6202	DFT0002435	21.72
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Social Media Advertising Prop C	01-12-11-6260	DFT0002435	20.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Indeed Ad - PT Seasonal Drivers PW	01-12-11-6260	DFT0002435	9.91
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Misc. Training Seminars - CA	01-12-11-6261	DFT0002435	129.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Wall Street Journal	01-12-11-6262	DFT0002435	4.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Adobe Annual Subscription	01-12-11-6262	DFT0002435	599.88
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Business E-Newsletter	01-12-11-6262	DFT0002435	70.00
SWIFT PRINT COMMUNICATIONS	PO00201-R1	000002520	12/09/2020	Residential Newsletter Printing FY21 DEC 20	01-12-11-6203	61351	1,717.00
CITYTECH USA INC		3740	12/01/2020	ANNUAL PUBLIC SALARY MEMBERSHIP	01-12-11-6262	61329	390.00
PAYLOCITY CORPORATION		8622	12/09/2020	EMPLOYEE ASSISTANCE PROGRAM QUARTERLY 1/1-3/31/21	01-12-11-6203	61348	780.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-12-11-5234	61381	90.49
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-12-11-5235	61381	9.69
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-12-11-5236	61381	74.25
						Division 11 - ADMINISTRATIVE Total:	4,533.14
Division: 14 - MUNICIPAL COURT							
MARY DEAN OUTLAW	PO00228-R1	INV0000853	12/16/2020	Provisional Judicial Services as appointed by City	01-12-14-6201	61299	600.00
ENGELMEYER & PEZZANI LLC	PO00415	INV0000855	12/16/2020	JUDICIAL SERVICES AS APPOINTED FOR FY 2021 NOV 20	01-12-14-6201	61292	1,666.00

Council Report of Invoices Paid

Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-12-14-5234	61381	37.35
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-12-14-5235	61381	4.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-12-14-5236	61381	31.13
Division 14 - MUNICIPAL COURT Total:							2,338.48
Department 12 - ADMINISTRATION Total:							20,426.62
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-13-11-6253	61321	48.90
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	MML Webinar on Wayfair Case	01-13-11-6264	DFT0002435	10.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	W-2 1095 and 1099 Forms and Envelopes	01-13-11-7304	DFT0002435	398.36
SCHOWALTER & JABOURI, P.C. PO00363		203114	12/28/2020	Audit Services for FY20 - Year 1 of 5 Year Contrac	01-13-11-6209	61373	500.00
SCHOWALTER & JABOURI, P.C.		203114	12/28/2020	OUT OF POCKET EXPENSES POSTAGE	01-13-11-6209	61373	60.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-13-11-5234	61381	80.39
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-13-11-5235	61381	8.79
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-13-11-5235	61381	8.62
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-13-11-5236	61381	66.68
Division 11 - ADMINISTRATIVE Total:							1,181.74
Division: 15 - INTERDEPARTMENTAL							
CHARTER COMMUNICATIONS		0353198120120	12/01/2020	350 N NEW BALLAS PRI FIBER 12/1-12/31/20	01-13-15-6253	61290	1,075.66
ST LOUIS LASER INC		10441	12/09/2020	ENGRAVED METAL PLATES	01-13-15-6272	61311	138.00
KONICA MINOLTA BUSINESS SOLUTIONS		269935211	11/30/2020	ADMIN COPIER MAINTENANCE NOV 20 11/1-11/30/20	01-13-15-6213	61295	61.00
AT&T		3145698916077 11/25/20 REI...	11/25/2020	ANALOG LINES 11/25-12/24/20	01-13-15-6253	61318	356.96
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	LODGING FOR LAGERS ANNUAL MEETING	01-13-15-6265	DFT0002435	122.57
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Misc. Labor Law Posters	01-13-15-6272	DFT0002435	127.75
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Rubber Bands for Building Dept	01-13-15-7312	DFT0002435	13.98

Council Report of Invoices Paid

Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI DIVISION OF EMPLOYMENT SECURITY		05-18895-0-00 11/3/20	11/03/2020	UNEMPLOYMENT WITH CARES ACT CREDIT QTR ENDING 9/30	01-13-15-5244	61341	2,137.73
OFFICE DEPOT		143076149001	12/11/2020	YEARLY CALENDAR	01-13-15-7312	61343	19.99
AT&T		31498327050760 12/7/20	12/07/2020	MONITOR LINE ICE ARENA 12/7/20-1/6/21	01-13-15-6253	61326	88.44
OFFICE ESSENTIALS INC		CIV1371657	12/09/2020	COPY PAPER 20 CASES PD 40 CASES CITY HALL	01-13-15-7312	61344	2,183.36
CHARTER COMMUNICATIONS		0215116121620	12/16/2020	CHARTER AT PW GARAGE	01-13-15-6255	61358	532.48
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0121	12/20/2020	GROUP HEALTH JAN 21	01-13-15-5230	61397	11,777.15
Division 15 - INTERDEPARTMENTAL Total:							18,635.07
Division: 51 - MIS OPERATIONS							
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-13-51-6253	61321	58.90
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	ipad case - sunser	01-13-51-7331	DFT0002435	29.99
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	ZOOM Acct for Meeting use	01-13-51-7332	DFT0002435	14.99
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Zoom subscriptions	01-13-51-7332	DFT0002435	129.94
CYBERNETICS		808978	12/10/2020	CYBERNETICS ANNUAL MAINTENANCE	01-13-51-6213	61330	1,269.00
WINNING TECHNOLOGIES, INC. PO00348		22905	01/01/2021	IT Professional Services	01-13-51-6202	61399	4,190.60
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-13-51-5234	61381	20.45
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-13-51-5235	61381	2.19
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-13-51-5236	61381	17.04
Division 51 - MIS OPERATIONS Total:							5,733.10
Department 13 - FINANCE Total:							25,549.91
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
GLOBAL PAYMENTS INC PO00424		4100170072	12/15/2020	Annual Recreation Software Maintenance Fee	01-14-11-6213	61293	2,430.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Farmers Market Boost	01-14-11-6230	DFT0002435	14.94
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Agency Membership Fee	01-14-11-6262	DFT0002435	375.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-14-11-5234	61381	10.78
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-14-11-5235	61381	1.15

Council Report of Invoices Paid

Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-14-11-5236	61381	8.99
Division 11 - ADMINISTRATIVE Total:							2,840.86
Department 14 - COMMUNITY SERVICES Total:							2,840.86
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE							
Division: 11 - ADMINISTRATIVE							
AMERENUE		55031-62002 12/2/20	12/14/2020	300 N NEW BALLAS OCT-NOV 2020	01-16-11-6250	DFT0002388	3,462.81
WALTER KNOLL FLORIST		55955	12/01/2020	PLANT MAINTENANCE- CITY HALL JAN 2021	01-16-11-6212	61315	80.00
WIEGMANN ASSOCIATES		66808	11/30/2020	HEAT PUMP MAINTENANCE- CITY HALL	01-16-11-6211	61317	245.00
SAMS CLUB		9527-11	11/09/2020	PAPER PLATES FOR CITY HALL	01-16-11-7304	61307	92.88
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2-1/1/21	01-16-11-6253	61321	67.84
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	COFFEE POT- EMPLOYEE LOUNGE	01-16-11-6212	DFT0002435	32.22
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	CITY HALL- FACE MASKS	01-16-11-7304	DFT0002435	475.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	MASKS- CREVE COEUR	01-16-11-7304	DFT0002435	576.50
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	MASKS FOR POLICE	01-16-11-7304	DFT0002435	776.50
AREA WIDE INC		139074	12/17/2020	REFRIGERATOR/FREEZER MAINTENANCE	01-16-11-6212	61325	498.00
ARAMARK UNIFORM SERVICES		317063874	12/22/2020	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	61324	9.46
ARAMARK UNIFORM SERVICES		792419559	12/15/2020	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	61324	9.46
SPIRE		9717450000 12/14/20	12/28/2020	1030 N LINDBERGH 11/12-12/13/20	01-16-11-6252	DFT0002467	131.75
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0247372-6: 300 N NEW BALLAS RD	01-16-11-6254	61369	345.84
ARAMARK UNIFORM SERVICES		317089769	12/29/2020	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	61357	9.46
DOUGLAS VENTURES LLC	PO00248	101221208-72	01/01/2021	City Hall Outsourced Janitorial Service- Year 2	01-16-11-6212	61388	1,980.00
ARAMARK UNIFORM SERVICES		316933824	11/17/2020	UNIFORM CLEANING- BUILDING MAINTENANCE	01-16-11-7308	61387	9.46
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-16-11-5234	61381	33.87
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-16-11-5235	61381	3.63

Council Report of Invoices Paid

Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-16-11-5236	61381	28.23
Division 11 - ADMINISTRATIVE Total:							8,867.91
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:							8,867.91
Department: 21 - POLICE							
Division: 11 - ADMINISTRATIVE							
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-21-11-6253	61321	146.70
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	FBI-LEEDA MEMBERSHIP DUES - J ROMAS	01-21-11-6262	DFT0002435	50.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	FBI-LEEDA DUES FOR T KONCKI	01-21-11-6262	DFT0002435	50.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	(3) BOTTLES OF HAND SANITIZER	01-21-11-6271	DFT0002435	35.91
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	MINI TRIPOD FOR CHIEFS OFFICE	01-21-11-7302	DFT0002435	10.26
VERIZON WIRELESS SERVICES LLC		9868473878	12/04/2020	300 N NEW BALLAS 12/5/20- 1/4/21	01-21-11-6253	61355	320.08
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-21-11-5234	61381	156.07
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-21-11-5235	61381	16.74
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-21-11-5236	61381	128.88
Division 11 - ADMINISTRATIVE Total:							914.64
Division: 21 - INVESTIGATION							
MISSOURI DEPARTMENT OF REVENUE		CC028	12/10/2020	LICENSE PLATE RENEWAL FOR CAR 2426	01-21-21-6202	61303	60.50
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	DNA LAB COLLECTION	01-21-21-6203	DFT0002435	25.32
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	VERBATIM DVD-R DISC	01-21-21-7304	DFT0002435	49.96
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-21-21-5234	61381	150.63
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-21-21-5235	61381	16.15
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-21-21-5236	61381	125.52
Division 21 - INVESTIGATION Total:							428.08
Division: 22 - PATROL							
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-21-22-5230	61282	-680.72
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-21-22-5233	61282	-31.66
VALVOLINE LLC		164856	12/14/2020	OIL CHANGE FOR CAR 2410	01-21-22-6210	61314	38.98
VALVOLINE LLC		164858	12/14/2020	OIL CHANGE FOR CAR 2409	01-21-22-6210	61314	38.98

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
VALVOLINE LLC		164883	12/14/2020	OIL CHANGE FOR CAR 2402	01-21-22-6210	61314	38.98
SAMS CLUB		9527-11	11/09/2020	MEDICAL SUPPLIES FOR PD FIRST AID KIT	01-21-22-6271	61307	31.82
AXON ENTERPRISE INC	PO00423	SI-1697173	11/16/2020	ANNUAL TASER ASSURANCE PLAN	01-21-22-6211	61287	2,366.64
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-21-22-6253	61321	551.52
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	(24) MONTHLY UNLIMITED CAR WASHES FOR FLEET	01-21-22-6210	DFT0002435	359.76
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	ENVELOPE TO MAIL CONDITIONAL OFFER TO PO CANDIDATE	01-21-22-6211	DFT0002435	1.94
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	OVERNIGHT CONDITIONAL OFFER PO CANDIDATE	01-21-22-6211	DFT0002435	58.87
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SHIP RADAR UNIT OR REPAIR	01-21-22-6211	DFT0002435	76.30
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	PHONE AND CAR CHARGERS	01-21-22-6253	DFT0002435	31.43
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	FBI-LEEDA MEMBERSHIP DUES - J HARTMAN	01-21-22-6262	DFT0002435	50.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	COMMAND STRIPS	01-21-22-7304	DFT0002435	20.23
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	5 GALLONS DISTILLED WATER	01-21-22-7304	DFT0002435	5.95
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	TONER FOR FAX MACHINE IN BOOKING ROOM	01-21-22-7304	DFT0002435	39.98
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-21-22-5234	61381	747.62
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-21-22-5235	61381	80.07
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-21-22-5236	61381	572.44
						Division 22 - PATROL Total:	4,399.13
						Department 21 - POLICE Total:	5,741.85
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-31-11-6253	61321	275.61
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	CITY HALL- THERMOMETERS	01-31-11-7304	DFT0002435	91.32
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	CITY HALL- HAND SANITIZER	01-31-11-7304	DFT0002435	124.92
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	CITY HALL- HAND SANITIZER	01-31-11-7304	DFT0002435	124.92
DREXEL TECHNOLOGIES INC		INV38337	12/22/2020	COPIER LEASE/MAINTENANCE 12/1/20-12/31/20	01-31-11-6213	61360	64.44

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-31-11-5234	61381	82.02
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-31-11-5236	61381	67.16
Division 11 - ADMINISTRATIVE Total:							830.39
Division: 41 - STREET MAINTENANCE							
AMERENUE		55031-62002 12/2/20	12/14/2020	300 N NEW BALLAS OCT-NOV 2020	01-31-41-6250	DFT0002388	930.14
AMERENUE		55031-62002 12/2/20	12/14/2020	300 N NEW BALLAS OCT-NOV 2020	01-31-41-6251	DFT0002388	9,615.40
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	12536 OLIVE BLVD IRRIG	01-31-41-6254	61302	713.93
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	12015 OLIVE BLVD IRRIG	01-31-41-6254	61302	2,349.27
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	1000 BARNES WEST DR FRFLW	01-31-41-6254	61302	3,651.52
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	201 N NEW BALLAS RD IRRIG	01-31-41-6254	61302	53.99
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	996 E RUE DE LA BANQU	01-31-41-6254	61302	193.17
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	145 S NEW BALLAS RD IRRIG	01-31-41-6254	61302	53.99
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	12136 OLIVE BLVD IRRIG	01-31-41-6254	61302	6,831.99
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	241 S NEW BALLAS RD IRRIG	01-31-41-6254	61302	53.99
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	309 S NEW BALLAS RD IRRIG	01-31-41-6254	61302	53.99
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	12301 CONWAY RD IRRIG	01-31-41-6254	61302	381.55
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	11702 OLIVE BLVD IRRIG	01-31-41-6254	61302	132.85
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	599 S NEW BALLAS RD IRRIG	01-31-41-6254	61300	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	631 S NEW BALLAS RD IRRIG	01-31-41-6254	61300	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	298 N NEW BALLAS RD IRRIG	01-31-41-6254	61300	18.00
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	333 S NEW BALLAS RD IRRIG	01-31-41-6254	61300	13.32
ABSTENENCIA GENTRY		1261-2000011391	12/07/2020	EXCEL- PW TEMP EMPLOYEE W/E 12/6/20	01-31-41-6207	61283	1,788.48
AREA WIDE INC		138955	12/11/2020	ICE MACHINE MAINT	01-31-41-6212	61285	189.00
CHESTERFIELD FENCE & DECK CO.	PO00381	48730	12/07/2020	conway fence	01-31-41-6212	61291	3,524.00
BLUE CHIP EXTERMINATING		9578920	12/10/2020	PEST CONTROL PW SHOP	01-31-41-6212	61288	54.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
SENSIENT TECHNOLOGIES CORPORATION		965963	10/15/2020	DYE FOR SALT	01-31-41-7310	61308	389.45
THE GARLAND COMPANY INC		CI-GUS0179123	11/24/2020	SEAL A PORE/ STRUCTUAL ADHESIVE	01-31-41-6212	61313	282.13
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2-1/1/21	01-31-41-6253	61321	184.58
JOHNNY ON THE SPOT #347		0347-000238695	11/30/2020	PORTA JOHNS	01-31-41-6266	61337	150.00
ABSTENENCIA GENTRY		1261-2000011409	12/14/2020	EXCEL- PW TEMP EMPLOYEE W/E 2/16/20	01-31-41-6207	61322	2,272.86
CEE KAY SUPPLY INC		1594414	11/30/2020	TANK RENTAL	01-31-41-7307	61327	59.92
RUSH TRUCK CENTER	PO00410	3021425030	11/11/2020	315 air tanks and exhaust	01-31-41-6210	61350	2,435.00
RUSH TRUCK CENTER		3021425352	11/12/2020	PARTS FOR TRUCK 315	01-31-41-6210	61350	90.45
ARAMARK UNIFORM SERVICES		317037868	12/15/2020	UNIFORM SERVICE- PW SHOP	01-31-41-7308	61324	68.81
ARAMARK UNIFORM SERVICES		317063873	12/22/2020	UNIFORM SERVICE	01-31-41-7308	61324	235.71
CITY OF CHESTERFIELD	PO00347	IN126481-19	12/14/2020	FY2020/2021- SALT CO-OP	01-31-41-7310	61328	6,714.49
CITY OF CHESTERFIELD	PO00347	IN126481-29	12/14/2020	FY2020/2021- SALT CO-OP	01-31-41-7310	61328	4,520.24
OVERHEAD DOOR COMPANY OF ST LOUIS		SVC/673425	12/11/2020	MAINT. ON SECTIONAL DOORS/OPERATORS/ ROLLING DOOR	01-31-41-6212	61346	1,023.14
SPIRE		5003001000 12/14/20	12/28/2020	300 N NEW BALLAS 11/12-12/13/20	01-31-41-6252	DFT0002468	379.18
SPIRE		7725111000 12/17/20	12/28/2020	996 RUE DE LA BANQUE 11/18-12/16/20	01-31-41-6254	DFT0002480	295.89
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		105595178-001	12/28/2020	DRAIN COVER	01-31-41-6212	61375	26.71
ABSTENENCIA GENTRY		1261-2000011428	12/21/2020	EXCEL- PW TEMP EMPLOYEE W/E 12/20/20	01-31-41-6207	61356	1,931.31
HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349	169984	12/21/2020	2020/2021 LEAF & LIMB CHIP HAUL OFF	01-31-41-6212	61362	2,860.00
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0549319-2: 1030 N LINDBERGH BLVD	01-31-41-6254	61369	30.84
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0473730-0: 996 E RUE DE LA BANQU ST	01-31-41-6254	61369	50.84
ARAMARK UNIFORM SERVICES		317089768	12/29/2020	UNIFORM SERVICE- PW SHOP	01-31-41-7308	61357	70.38
ST LOUIS SAFETY INC		597181	12/21/2020	MEDICINE- PW GARAGE	01-31-41-6271	61377	16.99
CJRK LLC		6791	12/16/2020	VAC CYLINDERS	01-31-41-6211	61359	80.70
ABSTENENCIA GENTRY		1261-2000011448	12/28/2020	EXCEL- PW TEMP EMPLOYEE W/E 12/28/20	01-31-41-6207	61380	1,173.69
HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349	170080	12/28/2020	2020/2021 LEAF & LIMB CHIP HAUL OFF	01-31-41-6212	61391	10,862.50
SLMD, INC.		221326 11.16.20	01/04/2021	MEMORIAL BENCH PLAQUE - KEEVAK	01-31-41-6212	61396	70.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-31-41-5234	61381	119.21
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-31-41-5235	61381	12.76
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-31-41-5236	61381	89.63
OVERHEAD DOOR COMPANY OF ST LOUIS	PO00421	SVC/674286	12/22/2020	PW SHOP- DOOR REPAIR	01-31-41-6212	61395	1,967.55
Division 41 - STREET MAINTENANCE Total:							69,103.54
Division: 43 - PARKS MAINTENANCE							
AMERENUE		55031-62002 12/2/20	12/14/2020	300 N NEW BALLAS OCT-NOV 2020	01-31-43-6250	DFT0002388	896.11
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	601 COEUR DE VILLE DR	01-31-43-6254	61302	95.75
MISSOURI AMERICAN WATER CO		1017-210041137908 12.3.20	12/03/2020	12100 CONWAY RD PARK	01-31-43-6254	61302	160.70
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	10620 COUNTRY VIEW DR	01-31-43-6254	61300	18.62
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	11370 ST PAUL ST PARK	01-31-43-6254	61300	44.28
MISSOURI AMERICAN WATER CO		1017-210041240477 12/17/20	12/04/2020	203 TOWNSEND ST	01-31-43-6254	61300	9.81
ABSTENENCIA GENTRY		1261-2000011391	12/07/2020	EXCEL- PW TEMP EMPLOYEE W/E 12/6/20	01-31-43-6207	61283	596.16
AT&T		314579-04127391 12/1/20 REI...	12/01/2020	SECURITY LINES - TAPPMAYER HOUSE	01-31-43-6224	61319	298.82
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-31-43-6253	61321	33.92
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	Dog Park Tags - 1st Payment	01-31-43-6247	DFT0002435	587.50
JOHNNY ON THE SPOT #347		0347-000238695	11/30/2020	PORTA JOHNS	01-31-43-6266	61337	150.00
ABSTENENCIA GENTRY		1261-2000011409	12/14/2020	EXCEL- PW TEMP EMPLOYEE W/E 2/16/20	01-31-43-6207	61322	757.62
CEE KAY SUPPLY INC		1594414	11/30/2020	TANK RENTAL	01-31-43-7307	61327	19.98
RUSH TRUCK CENTER		3021425352	11/12/2020	PARTS FOR TRUCK 315	01-31-43-6210	61350	30.15
ARAMARK UNIFORM SERVICES		317037868	12/15/2020	UNIFORM SERVICE- PW SHOP	01-31-43-7308	61324	22.94
ARAMARK UNIFORM SERVICES		317063873	12/22/2020	UNIFORM SERVICE	01-31-43-7308	61324	78.57
SPIRE		5003001000 12/14/20	12/28/2020	300 N NEW BALLAS 11/12- 12/13/20	01-31-43-6252	DFT0002468	379.18
SPIRE		7725111000 12/17/20	12/28/2020	996 RUE DE LA BANQUE 11/18- 12/16/20	01-31-43-6254	DFT0002480	295.89
ABSTENENCIA GENTRY		1261-2000011428	12/21/2020	EXCEL- PW TEMP EMPLOYEE W/E 12/20/20	01-31-43-6207	61356	643.77

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0783768-5: 902 N MASON RD	01-31-43-6224	61369	250.84
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0578025-9: 1000 BARNES WEST DR	01-31-43-6254	61369	115.84
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0567312-4: 10620 COUNTRY VIEW DR	01-31-43-6254	61369	50.84
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0578184-4: 601 COEUR DE VILLE DR	01-31-43-6254	61369	45.84
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0472261-7: 12100 CONWAY RD	01-31-43-6254	61369	40.84
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	0034325-1: 11370 ST PAUL ST	01-31-43-6254	61369	35.84
ARAMARK UNIFORM SERVICES		317089768	12/29/2020	UNIFORM SERVICE- PW SHOP	01-31-43-7308	61357	23.46
ST LOUIS SAFETY INC		597181	12/21/2020	MEDICINE- PW GARAGE	01-31-43-6271	61377	5.66
CJRK LLC		6791	12/16/2020	VAC CYLINDERS	01-31-43-6211	61359	26.90
ABSTENENCIA GENTRY		1261-2000011448	12/28/2020	EXCEL- PW TEMP EMPLOYEE W/E 12/28/20	01-31-43-6207	61380	391.23
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-31-43-5234	61381	35.02
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-31-43-5235	61381	3.76
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-31-43-5236	61381	29.19
Division 43 - PARKS MAINTENANCE Total:							6,175.03
Department 31 - PUBLIC WORKS Total:							76,108.96
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2-1/1/21	01-32-11-6253	61321	48.90
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	INK- CITY PLANNER	01-32-11-7304	DFT0002435	63.89
MCLAUGHLIN COURT REPORTING SERVICES INC		121520-1	12/15/2020	20-034 REZONING/SITE DEV	01-32-11-6202	61339	617.30
MCLAUGHLIN COURT REPORTING SERVICES INC		121820-1	12/18/2020	BOARD OF ADJ HEARING- 3 BENWOOD LN	01-32-11-6202	61339	80.00
MCLAUGHLIN COURT REPORTING SERVICES INC		122320-1	12/23/2020	BOA 3 BENWOOD/ 20-034 SITE DEV/ 20-035 TEXT AMEND	01-32-11-6202	61367	336.30
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-32-11-5234	61381	72.21
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-32-11-5235	61381	7.73

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-32-11-5236	61381	60.17
Division 11 - ADMINISTRATIVE Total:							1,286.50
Division: 61 - BUILDING DEPARTMENT							
MARBECK PRINTING LLC		211437	12/08/2020	BLUE AND WHITE AUTHORIZED SIGNS	01-32-61-7304	61297	160.86
MARBECK PRINTING LLC		211439	12/08/2020	AUTHORIZED SIGNS	01-32-61-7304	61297	144.36
MARBECK PRINTING LLC		211445	12/09/2020	RESIDENTIAL IMPROVEMENT SIGNS	01-32-61-7304	61297	185.37
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	01-32-61-6253	61321	271.36
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	MABOI COURSE- BHOLMES & JREID	01-32-61-6261	DFT0002435	173.00
MARBECK PRINTING LLC		211458	12/16/2020	INSPECTION REQUEST SHEETS	01-32-61-7304	61338	499.88
VERIZON WIRELESS SERVICES LLC		9868473878	12/04/2020	300 N NEW BALLAS 12/5/20- 1/4/21	01-32-61-6253	61355	360.09
INTERNATIONAL CODE COUNCIL, INC		1001277054	12/15/2020	BLDG CODES FOR CANNABIS FACILITIES	01-32-61-7304	61364	29.45
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	01-32-61-5234	61381	156.73
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	01-32-61-5235	61381	16.78
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	01-32-61-5236	61381	155.28
Division 61 - BUILDING DEPARTMENT Total:							2,153.16
Department 32 - COMMUNIITY DEVELOPMENT Total:							3,439.66
Fund 01 - GENERAL FUND Total:							265,431.11

Fund: 02 - CAPITAL IMPROVEMENT FUND

Department: 61 - CIP

Division: 71 - CIP

SPENCER CONTRACTING COMPANY	PO00326-R1	APPLICATION NO 5 10.28-11.2...	10/28/2020	Middlebrook Culvert Rehabilitation	02-61-71-9509	61310	4,095.99
SPENCER CONTRACTING COMPANY	PO00326-R1	APPLICATION NO 5 10.28-11.2...	10/28/2020	Middlebrook Culvert Rehabilitation Project	02-61-71-9509	61310	13,327.67
E MEIER CONTRACTING	PO00353	2020-0750-1	12/15/2020	Construction Contract for Fernview Project	02-61-71-9510	61331	218,491.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	02-61-71-5234	61381	19.17
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	02-61-71-5235	61381	2.05

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Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	02-61-71-5236	61381	15.97
Division 71 - CIP Total:							235,952.60
Department 61 - CIP Total:							235,952.60
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							235,952.60
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
NICK OF TIME		INV0000872	12/15/2020	COVID ROOM RENTAL REFUND	06-4540	61342	615.00
							615.00
							615.00
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
NEW SYSTEM CARPET AND BUILDING CARE LTD		088018	12/15/2020	CLEANING SUPPLIES	06-14-31-7301	61304	610.62
NEW SYSTEM CARPET AND BUILDING CARE LTD		088018-01	12/15/2020	GLOVES	06-14-31-7301	61304	144.10
ARAMARK UNIFORM SERVICES		317037870	12/15/2020	TOWELS MOPS	06-14-31-7301	61284	9.93
BMI GENERAL LICENSING		38817134	12/02/2020	MUSIC LICENSING	06-14-31-6262	61289	364.00
GLOBAL PAYMENTS INC	PO00424	4100170072	12/15/2020	Annual Recreation Software Maintenance Fee	06-14-31-6213	61293	2,430.00
OREILLY AUTOMOTIVE STORES INC		445407	10/29/2020	ANTI FREEZE CONNECTORS ADAPTERS	06-14-31-6211	61305	26.56
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	06-14-31-6253	61321	48.90
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	DRC Alarm Panel Batteries	06-14-31-6212	DFT0002435	170.37
HUMAN RESOURCE STAFFING SPIRE		1001062421	12/17/2020	PART TIME STAFF	06-14-31-6203	61335	120.12
		4981701000 12/16/20	12/28/2020	11400 OLDE CABIN RD 11/17- 12/15/20	06-14-31-6252	DFT0002479	1,608.80
TRASH CANS WAREHOUSE MURPHY COMPANY		00027084	12/22/2020	TRASH CANS	06-14-31-9503	61378	493.36
		0166729	12/22/2020	DEHUMIDIFICATION LABOR	06-14-31-6268	61370	416.00
J.J. KOKESH & SON, INC.		13019	12/22/2020	URINAL LABOR	06-14-31-6212	61365	150.00
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	1049261-9: 11400 OLDE CABIN RD	06-14-31-6254	61369	405.21
ARAMARK UNIFORM SERVICES		317063875	12/22/2020	TOWELS MOPS	06-14-31-7301	61357	9.93
MURPHY COMPANY	PO00387	INV0000874	12/22/2020	Monthly Ice Rink Walk-thrus with Murphy	06-14-31-6211	61370	448.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	06-14-31-5234	61381	37.08
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	06-14-31-5235	61381	3.98

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Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	06-14-31-5236	61381	30.90
Division 31 - ICE ARENA Total:							7,527.86
Division: 32 - GOLF MAINTENANCE							
VERIZON WIRELESS SERVICES LLC		9868183518 REISSUE	12/01/2020	300 N NEW BALLAS 12/2- 1/1/21	06-14-32-6253	61321	48.90
HYSPECO, INC.		00036372	12/11/2020	INVOICE 00405591 HYDRAULIC HOSE JD 240	06-14-32-6211	61336	90.55
GREENSPRO INC		0039988	11/30/2020	ROPE AND STAKES	06-14-32-6212	61334	244.00
MILBRADT LAWN EQUIPMENT CO		0614326211	12/14/2020	INVOICE 973554 SPARK PLUG	06-14-32-6211	61340	6.30
OREILLY AUTOMOTIVE STORES INC		1388-368357	12/16/2020	MISC EQUIPMENT MAINTENANCE	06-14-32-6211	61345	103.75
ERB TURF EQUIPMENT INC		01-51956	12/22/2020	BEARING KITS JD7700	06-14-32-6211	61361	237.94
HELENA CHEMICAL CO.		235273660	12/22/2020	OSKIE GROWTH REGULATOR	06-14-32-7303	61363	412.50
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	06-14-32-5234	61381	39.29
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	06-14-32-5235	61381	4.20
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	06-14-32-5236	61381	24.14
Division 32 - GOLF MAINTENANCE Total:							1,211.57
Division: 33 - PRO-SHOP							
UNITED STATES GOLF ASSOCIATION INC		43760966	12/16/2020	USGA MEMBERSHIP CLUB	06-14-33-6262	61353	150.00
PATTONVILLE SCHOOL DISTRICT		4612	12/14/2020	SCORE CARDS	06-14-33-7304	61347	749.00
SPIRE		4981701000 12/16/20	12/28/2020	11400 OLDE CABIN RD 11/17- 12/15/20	06-14-33-6252	DFT0002479	689.49
METROPOLITAN ST LOUIS SEWER DISTRICT		250254	12/15/2020	1049261-9: 11400 OLDE CABIN RD	06-14-33-6254	61369	1,215.63
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LIFE JAN 21	06-14-33-5234	61381	18.13
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	AD & D JAN 21	06-14-33-5235	61381	1.94
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325 JAN 21	12/16/2020	LTD JAN 21	06-14-33-5236	61381	15.11
Division 33 - PRO-SHOP Total:							2,839.30
Division: 34 - FOOD SERVICES							
ARAMARK UNIFORM SERVICES		317037870	12/15/2020	TOWELS MOPS	06-14-34-7301	61284	5.50

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Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARAMARK UNIFORM SERVICES		317063875	12/22/2020	TOWELS MOPS	06-14-34-7301	61357	5.50

Division 34 - FOOD SERVICES Total: 11.00

Department 14 - COMMUNITY SERVICES Total: 11,589.73

Fund 06 - MUNICIPAL ENTERPRISE FUND Total: 12,204.73

Fund: 11 - SEWER LATERAL FUND

Department: 61 - CIP

Division: 93 - SEWER LATERAL

LISA FISTER	SLR 11/9/20	11/09/2020	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	61296	1,875.00
VELMA ROHAN	SLR 11/24/20	11/24/2020	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	61354	1,477.50
AMIR FILLAR	SLR 8/19/20	08/19/2020	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	61323	1,394.50
MARK VIRAGH	SLR 10/2/20	10/02/2020	SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	61366	2,617.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 JAN 21	12/16/2020	LIFE JAN 21	11-61-93-5234	61381	3.13
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 JAN 21	12/16/2020	AD & D JAN 21	11-61-93-5235	61381	0.34
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 JAN 21	12/16/2020	LTD JAN 21	11-61-93-5236	61381	2.61

Division 93 - SEWER LATERAL Total: 7,370.58

Department 61 - CIP Total: 7,370.58

Fund 11 - SEWER LATERAL FUND Total: 7,370.58

Fund: 16 - DEBT SERVICE-POLICE BLDG.

Department: 61 - CIP

Division: 71 - CIP

UMB BANK NA	745694	05/07/2020	PAYING AGENT FEE 5/1/19-4/30/20	16-61-71-6202	61352	318.00
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Division 71 - CIP Total: 318.00

Department 61 - CIP Total: 318.00

Fund 16 - DEBT SERVICE-POLICE BLDG. Total: 318.00

Fund: 19 - PUBLIC SAFETY FUND

Department: 21 - POLICE

Division: 23 - COUNTY PUBLIC SAFETY-PROP P

MISSOURI AMERICAN WATER CO	220023905773-12	12/02/2020	350 N NEW BALLAS 12/2/20-1/4/21	19-21-23-6254	61301	107.32
SAMS CLUB	9527-11	11/09/2020	COFFEE FILTERS	19-21-23-7304	61307	61.56
SAMS CLUB	9527-11	11/09/2020	COFFEE FOR PD LOUNGE	19-21-23-7304	61307	57.84

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Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM /BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	8.56
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM/BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	22.58
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM/BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	372.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM/BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	27.24
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM/BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	10.84
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM /BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	35.08
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM/BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	11.45
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	SUPPLIES RECORD RM/BOOKING AREA DIVIDER/PARTITION	19-21-23-6212	DFT0002435	7.20
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	CONVERTING DURING COVID VIRTUAL EVENT	19-21-23-6261	DFT0002435	395.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	LEADERS HELPING LEADERS NETWORKK VIRTUAL CLASS	19-21-23-6261	DFT0002435	196.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	OFFICER AND AGENCY WELLNESS ONLINE REGISTRATION	19-21-23-6261	DFT0002435	195.00
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	PD - (2) spare phones for PD lobby	19-21-23-7302	DFT0002435	39.98
ARVEST BANK OPERATIONS INC		INV0000871	10/31/2020	PD - (3) 1TB SSD drives for park surveillance	19-21-23-7331	DFT0002435	359.97
SPIRE		0076006378-12	12/14/2020	350 N NEW BALLAS RD 11/12/20-12/13/20	19-21-23-6252	61376	141.63
METROPOLITAN ST LOUIS SEWER DISTRICT		1225607-9-12	12/14/2020	350 N NEW BALLAS RD - 10/31/20-11/30/20	19-21-23-6254	61368	76.40
PIX4D INC	PO00413	202011-I-D-US-002584	11/20/2020	PIX4DMAPPER-CRASH RECONSTRUCT SOFTWARE/TRAINING	19-21-23-9503	61371	5,488.00

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Payment Dates: 12/10/2020 - 1/6/2021

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
SHERWIN WILLIAMS		6289-6	12/15/2020	PAINT AND OTHER ITEMS FOR PD BUILDING	19-21-23-6212	61374	56.27
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							7,669.92
Department 21 - POLICE Total:							7,669.92
Fund 19 - PUBLIC SAFETY FUND Total:							7,669.92
Fund: 99 - POOLED CASH							
ARVEST BANK		01121797 12/11/20	12/11/2020	EPAYABLES PAYMENT 12/11/20 99-2809		DFT0002461	10,146.12
ARVEST BANK		01121797 12/18/20	12/18/2020	EPAYABLES PAYMENT 12/18/20 99-2809		DFT0002462	3,375.17
ARVEST BANK		01121797 12/28/20	12/28/2020	EPAYABLE PAYMENT 12/28/20 99-2809		DFT0002481	5,989.18
							19,510.47
							19,510.47
Fund 99 - POOLED CASH Total:							19,510.47
Grand Total:							548,457.41

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	265,431.11
02 - CAPITAL IMPROVEMENT FUND	235,952.60
06 - MUNICIPAL ENTERPRISE FUND	12,204.73
11 - SEWER LATERAL FUND	7,370.58
16 - DEBT SERVICE-POLICE BLDG.	318.00
19 - PUBLIC SAFETY FUND	7,669.92
99 - POOLED CASH	19,510.47
Grand Total:	548,457.41

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	37.80
01-11-12-6262	DUES MEMBERSHIPS & S...	2,183.30
01-11-12-6264	IN TOWN MEETINGS	172.85
01-11-12-7315	SPECIAL EVENTS	20.92
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
01-11-13-6253	TELEPHONE	40.01
01-12-10-6201	LEGAL AND ACCOUNTING...	13,555.00
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...	21.72
01-12-11-6203	PROFESSIONAL SERVICES	3,016.40
01-12-11-6253	TELEPHONE	97.80
01-12-11-6260	ADVERTISING	29.91
01-12-11-6261	EDUCATION & TRAINING	129.00
01-12-11-6262	DUES MEMBERSHIPS & S...	1,063.88
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
01-12-14-6201	LEGAL AND ACCOUNTING...	2,266.00
01-13-11-5234	GROUP LIFE INSURANCE	80.39
01-13-11-5235	ACCIDENTAL DEATH INS	17.41
01-13-11-5236	DISABILITY INSURANCE	66.68
01-13-11-6209	ACCOUNTING SERVICES	560.00
01-13-11-6253	TELEPHONE	48.90
01-13-11-6264	IN TOWN MEETINGS	10.00

Account Summary

Account Number	Account Name	Payment Amount
01-13-11-7304	GENERAL SUPPLIES	398.36
01-13-15-5230	HOSPITAL AND MEDICAL ...	11,777.15
01-13-15-5244	UNEMPLOYMENT COMP...	2,137.73
01-13-15-6213	OFFICE EQUIPMENT MAI...	61.00
01-13-15-6253	TELEPHONE	1,521.06
01-13-15-6255	CABLE TV AND INTERNET	532.48
01-13-15-6265	TRAVEL & CONFERENCES	122.57
01-13-15-6272	EMPLOYEE RELATIONS	265.75
01-13-15-7312	OFFICE SUPPLIES	2,217.33
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...	1,269.00
01-13-51-6253	TELEPHONE	58.90
01-13-51-7331	COMPUTER HARDWARE	29.99
01-13-51-7332	COMPUTER SOFTWARE	144.93
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...	2,430.00
01-14-11-6230	FARMER'S MARKET	14.94
01-14-11-6262	DUES MEMBERSHIPS & S...	375.00
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...	245.00
01-16-11-6212	BUILDING AND GROUNDS...	2,590.22
01-16-11-6250	ELECTRICITY	3,462.81
01-16-11-6252	NATURAL GAS	131.75
01-16-11-6253	TELEPHONE	67.84
01-16-11-6254	WATER AND SEWER	345.84
01-16-11-7304	GENERAL SUPPLIES	1,920.88
01-16-11-7308	WEARING APPAREL AND L...	37.84
01-1652	PREPAID POSTAGE	3,000.00
01-1653	PREPAID DIESEL FUEL	1,969.61
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
01-21-11-6253	TELEPHONE	466.78
01-21-11-6262	DUES MEMBERSHIPS & S...	100.00
01-21-11-6271	MEDICAL SUPPLIES	35.91

Account Summary

Account Number	Account Name	Payment Amount
01-21-11-7302	SMALL TOOLS	10.26
01-21-21-5234	GROUP LIFE INSURANCE	150.63
01-21-21-5235	ACCIDENTAL DEATH INS	16.15
01-21-21-5236	DISABILITY INSURANCE	125.52
01-21-21-6202	TECHNICAL AND PERSON...	60.50
01-21-21-6203	PROFESSIONAL SERVICES	25.32
01-21-21-7304	GENERAL SUPPLIES	49.96
01-21-22-5230	HOSPITAL AND MEDICAL ...	-680.72
01-21-22-5233	DENTAL INSURANCE	-31.66
01-21-22-5234	GROUP LIFE INSURANCE	747.62
01-21-22-5235	ACCIDENTAL DEATH INS	80.07
01-21-22-5236	DISABILITY INSURANCE	572.44
01-21-22-6210	VEHICLE MAINTENANCE	476.70
01-21-22-6211	EQUIPMENT MAINTENAN...	2,503.75
01-21-22-6253	TELEPHONE	582.95
01-21-22-6262	DUES MEMBERSHIPS & S...	50.00
01-21-22-6271	MEDICAL SUPPLIES	31.82
01-21-22-7304	GENERAL SUPPLIES	66.16
01-2211	HEALTH INSURANCE	99,328.18
01-2213	DENTAL INSURANCE PAY	6,394.81
01-2215	INTENSIVE CARE/CANCER	690.45
01-2216	SUPPLEMENTAL LIFE	1,213.05
01-2218	VISION CARE	887.52
01-2219	VOL LONG TERM DISABILI...	209.90
01-2222	SHORT TERM DISABILITY I...	389.04
01-2712	POLICE FORFEITURE FUND...	727.65
01-31-11-5234	GROUP LIFE INSURANCE	82.02
01-31-11-5236	DISABILITY INSURANCE	67.16
01-31-11-6213	OFFICE EQUIPMENT MAI...	64.44
01-31-11-6253	TELEPHONE	275.61
01-31-11-7304	GENERAL SUPPLIES	341.16
01-31-41-5234	GROUP LIFE INSURANCE	119.21
01-31-41-5235	ACCIDENTAL DEATH INS	12.76
01-31-41-5236	DISABILITY INSURANCE	89.63
01-31-41-6207	TEMP PROFESSIONAL SER...	7,166.34
01-31-41-6210	VEHICLE MAINTENANCE	2,525.45
01-31-41-6211	EQUIPMENT MAINTENAN...	80.70
01-31-41-6212	BUILDING AND GROUNDS...	20,859.03
01-31-41-6250	ELECTRICITY	930.14
01-31-41-6251	STREET LIGHTING	9,615.40
01-31-41-6252	NATURAL GAS	379.18
01-31-41-6253	TELEPHONE	184.58

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-6254	WATER AND SEWER	14,915.13
01-31-41-6266	EQUIPMENT RENTAL	150.00
01-31-41-6271	MEDICAL SUPPLIES	16.99
01-31-41-7307	GASOLINE, PROPANE & M...	59.92
01-31-41-7308	WEARING APPAREL AND L...	374.90
01-31-41-7310	SNOW REMOVAL SUPPLIES	11,624.18
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...	2,388.78
01-31-43-6210	VEHICLE MAINTENANCE	30.15
01-31-43-6211	EQUIPMENT MAINTENAN...	26.90
01-31-43-6224	TAPPMAYER HOUSE MAI...	549.66
01-31-43-6247	DOG PARK EXPENSES	587.50
01-31-43-6250	ELECTRICITY	896.11
01-31-43-6252	NATURAL GAS	379.18
01-31-43-6253	TELEPHONE	33.92
01-31-43-6254	WATER AND SEWER	914.25
01-31-43-6266	EQUIPMENT RENTAL	150.00
01-31-43-6271	MEDICAL SUPPLIES	5.66
01-31-43-7307	GASOLINE, PROPANE & M...	19.98
01-31-43-7308	WEARING APPAREL AND L...	124.97
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...	1,033.60
01-32-11-6253	TELEPHONE	48.90
01-32-11-7304	GENERAL SUPPLIES	63.89
01-32-61-5234	GROUP LIFE INSURANCE	156.73
01-32-61-5235	ACCIDENTAL DEATH INS	16.78
01-32-61-5236	DISABILITY INSURANCE	155.28
01-32-61-6253	TELEPHONE	631.45
01-32-61-6261	EDUCATION & TRAINING	173.00
01-32-61-7304	GENERAL SUPPLIES	1,019.92
01-4424	ESCROW DEDUCTIONS	4,000.00
01-4426	OCCUPANCY PERMITS	140.00
01-4450	PLANNING AND ZONNING	50.00
01-4729	MISC. REVENUE FINANCE	10.50
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	17,423.66

Account Summary

Account Number	Account Name	Payment Amount
02-61-71-9510	STREETS	218,491.75
06-14-31-5234	GROUP LIFE INSURANCE	37.08
06-14-31-5235	ACCIDENTAL DEATH INS	3.98
06-14-31-5236	DISABILITY INSURANCE	30.90
06-14-31-6203	PROFESSIONAL SERVICES	120.12
06-14-31-6211	EQUIPMENT MAINTENAN...	474.56
06-14-31-6212	BUILDING AND GROUNDS...	320.37
06-14-31-6213	OFFICE EQUIPMENT MAI...	2,430.00
06-14-31-6252	NATURAL GAS	1,608.80
06-14-31-6253	TELEPHONE	48.90
06-14-31-6254	WATER AND SEWER	405.21
06-14-31-6262	DUES MEMBERSHIPS & S...	364.00
06-14-31-6268	ICE REPAIRS	416.00
06-14-31-7301	CHEMICALS & CLEANING	774.58
06-14-31-9503	EQUIPMENT	493.36
06-14-32-5234	GROUP LIFE INSURANCE	39.29
06-14-32-5235	ACCIDENTAL DEATH INS	4.20
06-14-32-5236	DISABILITY INSURANCE	24.14
06-14-32-6211	EQUIPMENT MAINTENAN...	438.54
06-14-32-6212	BUILDING AND GROUNDS...	244.00
06-14-32-6253	TELEPHONE	48.90
06-14-32-7303	HORTICULTURAL SUPPLIES	412.50
06-14-33-5234	GROUP LIFE INSURANCE	18.13
06-14-33-5235	ACCIDENTAL DEATH INS	1.94
06-14-33-5236	DISABILITY INSURANCE	15.11
06-14-33-6252	NATURAL GAS	689.49
06-14-33-6254	WATER AND SEWER	1,215.63
06-14-33-6262	DUES MEMBERSHIPS & S...	150.00
06-14-33-7304	GENERAL SUPPLIES	749.00
06-14-34-7301	CHEMICALS & CLEANING	11.00
06-4540	DIELMANN WEST MTG R...	615.00
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...	7,364.50
16-61-71-6202	TECHNICAL AND PERSON...	318.00
19-21-23-6212	BUILDING AND GROUNDS...	551.22
19-21-23-6252	NATURAL GAS	141.63
19-21-23-6254	WATER AND SEWER	183.72
19-21-23-6261	EDUCATION & TRAINING	786.00
19-21-23-7302	SMALL TOOLS	39.98
19-21-23-7304	GENERAL SUPPLIES	119.40

Account Summary

Account Number	Account Name	Payment Amount
19-21-23-7331	COMPUTER HARDWARE	359.97
19-21-23-9503	EQUIPMENT	5,488.00
99-2809	EPAYABLES LIABILITY	19,510.47
Grand Total:		548,457.41

Project Account Summary

Project Account Key	Payment Amount
None	308,354.40
17515E	17,423.66
19701E	218,491.75
AF-TREAE	727.65
COVID19E	3,459.95
Grand Total:	548,457.41



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

Meeting: 01/11/21 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5854 - an Ordinance Repealing Ordinances 2041 and 2143, and Amending the Official Zoning Map of the City of Creve Coeur to Rezone Properties Addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard GC (General Commercial) District to CB (Core Business), and Authorizing the Site Development Plan for the Development of 5-Story Mixed-Use, 230 Unit Apartment Complex Within the Creve Coeur Pavilion Shopping Center. Request to Postpone to the February 8, 2021 City Council Meeting. First Reading

Josh Udelhofen, of Altus properties, on behalf of Cornerstone Retail Fund I, LLC, has submitted an application for the rezoning and site development plan for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District, for the development of a five story, mixed-use building, with 4,027 square feet of retail/restaurant space, and 230 apartment units, located at the northeast corner of Old Olive Street Road and Olive Boulevard (western intersection). Rezoning and site development plans require review by the Planning and Zoning Commission with final approval of the rezoning request by ordinance of the City Council. The proposal includes a boundary adjustment to combine the properties into one 3.46 acre property that presently consists of the California Pizza Kitchen and the former Stir Crazy restaurants, as well as vacating the remnant portion of Ravenwood Lane that was not properly vacated. The Planning and Zoning Commission approved the boundary adjustment and recommended approval of the rezoning, vacation and site development plan at the meeting on December 21, 2020. Staff also recommends repeal of CUP ordinances relating to closed restaurants. The Applicant's have requested a postponement of the review to the February 8, 2021 City Council Meeting.

Ordinance

Meeting of January 11, 2021



January 7, 2021

Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Whiney Kelly, AICP, City Planner
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Creve Coeur Pavilion Mixed-Use - Public Hearing Postponement Request

Dear Jason & Whiney,

Per our conversation earlier today, Altus Properties ("Altus") would like to formally request the Postponement of the Public Hearing Scheduled for 7PM on January 11th. We offer sincere apologies to Creve Coeur Staff, the Mayor, and City Council Members, as we recognize the efforts required by all to facilitate the meeting and the inherent inconvenience of rescheduling same.

The above request is needed by the Altus team to address some challenges that have arisen with the project over the past two weeks. While these challenges are not a result of any action taken by Creve Coeur Staff, the Mayor, or City Council Members, they nevertheless need to be addressed before we can move forward confidently with the project application.

We respectfully request a minimum postponement of thirty (30) days to allow for adequate time for the Altus team to address these matters.

As always, please feel free to contact me with any questions or concerns regarding this request.

Best,

Joshua J. Udelhofen
Managing Director, Development

cc: Robb Johnson – Altus Properties
Jonathan Giokas – Husch Blackwell Sanders

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCES 2041 AND 2143, AND
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR
TO REZONE PROPERTIES ADDRESSED AS 10590 OLD OLIVE STREET
ROAD, AND 10594 AND 10598 OLIVE BOULEVARD GC (GENERAL
COMMERCIAL) DISTRICT TO CB (CORE BUSINESS), AND AUTHORIZING
THE SITE DEVELOPMENT PLAN FOR THE DEVELOPMENT OF 5-STORY
MIXED-USE, 230 UNIT APARTMENT COMPLEX WITHIN THE CREVE COEUR
PAVILION SHOPPING CENTER**

WHEREAS, an application was made by Josh Udelhofen, of Altus properties, on behalf of Cornerstone Retail Fund I, LLC, for the rezoning and site development plan for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District, for the development of a five story, mixed-use building, with 4,027 square feet of retail/restaurant space, and 230 apartment units, located at the northeast corner of Old Olive Street Road and Olive Boulevard at the western intersection of such roads; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 7, 2020, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, and the discussion was continued to the December 21, 2020 meeting, on said application; and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the related boundary adjustment, lot consolidation and vacation of Ravenwood Lane, and the rezoning and site development plan, subject to the conditions contained herein, at its meeting on December 21, 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 rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed site development plan and related road vacation should be approved; and

WHEREAS, the restaurants in the Pavilion Shopping Center known as Sweet Tomatoes and Stir Crazy have closed and the related conditional use permit ordinances should be repealed;

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: Ravenwood Lane is hereby vacated as shown in the attached Exhibit 1. Ordinances 2041 (Sweet Tomatoes CUP) and 2143 (Stir Crazy CUP) are hereby repealed.

Section 2: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, as shown in the consolidated plat approved by the Planning and Zoning Commission including the vacated Ravenwood Lane referenced above, within the Creve Coeur Pavilion Shopping Center from GC (General Commercial) to CB (Core Business) zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

A TRACT OF LAND BEING ALL OF LOT S1,2 AND 3 OF PAVILION SUBDIVISION NO. 3 AS RECORDED IN PLAT BOOK 366 PAGE 478 AND THE PROPOSED VACATED RAVENWOOD LANE (50' WIDE) AS DEDICATED PER RAVENWOOD PLAT NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK 69 PAGE 12 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD STATE HIGHWAY 340 (VARIABLE WIDTH) AND THE EASTERN RIGHT OF WAY LINE OF OLD OLIVE STREET ROAD (VARIABLE WIDTH) BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID PAVILION SUBDIVISION NO. 3; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF OLD OLIVE ROAD, NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST A DISTANCE OF 59.52 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 360.28 FEET, AN ARC LENGTH OF 221.73 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 44 MINUTES 24 SECONDS EAST, 218.24 FEET TO A POINT; THENCE NORTH 35 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 120.66 FEET TO A POINT AT THE INTERSECTION OF THE EASTERN LINE OLD OLIVE STREET ROAD AND THE SOUTHERN RIGHT OF WAY LINE OF PROPOSED TO BE VACATED RAVENWOOD LANE (50' WIDE); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF OLD OLIVE STREET ROAD, NORTH 35 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF PROPOSED TO BE VACATED RAVENWOOD LANE; THENCE ALONG THE SOUTH 54 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 314.95 FEET TO A POINT; THENCE LEAVING THE NORTHERN LINE OF RAVENWOOD LANE, SOUTH 35 DEGREES 22 MINUTES 10 SECONDS WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 54 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 25.00 TO A POINT; THENCE NORTH 35 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; SOUTH 54 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 151.60 FEET TO A POINT; THENCE SOUTH 00 DEGREES 58 MINUTES 10 SECONDS WEST A DISTANCE OF 118.36 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD STATE HIGHWAY 340; THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 318.06 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 86.51 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,539.20 FEET AND AN ARC LENGTH OF 150.85 FEET TO THE POINT OF BEGINNING CONTAINING 150,708 SQUARE FEET OR 3.46 ACRES MORE OR LESS.

BILL NO. _____

ORDINANCE NO. _____

Section 3: As required by Section 405.1060 of the Zoning Ordinance, the approval of said rezoning request is subject to the property being developed in accordance with the site development plan pursuant to Section 405.1080, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. The approval authorizes the rezoning of the properties addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC General Commercial District to CB-Core Business District, for the development of a 230-unit apartment complex with a 4,027 square foot retail component.
2. The apartment unit size shall be a minimum square footage of 488, with an average unit size no less than 781 square feet.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on November 17, 2020, as bound together, and submitted in conjunction with Application #20-034 by Trivers, and as amended below.
4. 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 November 17, 2020, as bound together and submitted in conjunction with Application #20-034 by Trivers and as amended below.
5. 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.
6. All lighting shall be installed in substantial compliance with the plans submitted on October 23 2020, and November 17, 2020, and in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
7. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, and utilize a textured or tinted materials for pedestrian crossings in compliance with Section 405.730.
8. Additional connections shall be provided to access the shared parking elsewhere within the Creve Coeur Pavilion Center, as well as the following: replacement of the crosswalks, repaving of the entrance drive, a new accessible curb ramp at the north end of the crosswalk, and replacement of the curb ramp at the south corner of Old Olive Street Road, as recommended by the Department of Public Works.
9. The sidewalk along the north side of Olive Boulevard shall be extended the full length of the Creve Coeur Pavilion site.
10. The Applicant shall submit a revised joint parking agreement between all the properties within the Creve Coeur Pavilion site for the City Attorney's review and approval and subsequent recording, in accordance with Section 405.800(G)(2) and (3) Joint Parking Facilities, prior to issuance of building permits.
11. A deed restriction or equivalent instrument shall be submitted for final review and approval by the City Attorney and subsequently recorded prior to issuance of building permits providing in substance the following restrictions with respect to residential density: The City has approved a multi-family development on Lot A of the Consolidation Plat of Pavilion Subdivision No. 3 with 230 units as a permitted use in the CB Zoning District, based on the total acreage of the property subject to this Deed with a density of 18.93

BILL NO. _____

ORDINANCE NO. _____

units per acre. Regardless of any changes in ownership of the parcels and lots subject to this Deed, no additional multi-family units shall be allowed on the property subject to this Deed except as may be approved by the City with density (units/acre) calculated for purposes of applying City zoning ordinances based on such total acreage and counting both built and proposed units.

12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with a Master Sign Plan to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued. The Applicant will work with Staff to provide greater architectural detail and/or 39N district signage as part of the overall design of the sign at the intersection of Old Olive and Olive consistent with the 39 N Master Plan that ties into the proposed landscaping to create a gateway feature for the District.
13. 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 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

MARLER

SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126

Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler
MO PLS 2501 / IL PLS 3891

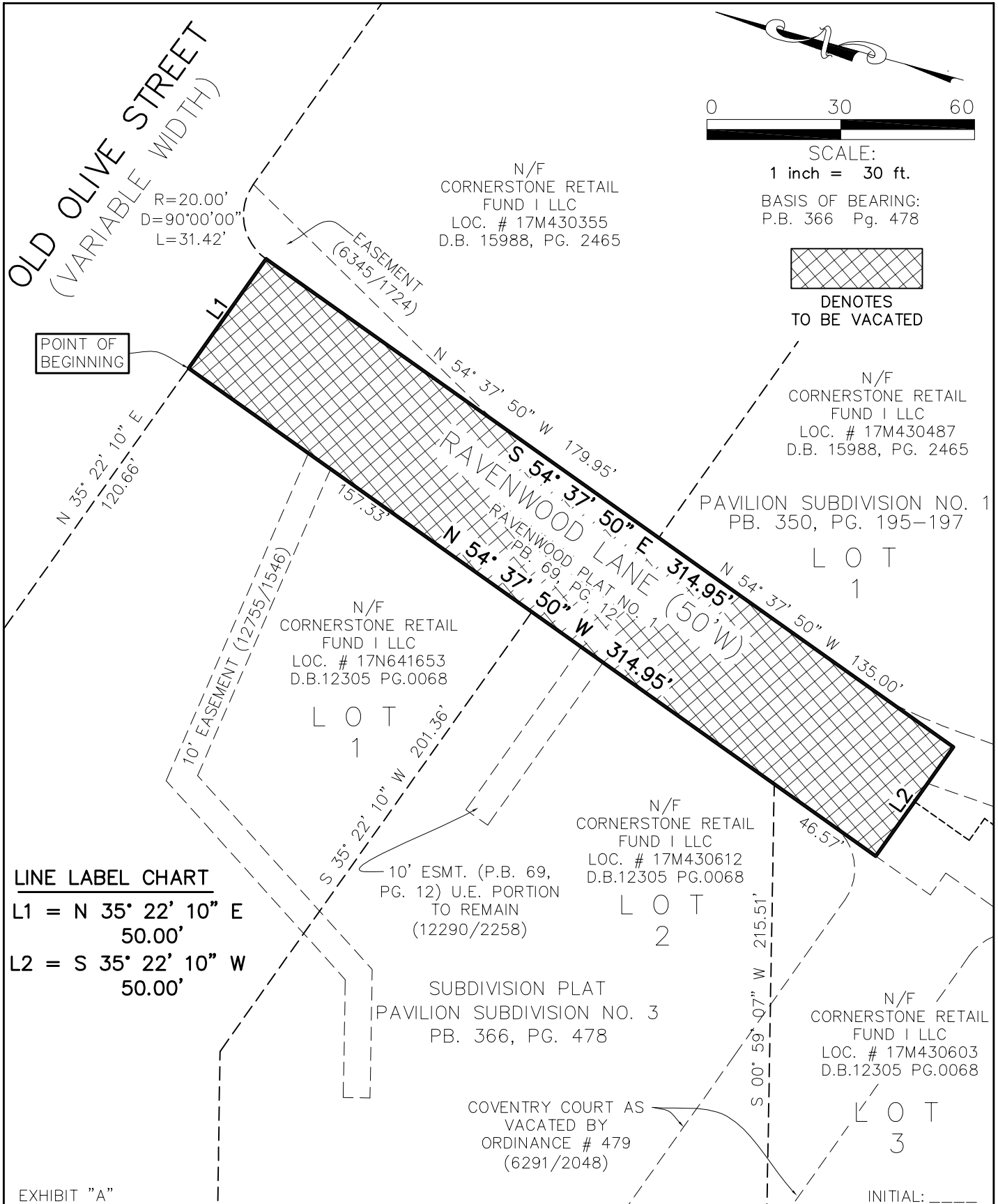
David J. Naeger PLS 2002014104

JOB # 2010-031
RAVENWOOD VACATION DESCRIPTION.

A TRACT OF LAND BEING PART OF RAVENWOOD LANE (50' WIDE) AS DEDICATED PER RAVENWOOD PLAT NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK 69 PAGE 12 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF OLD OLIVE STREET ROAD (VARIABLE WIDTH) AND THE SOUTHERN RIGHT OF WAY LINE OF RAVENWOOD LANE (50' WIDE) BEING THE NORTHWEST CORNER OF LOT 1 OF SAID PAVILION SUBDIVISION NO. 3; THENCE ALONG THE EASTERN RIGHT OF WAY LINE EXTENSION OF OLD OLIVE STREET ROAD, NORTH 35 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF RAVENWOOD LANE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE, SOUTH 54 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 314.95 FEET TO A POINT; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE, SOUTH 35 DEGREES 22 MINUTES 10 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF SAID RAVENWOOD LANE; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE NORTH 54 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 314.95 FEET TO THE POINT OF BEGINNING CONTAINING 15,748 SQUARE FEET OR 0.36± ACRES MORE OR LESS.

END OF DESCRIPTION



LINE LABEL CHART

L1 = N 35° 22' 10" E
50.00'

L2 = S 35° 22' 10" W
50.00'

ROADWAY VACATION PLAT

PART OF RAVENWOOD LANE (50' W) AS
DEDICATED PER RAVENWOOD PLAT NO. 1

PLAT BOOK P.B. 69 PAGE 12, ST. LOUIS COUNTY, MISSOURI

10/22/2020

#2010-031



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 #20-034: REZONING AND SITE DEVELOPMENT PLAN APPROVAL FOR 5-STORY MIXED-USE, 230 UNIT APARTMENT DEVELOPMENT WITHIN THE CREVE COEUR PAVILION SHOPPING CENTER, WITH BOUNDARY ADJUSTMENT

FOR THE MEETING OF: Monday, December 21, 2020, 6:30 PM

LOCATION: 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, zoned GC-General Commercial.

REQUEST: Josh Udelhofen, of Altus properties, on behalf of Cornerstone Retail Fund I, LLC, has submitted an application for the rezoning and site development plan for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District, for the development of a five story, mixed-use building, with 4,027 square feet of retail/restaurant space, and 230 apartment units, located at the northeast corner of Old Olive Street Road and Olive Boulevard. Rezoning and site development plans require review by the Planning and Zoning Commission with final approval of the rezoning request by ordinance of the City Council.

ADDITIONAL INFORMATION: The proposal includes a boundary adjustment to combine the properties into one 3.46-acre property that presently consists of the California Pizza Kitchen and the former Stir Crazy restaurants, as well as vacating the remnant portion of Ravenwood Lane that was not properly vacated. The Creve Coeur Pavilion properties consist of CB and GC zoning districts. The total Creve Coeur Pavilion development is a total of 13.38 acres, with the proposed rezoning and existing, the CB District would represent a total of 12.15 acres.

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

- Mixed-Use Innovation Campus District (MUIC)
 - 39N Master Plan
 - 39N Old Olive Street Road Great Streets Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial
- Section 405.379: CB-Core Business District
- Section 405.470: Conditional Uses
- Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Josh Udelhofen
Altus Properties
231 Bemiston Ave., Suite 650
St. Louis, MO 63105

PROPERTY OWNER: Cornerstone Retail Fund I, LLC
c/o Altus Properties
231 Bemiston Ave., Suite 650
St. Louis, MO 63105



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 12/2/2020

ATTACHMENTS: Applicant's follow-up materials submitted December 17, 2020
Police Memo from 2015 and 2020 on Traffic Data to Old Olive Street Road
39N Old Olive Great Street Appendix 5: Prior HR&A Analysis
Draft Ordinance

FOLLOW-UP INFORMATION

During the December 7, 2020 meeting, the Commission asked for additional information on a few items that include:

- Roadway capacity/additional market information from the 39N Master Plan and Old Olive Great Street Plan.
- Traffic Impacts and Crash Data from the City's Police Department for the Old Olive and Olive Boulevard intersection as well as along the Old Olive Corridor
- Pre-development traffic information from Vanguard and The Vue, with the proposed Traffic Impacts
- Ameren Utilities capacity for development
- Sales tax designation—Point of Sale or Pool, special taxing districts

39N MASTER PLAN ADDITIONAL DISCUSSION

The 39N Master Plan, adopted in 2017, envisions a phased 10-year buildout of 400 additional residential units, nearly 550,000 square feet of office space, and approximately 85,000 square feet of retail space.(p. 79). The transportation improvements recommended as part of the 39N and the Old Olive Great Streets Plan were specifically designed to accommodate the additional residential and retail and to slow down the traffic along Old Olive to create a more walkable area with a biking/shared use path throughout the length of Old Olive Street Road. The Market Scan conducted by HR&A Advisors, concluded that there are opportunities to attract young professionals and empty nesters with a denser, walkable urban environment with amenities, open space, and mix of uses. Further, 39N can capitalize on the unmet demand for multi-family apartment living that supports the vision for a denser district (p.29). There are currently few housing options within the boundaries of 39 North, with a majority of the housing stock being multi-family. To attract a diverse work force and build a scaffold for further job creation, the growing district will need a diversity of housing options. The district master plan identifies the need to provide affordable, luxury, and market rate housing options; and options that are accessible for people of all ages, abilities, and races. This variety of housing is critical to creating an economically stable and attractive live, work, play community. (p. 71). This proposal provides additional luxury multi-family units, where the smaller units provide lower price range for single occupants, working within the District.

The Residential Analysis indicated that the multifamily vacancy in the immediate area and western suburbs has declined steadily since 2008, and that no new product was delivered between 2008 and 2016, resulting in pent-up demand for new development. The analysis refers to 700 multi-family units in the three new developments [The Vanguard of 174 units, the Vue (Market Analysis by HR&A indicated that 364 units, where the approval was for 182 units), and Covenant Place in un-incorporated St. Louis County near Schulte and Lindbergh Boulevard, with 353 units] catering to the young professional and empty nesters are planned or under construction nearby, indicating that the market is now responding to pent-up residential demand and demonstrates the ability of similar multi-family developments in the District to attract similar tenants, particularly those working within the 39N District that can provide the vibrancy and retail activity necessary to create a successful mixed-use neighborhood that attracts the innovative businesses to the area (pp. 104, 106).

The multi-family residential component of this project is supported by the 39N Master Plan market analysis which indicates that there is additional unmet demand for multi-family housing in the District to attract young professionals and empty nesters.

For the Retail Analysis, the Market Scan suggests that within a 3-mile radius of the Danforth Plant Science Center, an additional 150,000 square feet of new food, beverage, and retail establishments can be supported. The consultants also state that local employees have indicated the need for restaurants, coffee shops, bars, and neighborhood-serving convenience retail with the strategy of supporting nearby workers and new residents with a central node to enhance connectivity and provide these services (pp. 105, 106). The central node refers to a mixed-use development concept adjacent to the Danforth Plant Science Center.

The retail/restaurant component of the proposed development supports these general objectives, although a reduction in the square footage in restaurant uses would result. If additional retail/restaurant space within the proposed mixed-use development were to be provided, this reduction could be offset.

Overall, staff finds the proposed development is consistent with the goals and objectives of the 39N Master Plan and the area of the Creve Coeur Pavilion was envisioned to have a more dense, walkable urban environment with amenities, open space, and a mix of uses, including multi-family residential.

39°N AgTech District – Old Olive Street Road Great Street Plan

The Old Olive Great Streets Plan, adopted in 2019, provided a market scan update completed in June 2018. The report states that the recently completed multi-family developments are leasing up more slowly and attracting fewer families than anticipated with the suggested reasons being regional competition with larger, 3-bedroom units (p. 40 of Appendix 5). However, the applicant has suggested that the demand remains strong and the proposal provides smaller units. The report also indicated that Multi-family residential uses are most appropriate to the west of Lindbergh and should be concentrated near existing multi-family developments where the market has already shown strength (Appendix p. 58).

For the retail component, the Market Scan suggests the need for neighborhood-oriented retail along Old Olive to serve a diverse set of user groups throughout the day. The retail goals are to encourage a mix of uses that would provide services such as banks, laundromats, and family restaurants as well as capturing evening-oriented uses such as wine bars, sports bars, and restaurants with patio seating (p. 49). With that being said, the market analysis also notes that the demand for additional food and beverage uses is small at 10,000 square feet (p.50).

As Staff discussed in the prior meeting, the proposed development is comparable with the two prior developments along Old Olive Street Road, and consistent with the Goals and Objectives for the 39N Master Plan.

Comparison with two prior approved projects:

Vanguard Creve Coeur:	Approved 2013. 48 units/acre, 4-stories were built, 174 units, structured parking
The Vue:	Approved 2013. 23 units/acre, approved for 5-stories, 4-stories were built. 182 apartment units, 4,600 SF ground floor commercial.
Subject proposal:	19 units/acre, 5-stories, 230 apartment units, 4,100 SF ground floor restaurant/retail

TRAFFIC IMPACT AND POLICE CRASH DATA

In 2015, the City's Police Department provided crash data for the Old Olive Street Road at Olive Boulevard from 2011-2014. In response to the request at the prior meeting, the Police provided an update of the traffic in the area in the recent five years. In both the 2015 memo and the recent memo the stated most frequent probable contributing circumstance in these crashes was determined to be "inattention." "Traffic signal violation" was determined to be the 2nd most frequent cause in the 2020 memo. Other intersections in the area data were also provided. However, it was the intersection west of Lindbergh Drive, that was raised as the concern and the comparison table from the 2015 memo and the memo completed December 2020 for this intersection is below:

Crash Data Old Olive Street West		Old Olive Street Road (West) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES	CALENDAR YEAR	# OF REPORTED CRASHES
2011	28	2016	13
2012	30	2017	30
2013	19	2018	32
2014	21	2019	20
		2020	12

Please note that the data for 2016 was for partial year, and 2020 does not include all of December 2020.

Please refer to the revised submittal for specific discussion on the traffic.

The Applicant's Traffic Consultant, CBB, provided this information within their memo received December 16, 2020, and attached. In addition, they have provided a review of the traffic history from 2013 for the development of The Vanguard and the Vue. The traffic counts in 2013 at Olive and Old Olive West of Lindbergh Blvd, and in 2017 showed the following traffic counts



Figure 1: 2013 Traffic Counts on the left and the 2017 counts for Olive at Old Olive West and Pavilion Drive (AM/MD/PM).

As CBB indicates, the 2013 and 2017 traffic counts showed that peak hour volumes to and from the north of Olive changed very little with the occupancy of the two residential development projects. The 2017 study also reflected the proposed reconfiguration of the Olive and Lindbergh interchange, as well as the 400 additional apartment units indicated in the Market Study for the 39N Master Plan. In 2019, CBB completed a more detailed study for the reconfiguration of the Olive and Lindbergh Interchange that included a 2022 build condition with background traffic growth, and the buildout of the 39N Market Study of the 400 additional apartment units, 550,000 SF of lab/office space and 85,000 SF of retail/commercial space. It is anticipated that the volumes are expected to be a reduction of southbound right-turns from Old Olive West onto Olive (those southbound Lindbergh to westbound Olive trips that will be redirected to the new folded diamond interchange).

The improvements at Old Olive and Lindbergh, Lindbergh and Olive Boulevards, and MoDOT improvements at Old Olive Street Road and Olive Boulevard and at Spoede Road that include full length left turn lanes that will begin construction in the near future and should be open at the time of the completion of the proposed building, as well as the various paths from the proposed development off site via Pavilion Drive, that will also provide traffic relief at this intersection:

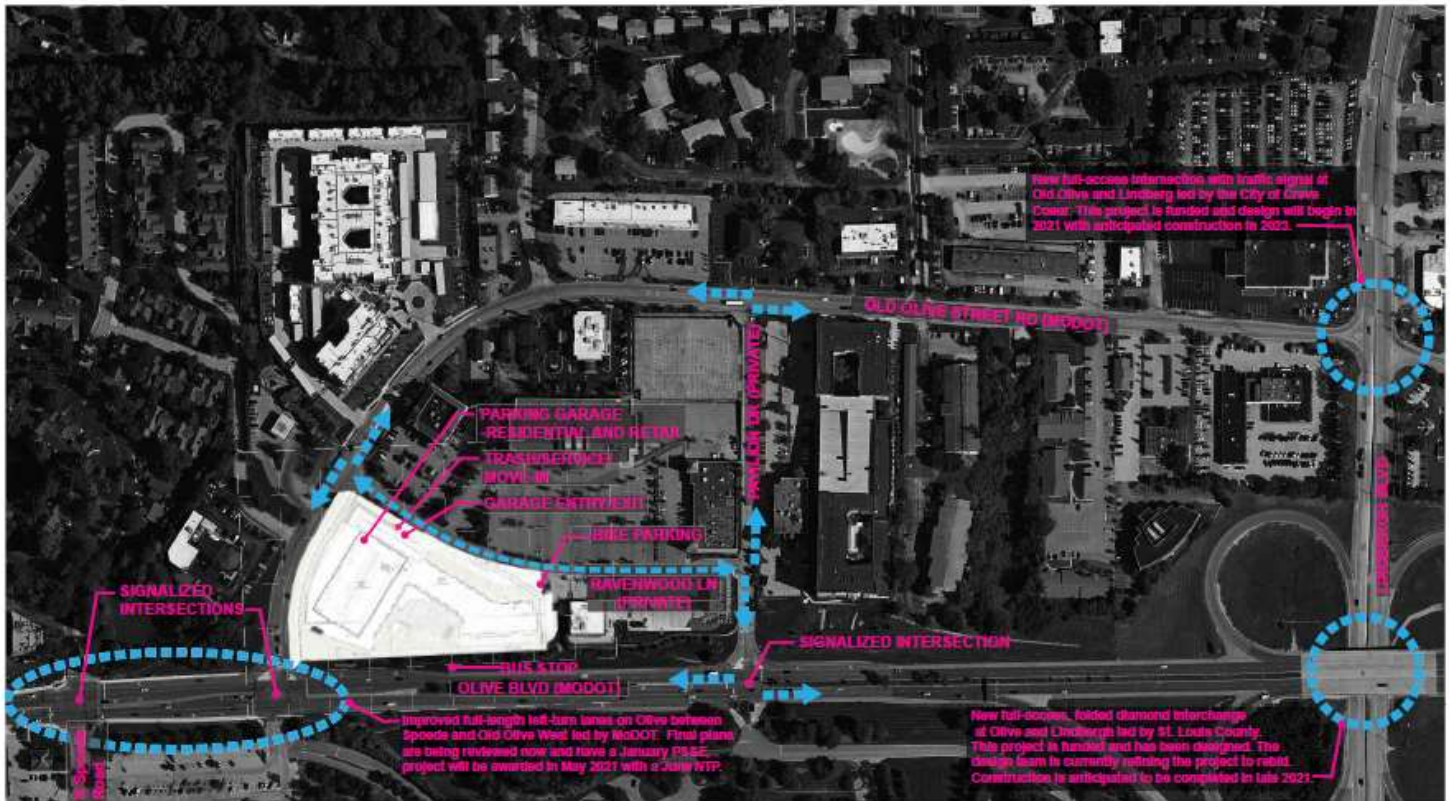


Figure 2: Applicant's diagram of Planned Road Improvements in area and access points for the Creve Coeur Pavilion.

In summary, the traffic impacts associated with the development will result in increased trips from the site; however, the expected impact can be considered minimal and can be accommodated with no modification to the roadway network, with the exception of signal timing adjustments. The vision for Old Olive is to support alternative modes for transportation which will result in slower travel rates through the corridor. It is important to note that the traffic patterns will change with the considerable investment that has been allocated to the roadway improvements to support the vision of the district for enhanced connectivity. These changes include the signalized at-grade Old Olive/Lindbergh intersection and the reconfiguration of the Olive/Lindbergh interchange. Further, the North Spode/Olive/Old Olive intersection will be modified with construction anticipated next year to assist with traffic flow in this area.

AMEREN

The Applicants have provided a letter from Ameren indicating that they have the preliminary plans for the proposed building and have adequate infrastructure in place to provide services to the development. Regarding some of the reliability questions, Ameren encourages customers to report any issues they may have with their electric service directly to Ameren so they can take note of the issue and document the information on their account in order to keep track/log any recurring power outages or power quality issues at a particular address which can assist with providing solutions. Customers can report power outages or other power quality issues at the main Ameren Customer Service Hotline (800-552-7583), or on the website at Ameren.com.

Below is a table from Ameren of the outage reporting for the past three years:

Date	Duration (Hr/Min)	Type/Device	Weather	Feeder	Order#
8/10/2020 17:44	03 02	Feeder	T=Thunderstorm	264056	1939853
7/13/2020 6:21	01 16	Device	C=Calm	264056	1916601
2/24/2020 19:45	01 29	Device	R=Rain	264056	1856591
2/17/2020 14:56	01 44	Device	R=Rain	264056	1854693
10/31/2019 16:38		Momentary	C=Calm	264056	1815579
3/14/2019 14:02	02 01	Device	W=Winds	264056	1676131
5/16/2018 8:19		Momentary	T=Thunderstorm	2640X2	1550175
5/16/2018 8:18		Momentary	T=Thunderstorm	2640X2	1526195
1/24/2018 17:20	01 32	Device	C=Calm	264056	1487305

SALES TAX

The site is not within any special taxing district and is a point-of-sale site.

MASTER SIGN PLAN

During the previous meeting, the Applicants indicated that they will be seeking a Master Sign Plan for the new sign at the corner of Old Olive and Olive Boulevard, but such signage has not been designed. The drawings were just a representational place holder. With the loss of the fountain at the corner, Staff has included a condition of approval that they will work with Staff on the development of such signage, to possibly include some architectural detail and/or 39N district signage as part of the overall design consistent with the 39 N Master Plan that tie into the proposed landscaping.

SUMMARY AND RECOMMENDATION

Staff finds that the proposal fulfills several of the objectives of the City's Comprehensive Plan, 39N Master Plan, and the City's Design Guidelines, and the CB-Core Business District. Please refer to the December 7, 2020 staff report for additional analysis on the other aspects of the proposal such as zoning compliance and for review of the proposal against the design guidelines.

Should the Commission want to proceed with a vote on the proposal, below are the recommended conditions of approval from the previous meeting, within the prior Staff Report, with conditions regarding stormwater management and density calculations added. Conditions may be added, eliminated, or modified by the Commission, prior to action:

1. The approval authorizes the rezoning of the properties addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC General Commercial District to CB-Core Business District, for the development of a 230-unit apartment complex with a 4,027 square foot retail component.
2. The apartments unit size shall have a minimum square footage of 488, with an average unit size of 781 square feet.

3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on November 17, 2020, as bound together, and submitted in conjunction with Application #20-034 by Trivers, and as amended below.
4. 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 November 17, 2020, as bound together and submitted in conjunction with Application #20-034 by Trivers and as amended below.
5. 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.
6. All lighting shall be installed in substantial compliance with the plans submitted on October 23 2020, and November 17, 2020, and in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
7. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, and utilize a textured or tinted materials for pedestrian crossings in compliance with Section 405.730.
8. Additional connections shall be provided to access the shared parking elsewhere within the Creve Coeur Pavilion Center, as well as the following: replacement of the crosswalks, repaving of the entrance drive, a new accessible curb ramp at the north end of the crosswalk, and replacement of the curb ramp at the south corner of Old Olive Street Road, as recommended by the Department of Public Works.
9. The sidewalk along the north side of Olive Boulevard shall be extended the full length fo the Creve Coeur Pavilion site.
10. The Applicant shall submit a revised joint parking and stormwater management agreement between all the properties within the Creve Coeur Pavilion for the City Attorney's review and recording, in accordance with Section 405.800(G)(2) and (3) Joint Parking Facilities.
11. That a deed restriction or equivalent document be submitted for final review and approval by the City Attorney prior to recording providing the following restrictions (or equivalent) with respect to residential density: The City has approved a multi-family development on Lot A of the Consolidation Plat of Pavilion Subdivision No. 3 with 230 units as a permitted use in the CB Zoning District, based on the total acreage of the property subject to this Deed with a density of 18.93 units per acre. Regardless of any changes in ownership of the parcels and lots subject to this Deed, no additional multi-family units shall be allowed on the property subject to this Deed except as may be approved by the City with density (units/acre) calculated for purposes of applying City zoning ordinances based on such total acreage and counting both built and proposed units.
12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with a 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. The Applicant will work with Staff to provide greater architectural detail and/or 39N district signage as part of the overall design of the sign consistent with the 39 N Master Plan that tie into the proposed landscaping as a gateway feature for the District.
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.

EXAMPLE MOTIONS AND ACTION

After deliberations, if the Commission members believe that the proposal represents a development in keeping with the Comprehensive Plan, 39N Master Plan, and the Old Olive Great Streets Plan, and meets the development standards of the zoning ordinance, and significantly follows the Design Guidelines, then a motion to approve the rezoning, site development plan, and boundary adjustment would be appropriate.

The proposal will require two different motions for approval; one for the boundary adjustment plat; and one for a recommendation to City Council for the rezoning and the site development plan approvals for the proposed development.

“I move to approve the boundary adjustment for the lot consolidation of 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center and the vacation of the Ravenwood Drive remaining within the right-of-way, to create one 3.46 acre lot as presented at the meetings of December 7 and December 21, 2020, subject to the condition that that a final drawing be prepared and reviewed by staff for signature and recording”

And,

“I move to recommend approval Application #20-034 for the rezoning and site development plans for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC General Commercial District to CB-Core Business District, for the development of the approval for 5-story mixed-use, 230 unit apartment, per the conditions provided in the Draft Ordinance for the meeting of December 21, 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.

APPENDIX 3: AERIAL PHOTO

Creve Coeur Pavilion



Proposed Mixed-Use,
230 Unit Apartment
Complex



City Limits

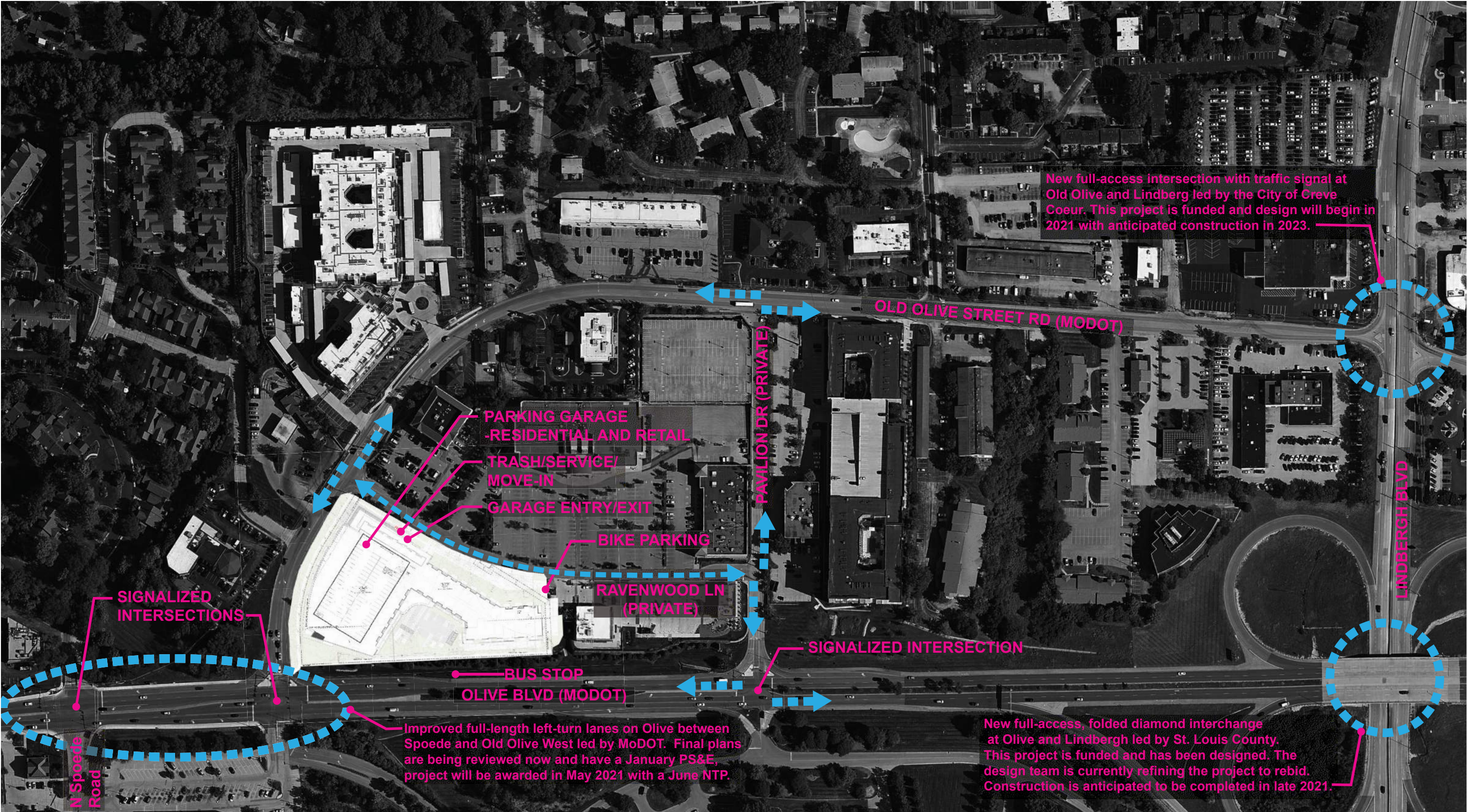
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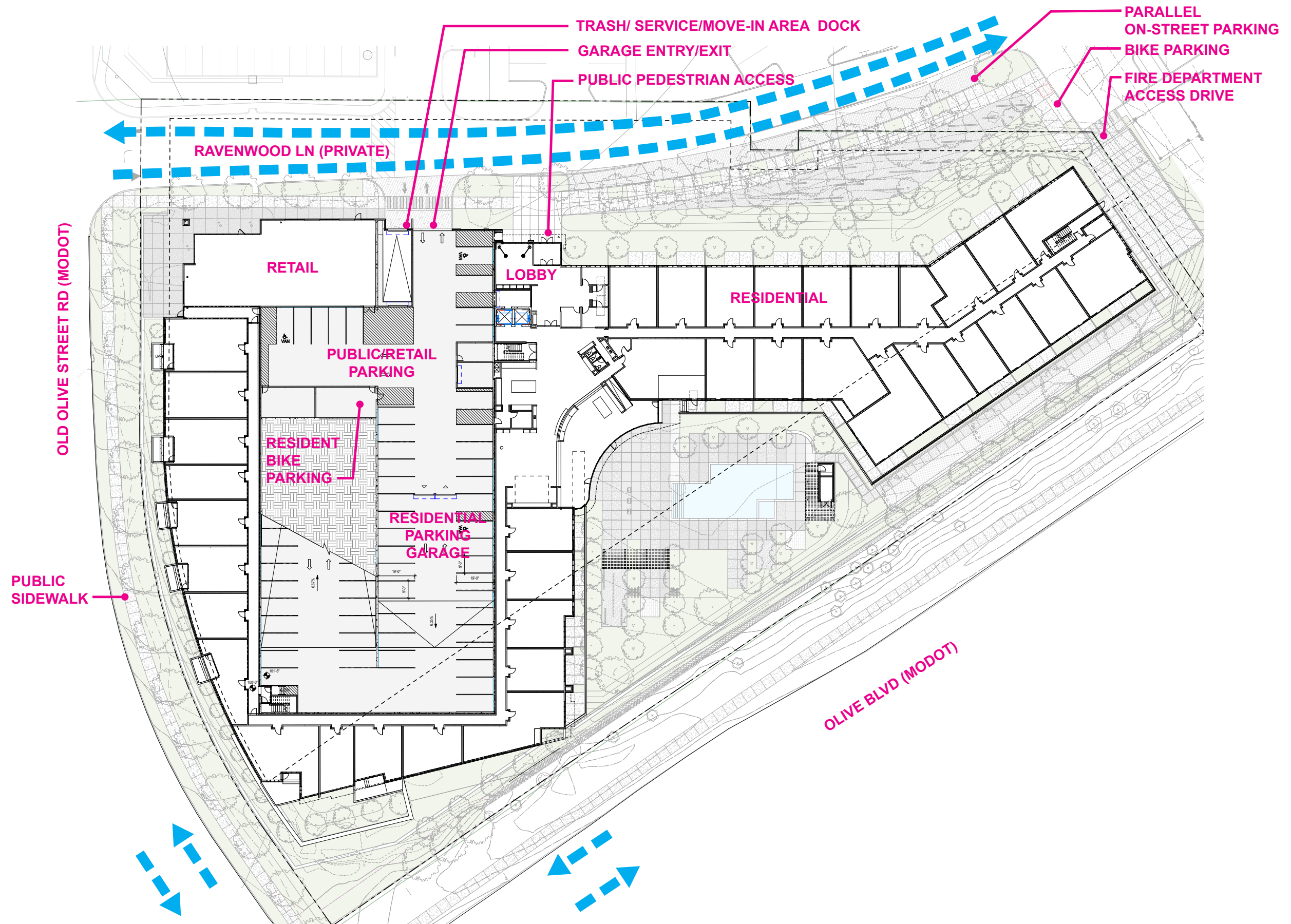
November 18, 2020



Prepared By

HORNER SHIFFRIN







MEMORANDUM

Date: December 16, 2020

To: Mr. Mark Venturella
Altus Properties

From: Lee Cannon, PE, PTOE

CBB Job Number: 063-2020

Project: Proposed Pavilion Apartments
Creve Coeur, Missouri

The City of Creve Coeur staff requested additional information regarding the traffic impact study completed by CBB for your proposed project.

TRAFFIC IMPACT STUDY PROCESS

- If approved, built and successful, most new developments will generate more traffic.
- That added traffic has some level of impact
- A traffic study determines the current (or baseline) operating conditions, projects future operating conditions and compares the two to determine the level of impact.
- Typically, traffic studies focus on the peak hours (AM commuter peak, PM commuter peak, etc.). If traffic can be accommodated during the peak hours, it can be reasonably assumed that traffic can be accommodated during off-peak when volumes are lower.
- If the impacts are large or detrimental, mitigating measures are investigated. Traffic engineers use average delay (in units of seconds per vehicle) as the determining factor. These delays at intersections are also expressed in letter-grade format as a "Level-of-Service", ranked A through F, with A being best, D considered acceptable, and E defined where volume equals theoretical capacity.
- Ultimately, the traffic study recommends improvements that will allow the proposed development to be accommodated; i.e., what is needed to make the traffic work.



HISTORY

Creve Coeur Pavilion

CBB completed the original traffic study for the Pavilion development prior to its construction. More recently, CBB completed a traffic impact study for the redevelopment of the vacated Macaroni Grill site which is now the Panda Express and Freddy's.

Vanguard Apartments

In early 2013, CBB completed a traffic impact study for the Vanguard apartments, east of Pavilion Drive, using traffic counts collected in February 2013.

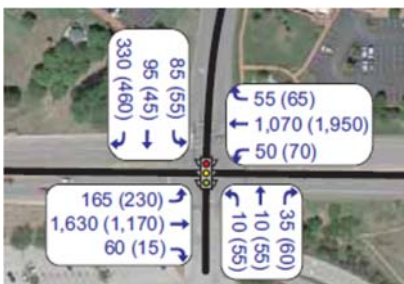
- Olive at Pavilion (AM/PM)



The Vue

Later in 2013, CBB completed a traffic impact study for The Vue at the old Hamilton Church and School site, using traffic counts collected in September and November 2013.

- Olive at Old Olive West (AM/PM)

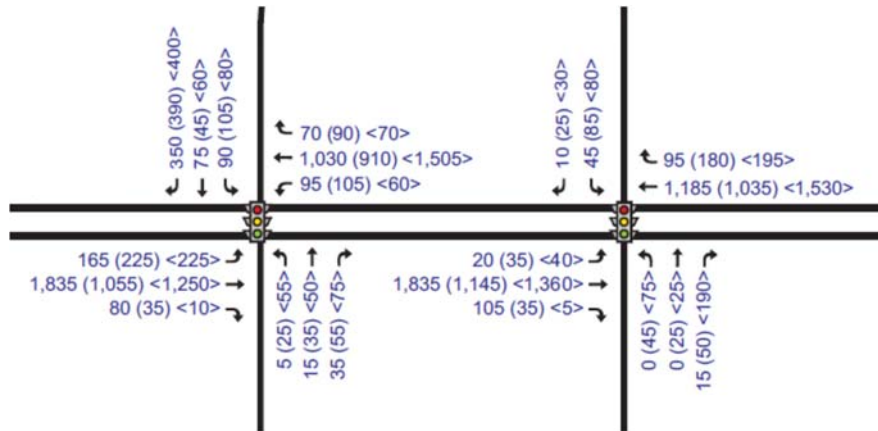




39 North – Olive Lindbergh Interchange Concept

In 2017, CBB completed a feasibility study for the reconfiguration of the Olive and Lindbergh Interchange related to 39North. Counts were collected along Olive and Lindbergh in January 2017.

- Olive at Old Olive West and Pavilion (AM/MD/PM)



Comparing the traffic to and from the north legs of each intersection indicates the change in traffic over the four-year period which reflects the development impact of the Vanguard and The Vue. However, a comparison of the 2013 and 2017 traffic counts showed that peak hour volumes to and from the north of Olive changed very little with the occupancy of the two residential development projects.

		AM		PM	
		To North	From North	To North	From North
Old Olive West at Olive	2013 Counts	230	510	350	560
	2017 Counts	250	515	345	540
	Change	+20	+5	-5	-20
Pavilion at Olive	2013 Counts	95	40	280	80
	2017 Counts	115	55	260	110
	Change	+20	+15	-20	+30



The 2017 study reflects a change from the current limited access clover-leaf interchange to a full access folded diamond interchange. Traffic oriented westbound to northbound and southbound to westbound currently must use the segments of Old Olive as defacto ramps, but the folded diamond configuration will reorient those movements directly to and from Olive at Lindbergh. The 39North studies also included a significant amount of additional traffic to the District, assumed by the master planning team to include: **400 apartment units**, 550,000 SF of lab/office space and 85,000 SF of retail/commercial space.

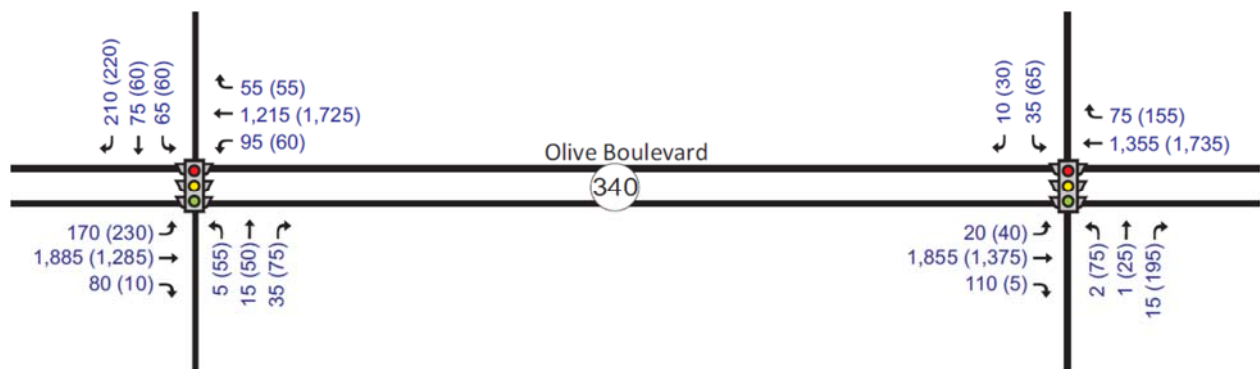
39 North – Old Olive Great Streets

In 2018, CBB completed the traffic analyses for the Old Olive Great Streets project as part of the Christner team related to 39North. Additional counts were collected in May 2018 along Old Olive. The intersections of Old Olive with Lindbergh which are currently right-in/right-out only will be reconstructed to full access with new northbound and southbound left-turn lanes on Lindbergh and a traffic signal.

39 North – Olive Lindbergh Interchange Design Study

In 2019, CBB completed a more detailed design study for the reconfiguration of the Olive and Lindbergh Interchange which enveloped all of the previous studies in the area. A 2022 Build Condition was forecast to include background traffic growth and reassignment of traffic based on the new interchange at Olive and Lindbergh as well as the new signal on Lindbergh at Old Olive.

Although these changes have not yet been realized, the most notable difference in traffic volumes is expected to be a reduction of southbound right-turns from Old Olive West onto Olive (those southbound Lindbergh to westbound Olive trips that will be redirected to the new folded diamond interchange).





		AM		PM	
		To North	From North	To North	From North
Old Olive West at Olive	2017 Counts	250	515	345	540
	2022 Baseline	240	350	335	340
	Change	-10	-165	-10	-200
Pavilion at Olive	2017 Counts	115	55	260	110
	2022 Baseline	95	45	220	95
	Change	-20	-10	-40	-15

The design study also addressed a 2040 future horizon condition with additional background growth and District specific trips for the projected build-out of **400 apartment units**, 550,000 SF of lab/office space and 85,000 SF of retail/commercial space.

IMPROVEMENTS BY OTHERS

As noted above, several improvements to the nearby road system are currently in the works that will have a significant impact on the area travel patterns. Those include:

- New full-access, folded diamond interchange at Olive and Lindbergh led by St. Louis County. This project is funded and has been designed. The design team is currently refining the project to rebid. Construction is anticipated to be completed in late 2021.
- New full-access intersection with traffic signal at Old Olive and Lindbergh led by the City of Creve Coeur. This project is funded, and design will begin in 2021 with anticipated construction in 2023.
- Improved full-length left-turn lanes on Olive between Spoede and Old Olive West led by MoDOT. We understand that this project is currently in the design phase.



PROPOSED APARTMENTS PROJECT

In 2020, CBB was asked to complete a traffic impact study for the proposed Altus Apartments project on the Pavilion site. While the City controls site plan and zoning approvals, MoDOT was also consulted since they currently own and maintain both Olive and Old Olive West.

Since so many changes to the road system are imminent, and the current effects of COVID 19 do not allow for valid traffic counts and observations, the forecasted traffic numbers from the 39North projects were used as the baseline for the subject study. Specifically, CBB used the 2022 Build and 2040 Build traffic forecasts from the Olive Lindbergh Interchange Design Study as a baseline for our evaluations.

The proposed project includes 400 apartment units and one sit-down restaurant. Since the current site has two sit-down restaurants, trips for those uses will be removed from the road system. As noted above, the 39North master plan called for new apartment housing in the district.

The subject site has excellent access with Ravenwood and Pavilion providing three points of access to the public road system. Using Old Olive and Pavilion, the site trips have two signalized points of access on Olive.

Table 3 in the Traffic Impact Study compares the operating conditions with and without the proposed redevelopment. In general, the operations are expected to remain about the same. Some minor signal timing adjustments were recommended to balance delays.

In a December 7, 2020 letter, MoDOT concurred with CBB's findings and accepted the traffic study.

TRAFFIC VOLUME TRENDS

Daily traffic volumes available from MoDOT and provided by the City of Creve Coeur Police Department are summarized in the table below.

Location	Historic	Most Recent (pre-COVID 19)
Olive Boulevard - MO 340 (West of Lindbergh)	<u>MoDOT</u> 2011 = 31,258 2012 = 30,633 2013 = 33,262 2014 = 29,993	<u>MoDOT</u> 2019=31,226
Old Olive Street West (Olive Boulevard - MO 340 to Lindbergh)	<u>City Provided</u> 2013 = 7,746 2015 = 4,236	<u>MoDOT</u> 2019=6,740



The average historic volumes on Olive and the most recent 2019 counts were both on the order of 31,000 vpd.

CRASH SUMMARIES

Crash data provided by the City of Creve Coeur Police Department is summarized in the table below. As would be expected, the intersection of Olive at Old Olive Street West had highest number of crashes due to higher traffic volumes entering the intersection along Olive. It should be noted that crash severity was not provided. The most common contributing circumstance was identified to be “inattention” in both data sets. Based on the minimal increase in traffic expected from the proposed mixed-use development, the crashes are not expected to increase noticeably.

Location	Crashes 2011 to 2014 (4-year Average)	Crashes 2017 to 2019 (3-Year Average)
Olive Boulevard (MO 340) at Old Olive Street West	77 Crashes (19.25 crashes/year)	82 Crashes (27.3 crashes/year)
Old Olive Street West at Guelbreth Ln.	5 Crashes (1.2 crashes/year)	11 Crashes (3.6 crashes/year)
Old Olive Street West at Willow Brook Dr.	1 Crash (0.25 crashes per year)	1 Crash (0.33 crashes/year)
Old Olive Street West at Pavilion Dr.	4 Crashes (1.0 crash per year)	11 Crashes (3.6 crashes/year)
Old Olive Street West at King Henry Ct.	7 Crashes (1.75 crashes/year)	9 Crashes (3.0 crashes/year)
Old Olive Street West Corridor (North of Olive Blvd to Lindbergh Blvd)	17 (4.25 crashes/year)	32 (10.7 crashes/year)



- Crashes at Olive Boulevard (MO 340) and Old Olive West ranged from 14 to 24 crashes per year and averaged approximately 19.25 crashes per year from 2011 to 2014 (4 years), mostly due to 'inattention' likely resulting in rear end collisions at the signal.

Crash Data – Olive and Old Olive Street West	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	28
2012	30
2013	19
2014	21

- Between 2017-2019 (3 years), crashes at Olive Boulevard and Old Olive West ranged from 20 to 32 crashes per year and averaged approximately 27.3 crashes per year. The most common contributing circumstances were identified by "inattention" and "traffic signal violation".

Old Olive Street Road (West) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	13*
2017	30
2018	32
2019	20
2020	12*

*Only Partial Years Available

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CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: December 14, 2020

TO: Jason Jaggi

FROM: Lt. J. Hartman

SUBJECT: Vehicle Crash Data: MO 340 – Old Olive Street Road Corridor

Sir,

Below is a summary of data on vehicle crash reports for MO 340 and various intersections near Old Olive Street Road (East and West).

It should be noted that data for 2016 is partial data due to a mid-year switch in the crash reporting system the state of Missouri requires our agency to use. Access to the old database (LETS3) was not available at the time of this memo.

The most frequent probable contributing circumstance in these crashes was determined to be “inattention.” “Traffic signal violation” was determined to be the 2nd most frequent cause.

Old Olive Street Road (West) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	13
2017	30
2018	32
2019	20
2020	12

Old Olive Street Road (East) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	0
2017	5
2018	5
2019	3
2020	0

Old Olive Street Road (West) / Willow Brook Dr.

CALENDAR YEAR	# OF REPORTED CRASHES
2016	0
2017	0
2018	0
2019	1
2020	0

Old Olive Street Road (West) / Guelbreth Ln.	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	1
2017	3
2018	4
2019	4
2020	0

Old Olive Street Road (West) / King Henry	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	5
2017	4
2018	2
2019	3
2020	0

MO 340 / North Spoede	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	0
2017	10
2018	6
2019	4
2020	3

Respectfully submitted,

Lt. Jeff Hartman, 485

Lt. Jeffrey Hartman, DSN 485

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CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

TO: Lt. Koncki

FROM: Sgt. Hornung

DATE: 01/26/2015

SUBJECT: Traffic Data Pertaining to Old Olive Street Road West

Sir,

The Creve Coeur Police Department has received concerns from the community regarding the impact a luxury apartment development will have on traffic in the 10400 Block of Old Olive Street Rd. (W). In response, the Traffic Safety Unit has compiled data for Old Olive Street Road West pertaining to traffic volume, traffic crashes, and citations written.

Traffic Counter Data:

Traffic counters were deployed on Old Olive Street Rd. (W) in both 2013 and 2015. In just a two year period, the difference in data is notable:

- 2013: Average daily vehicle count: 7,746
- 2015: Average daily vehicle count: 4,236
- 2013: Average speed 31 mph
- 2015: Average speed 38 mph

Between 2013 and 2015, traffic volume has reduced significantly, but speeds have increased.

The 85th percentile (see definition and table below) of vehicle speeds ranged from 36-37 mph in 2013 and 38-44 mph in 2015.

85th percentile speed - *The speeds at or below 85% of all vehicles are observed to travel under free flowing conditions. This is a nationally recognized method of assessing traffic speeds.*

Data collected from the past two periods is illustrated below:

Old Olive Street Rd. (West) – 2013					Speed Limit: 30			
DATE	DAY	E/B COUNT	W/B COUNT	24 HR TOTAL	E/B 85%	W/B 85%	E/B AVG.	W/B AVG.
03/12/2013	Tues.	2857	5023	7880	37	36	32	31
03/13/2013	Wed.	2819	4954	7773	37	37	32	32
03/14/2013	Thurs.	2769	4817	7586	36	36	31	31

Old Olive Street Rd. (West) – 2015					Speed Limit: 30			
DATE	DAY	E/B COUNT	W/B COUNT	24 HR TOTAL	E/B 85%	W/B 85%	E/B AVG.	W/B AVG.
01/20/2015	Tues.	1328	2907	4235	43	38	41	38
01/21/2015	Wed.	1386	2928	4313	43	38	41	32
01/22/2015	Thurs.	1273	2887	4160	44	37	42	31

The information above suggests the posted speed limit on Old Olive Street Road West (30 MPH) may be too low according to the 85th percentile. However, based on the fact there are several existing business driveways and residential condo areas along Old Olive Street Road West, we do not recommend raising the existing speed limit.

Although we have not received any speed related complaints, the Creve Coeur Traffic Safety Unit will implement traffic measures outlined in the City's Traffic Calming and Mitigation Program in an effort to reduce vehicle speeds.

Crash Data:

The number of traffic crashes on Old Olive Street Road West are shown on the table below:

Crash Data Old Olive Street West	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	28
2012	30
2013	19
2014	21

The number of crashes has remained consistent over the past four years. Nearly all of the crashes occurred at the intersection of Old Olive Street Road West at the MO 340 Olive Blvd intersection. The most common contributing factor of these crashes was 'inattention' resulting in rear end collisions. Typically, a vehicle waiting to yield from westbound Old Olive Street Rd. (W) to westbound Olive Blvd. slowly starts in traffic but then stops for traffic and the trailing driver looks at cross traffic and does not realize the lead vehicle again stopped in the roadway.

The following data illustrates the number of crashes at each intersection along Old Olive Street Rd. (W):

Crash Data Old Olive Street @ Lindbergh Blvd.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	4
2013	2
2014	0

Crash Data Old Olive Street @ MO 340 Blvd.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	23
2012	24
2013	16
2014	14

Crash Data Old Olive Street @ Guelbreth Ln.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	2
2013	0
2014	2

Crash Data Old Olive Street @ Willow Brook Dr.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	0
2013	0
2014	0

Crash Data Old Olive Street @ Pavilion Dr.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	0
2013	0
2014	3

Crash Data Old Olive Street @ King Henry Ct.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	2
2012	3
2013	2
2014	0

Traffic Enforcement Data:

The number of citations written on Old Olive Street Road West are shown on the table below. Tickets not listed were for non-moving or seat belt violations:

CALENDAR YEAR	# OF CITATIONS WRITTEN	Speeding	Illegal Turn	Fail to Yield
2011	35	6	3	2
2012	60	23	0	3
2013	66	6	0	0
2014	68	9	1	1

Summary:

Based on community concerns that the planned development will create additional traffic congestion and cause an increase in motor vehicle crashes, the Creve Coeur Police Department will continue to monitor traffic issues on Old Olive Street Rd (W) before, during and after the construction of the new development. Having traffic data from each period, the police department will be better informed to make a recommendation regarding any necessary traffic control devices.

Respectfully submitted,

Sgt Paul S Hornung 414

Sgt. Paul Hornung
Traffic Safety Supervisor

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12121 Dorsett Rd.
Maryland Heights, MO
63043

December 9, 2020

CEDC Civil Engineering Design Consultants
Attn: Brandon Harp
10820 Sunset Office Dr, Suite 200
St. Louis, MO 63127

Subject: New proposed Creve Coeur Pavilion Apartment development located at 10555 Olive Blvd in Creve Coeur, MO.

Dear Mr. Harp,

Ameren Missouri has received preliminary site plans for the newly proposed Creve Coeur Pavilion Apartment development located at 10555 Olive Blvd. in Creve Coeur, MO. This development is located within the Ameren Missouri service area. Ameren Missouri has adequate infrastructure in place surrounding the proposed development and will extend facilities to provide service to this development in accordance with the Rules and Regulations for electric service on file with the Missouri Public Service Commission.

If you have any questions please contact me at 314-344-9501, or at stalley@ameren.com.

Sincerely,

A handwritten signature in black ink that reads "Shaun Talley".

Shaun Talley
Customer Service Engineer
Dorsett District
Ameren Missouri

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***St. Louis Economic Development Partnership
7733 Forsyth Blvd, Suite 2200
St. Louis, MO 63105***

December 3, 2020

Whitney Kelly, AICP

City Planner
City of Creve Coeur, Missouri
300 N. New Ballas Road
Creve Coeur, MO 63141
t: (314) 442-2087
f: (314) 872-2505
wkelly@crevecoeurmo.gov

RE: #20-034: Rezoning and Site Development Plan, 10590 Old Olive Street Road and 10598 Olive Blvd.

Dear Ms. Kelly:

Since 2016, the City of Creve Coeur and the St. Louis Economic Development Partnership have worked together on the planning and implementing the innovation district called 39N, which is being developed to attract new employees and new companies in the agriculture/technology sector to St. Louis. Specifically the district is defined as the 600 acres in Creve Coeur which encompasses Bayer, the Danforth Plant Science Center, BRDG Park, EDGE@BRDG, the Helix Center, and the City of Olivette, but the idea is broader to encourage innovation and a more entrepreneurial workforce.

The crux of the 39N Master Plan, the Old Olive Great Streets Plan, the redesign of the Olive/Lindbergh intersection and the building of a 39N Greenway is to encourage connectivity. Creating transportation systems that encourage walking, biking and shorter vehicular commute times. Of course, the transportation system directly impacts where people decide to live as does their choice of career. The new residential development being proposed by Altus at the

corner of Old Olive and Olive Blvd., is a great example of the type of development which allows people to live close to where they work. Younger workers or workers new to St. Louis are looking for a high-quality environment with shopping, restaurants and recreational facilities.

As the VP of 39N, I whole heartedly support this rezoning and the building of this development for the long-term.

Thank you,

Sincerely,

Janet Wilding
Vice President
Major Projects and 39N

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ALTUS

A Real Estate Development Platform

While the source of all content supplied herein has been provided from sources believed reliable, Altus and its affiliates cannot guarantee its accuracy or completeness. This investment involves certain risks. It must be recognized that other risks, not foreseen, may present themselves in the future and that the risks which are foreseen, may affect to a greater extent or in a manner not now contemplated. Prospective investors should carefully consider, among other things, the risk factors and speculative factors as enumerated in the materials.

Altus Team – St. Louis Based



Robert H. Johnson
CEO & Founder

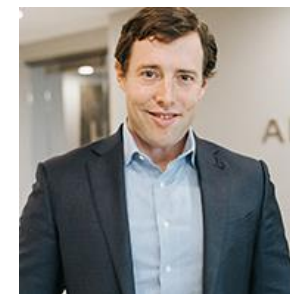
With over 100 years of collective experience, the development team at Altus brings unmatched capability to every project. As the driving force behind many of the region's most well-known real estate developments, the Altus team knows complexity comes in many forms, thus demanding expertise on a variety of topics including capital structuring, project entitlement and executing world-class design and construction.



Peter Gray
Senior
Managing
Director



Josh Udelhofen
Managing
Director,
Development



Alexander Borchert
Managing
Director,
Investments

Altus – Commitment to Creve Coeur



Questover Shops
Owned Since 2008

Creve Coeur Pavilion
Owned Since 2004



West Park
Owned Since 2003



Project Team– St. Louis Based



Developer & Owner



Civil Engineer



Architecture



Traffic Engineer

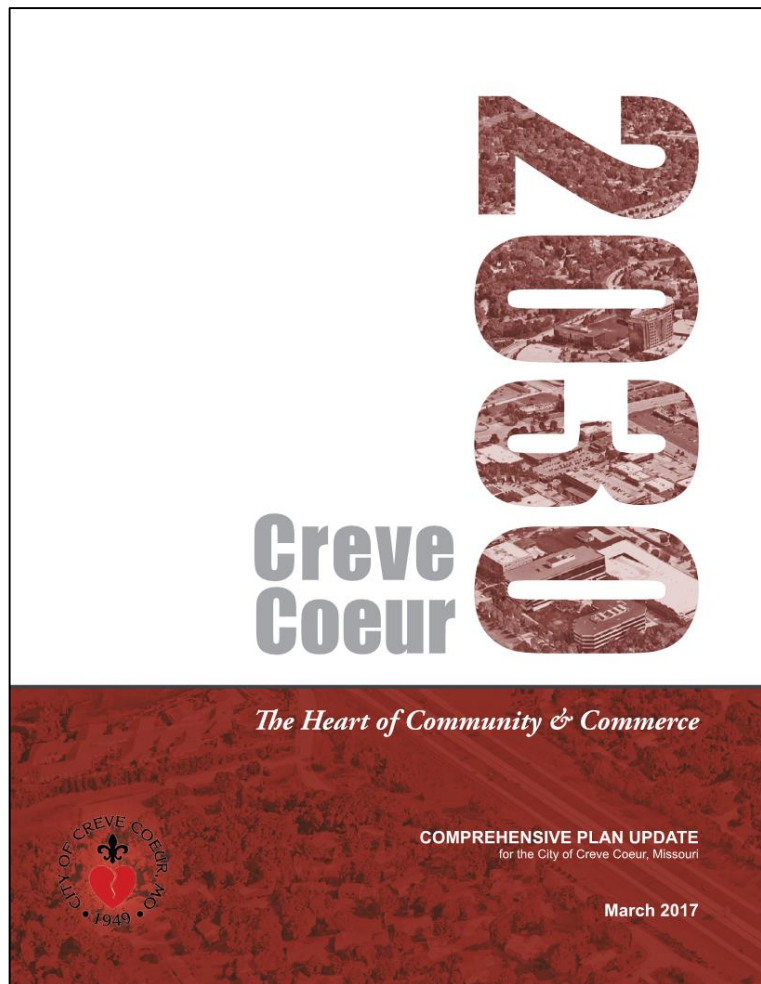


Construction Manager



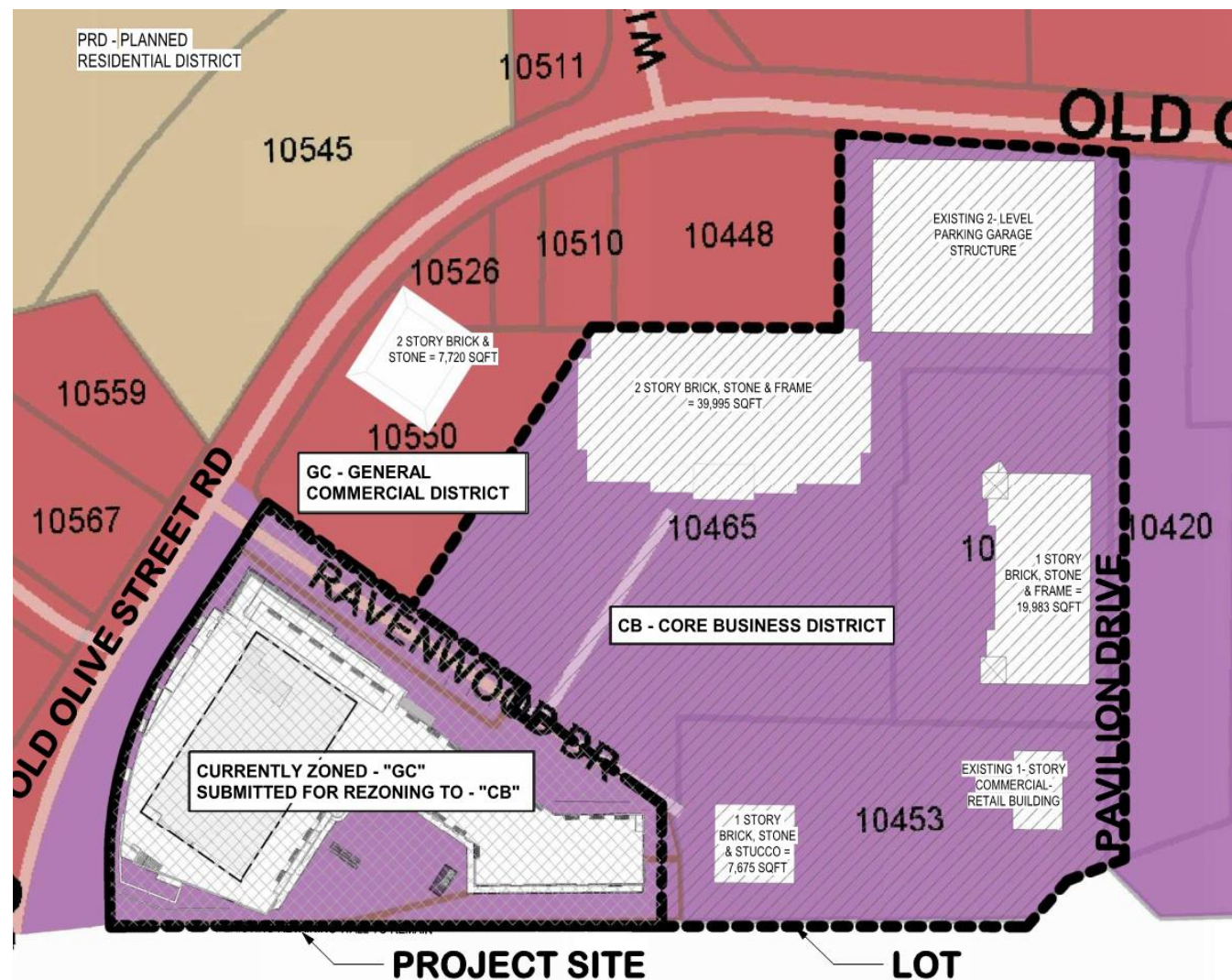
Landscape Architect

Guiding Documents



Project Goals & Zoning Overview

- **Strategically Reposition Creve Coeur Pavilion to Mitigate the Impact of the Market Wide Shift of the Traditional Retail and Restaurant Models**
- **Develop Creve Coeur's Premier Luxury Multifamily Community**
- **Deliver a Unit Mix that Provides Supply Options not Currently in the Creve Coeur Market**
- **Deliver an Amenity Package to Attract a Wide Demographic**
- **Design a Project that Will be a Timeless Addition to the Creve Coeur Community**



Municipal Coordination Efforts to Date

August 18th: Preliminary project introduction with CC Planning Staff

August 19th: Preliminary project introduction with MODOT

September 2nd: Traffic impact study scoping meeting with CC Planning Staff, MODOT, and CBB

September 3rd: Preliminary project introduction with CC Fire Protection District

September 14th: Preliminary plan review by CCFPD Fire Marshal

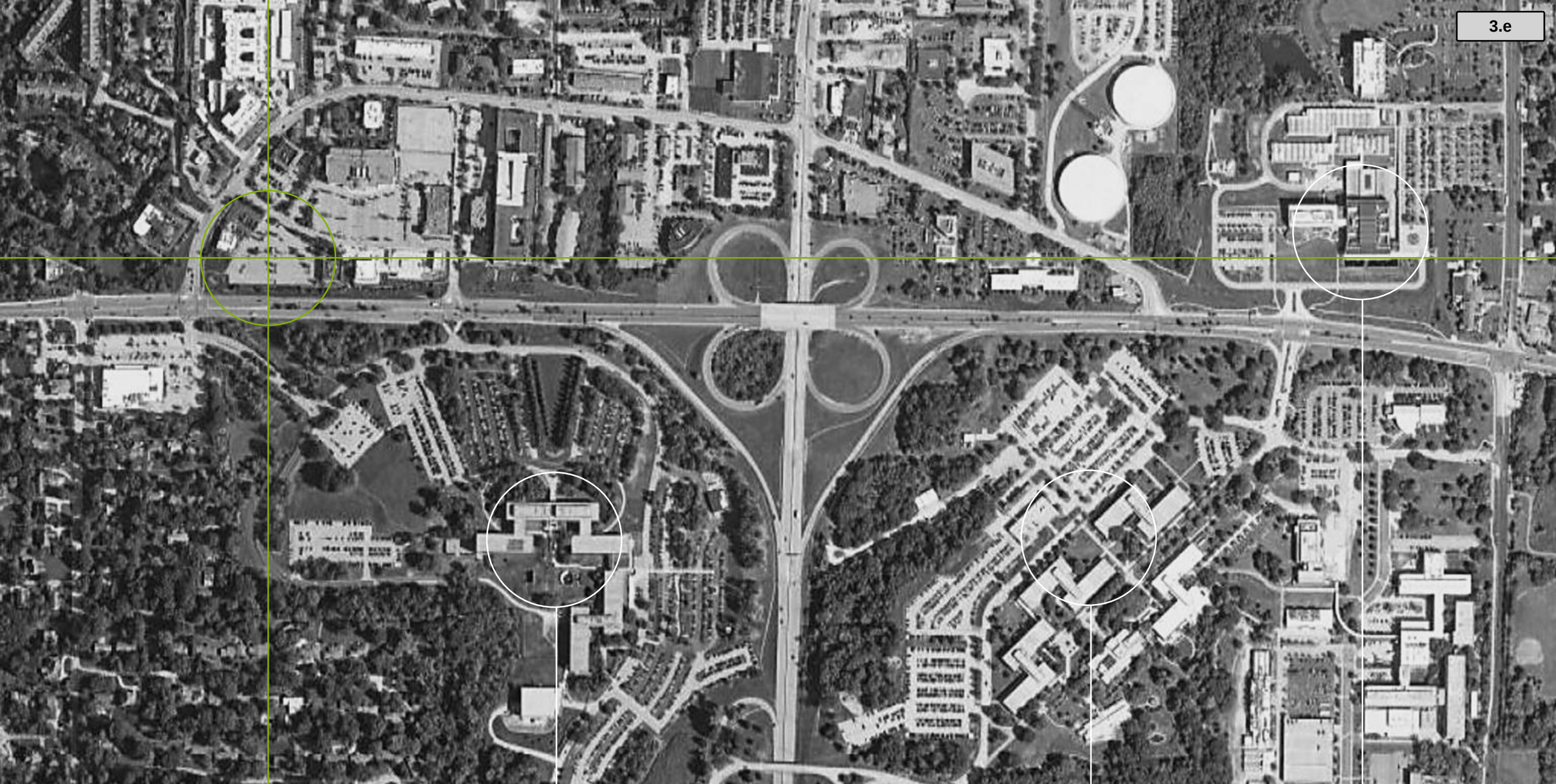
September 22nd: Conceptual Site Plan Review Letter received by MSD

October 6th: Rezoning / Site Development Plan submission progress review with CC Planning Staff

October 7th: Preliminary project introduction with CC Building Dept staff

October 23rd: Initial Rezoning / SDP package submitted to CC

November 16th: Revised Rezoning / SDP package submitted to CC



SITE

BAYER

BAYER

DFPSC



Tallgrass Prairie



Meadow and Cedars



Agriculture



Old Olive Great Streets Plant Palette



Native Flowers and Grasses



Prairie Grasses

Sidewalk



Standard Concrete with Broom Finish



Exposed Aggregate Concrete



Textured Concrete Pavers

Buffer



Exposed Aggregate Concrete



Textured Concrete Pavers

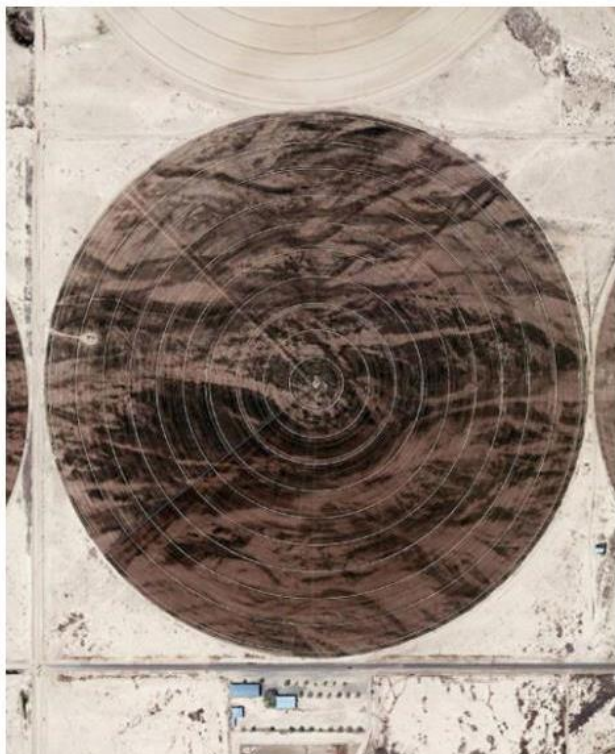


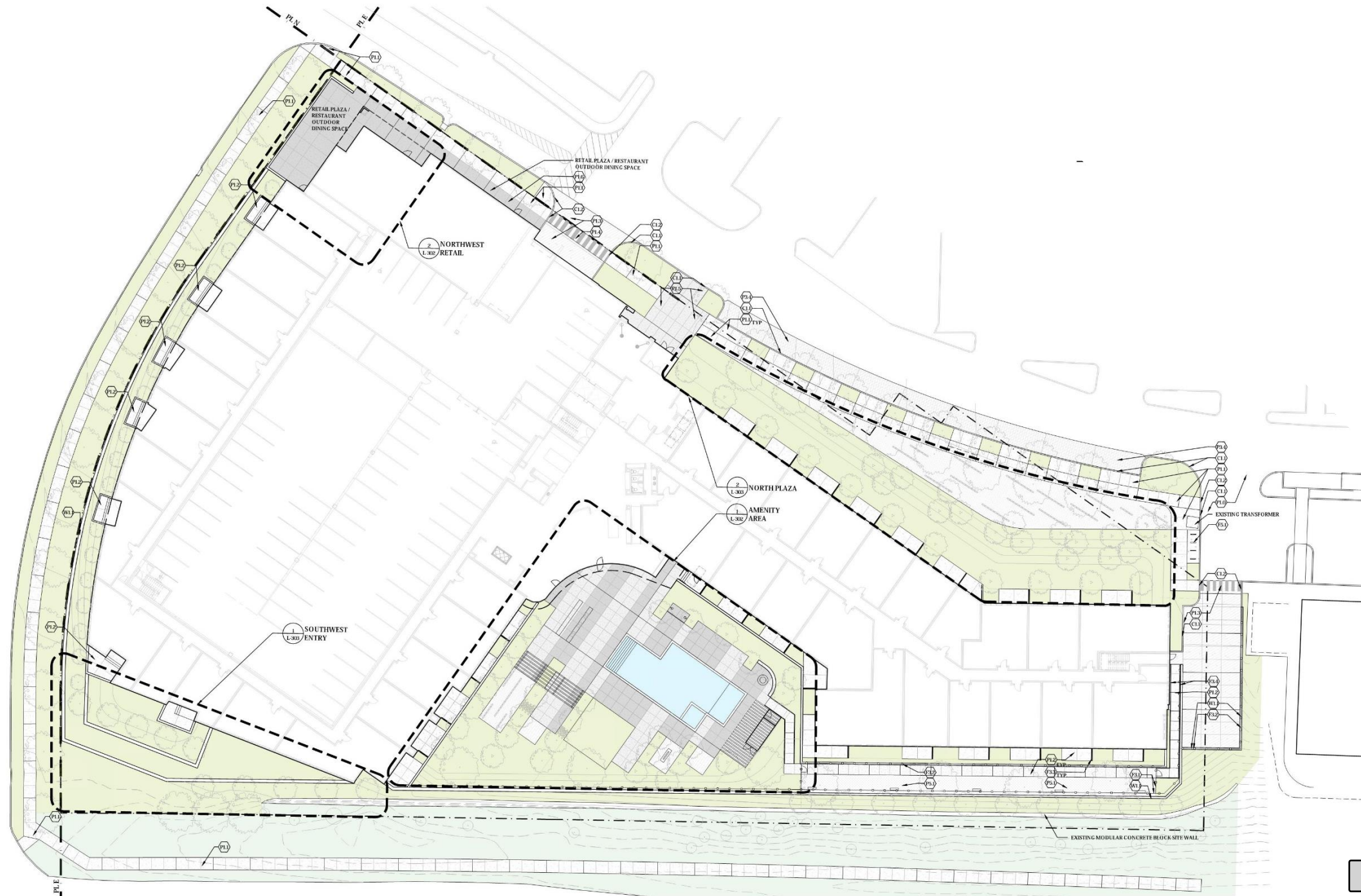
Precast Curb Wall

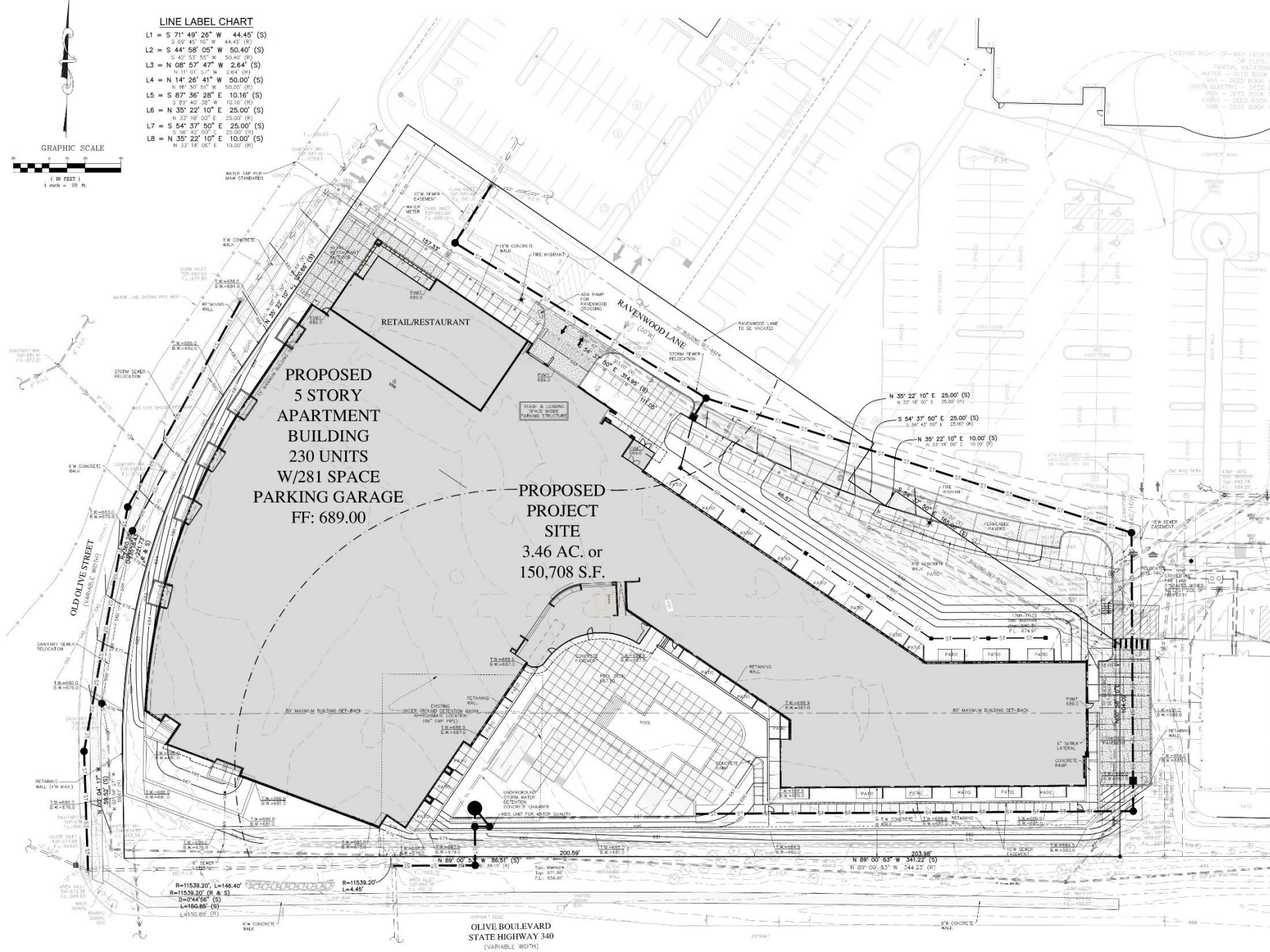
Old Olive Great Streets Hardscape Materials



Old Olive Great Streets Gateway Rendering



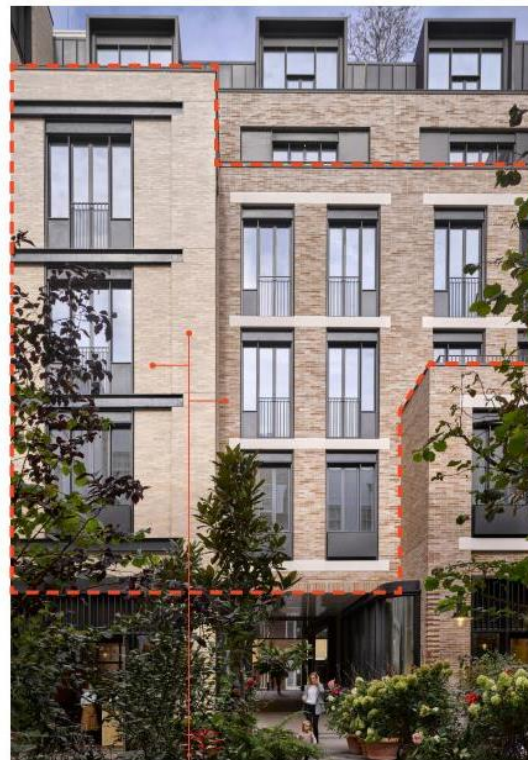






PROMINENCE OF RETAIL AND ENTRANCES

ACTIVE PEDESTRIAN SIDEWALKS

ALTERING SHADES OF BRICK
WITH TERRACINGMULTI-STORY WINDOW
EXPRESSION

SEOUL GARDEN

AMC

ST. LOUIS BREAD

RAVENWOOD LANE

FREDDY'S

OLD OLIVE STREET

OLIVE BOULEVARD











CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: December 14, 2020

TO: Jason Jaggi

FROM: Lt. J. Hartman

SUBJECT: Vehicle Crash Data: MO 340 – Old Olive Street Road Corridor

Sir,

Below is a summary of data on vehicle crash reports for MO 340 and various intersections near Old Olive Street Road (East and West).

It should be noted that data for 2016 is partial data due to a mid-year switch in the crash reporting system the state of Missouri requires our agency to use. Access to the old database (LETS3) was not available at the time of this memo.

The most frequent probable contributing circumstance in these crashes was determined to be “inattention.” “Traffic signal violation” was determined to be the 2nd most frequent cause.

Old Olive Street Road (West) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	13
2017	30
2018	32
2019	20
2020	12

Old Olive Street Road (East) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	0
2017	5
2018	5
2019	3
2020	0

Old Olive Street Road (West) / Willow Brook Dr.	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	0
2017	0
2018	0
2019	1
2020	0

Old Olive Street Road (West) / Guelbreth Ln.	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	1
2017	3
2018	4
2019	4
2020	0

Old Olive Street Road (West) / King Henry	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	5
2017	4
2018	2
2019	3
2020	0

MO 340 / North Spoede	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	0
2017	10
2018	6
2019	4
2020	3

Respectfully submitted,

Lt. Jeff Hartman, 485

Lt. Jeffrey Hartman, DSN 485



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

TO: Lt. Koncki

FROM: Sgt. Hornung

DATE: 01/26/2015

SUBJECT: Traffic Data Pertaining to Old Olive Street Road West

Sir,

The Creve Coeur Police Department has received concerns from the community regarding the impact a luxury apartment development will have on traffic in the 10400 Block of Old Olive Street Rd. (W). In response, the Traffic Safety Unit has compiled data for Old Olive Street Road West pertaining to traffic volume, traffic crashes, and citations written.

Traffic Counter Data:

Traffic counters were deployed on Old Olive Street Rd. (W) in both 2013 and 2015. In just a two year period, the difference in data is notable:

- 2013: Average daily vehicle count: 7,746
- 2015: Average daily vehicle count: 4,236
- 2013: Average speed 31 mph
- 2015: Average speed 38 mph

Between 2013 and 2015, traffic volume has reduced significantly, but speeds have increased.

The 85th percentile (see definition and table below) of vehicle speeds ranged from 36-37 mph in 2013 and 38-44 mph in 2015.

85th percentile speed - *The speeds at or below 85% of all vehicles are observed to travel under free flowing conditions. This is a nationally recognized method of assessing traffic speeds.*

Data collected from the past two periods is illustrated below:

Old Olive Street Rd. (West) – 2013					Speed Limit: 30			
DATE	DAY	E/B COUNT	W/B COUNT	24 HR TOTAL	E/B 85%	W/B 85%	E/B AVG.	W/B AVG.
03/12/2013	Tues.	2857	5023	7880	37	36	32	31
03/13/2013	Wed.	2819	4954	7773	37	37	32	32
03/14/2013	Thurs.	2769	4817	7586	36	36	31	31

Old Olive Street Rd. (West) – 2015					Speed Limit: 30			
DATE	DAY	E/B COUNT	W/B COUNT	24 HR TOTAL	E/B 85%	W/B 85%	E/B AVG.	W/B AVG.
01/20/2015	Tues.	1328	2907	4235	43	38	41	38
01/21/2015	Wed.	1386	2928	4313	43	38	41	32
01/22/2015	Thurs.	1273	2887	4160	44	37	42	31

The information above suggests the posted speed limit on Old Olive Street Road West (30 MPH) may be too low according to the 85th percentile. However, based on the fact there are several existing business driveways and residential condo areas along Old Olive Street Road West, we do not recommend raising the existing speed limit.

Although we have not received any speed related complaints, the Creve Coeur Traffic Safety Unit will implement traffic measures outlined in the City's Traffic Calming and Mitigation Program in an effort to reduce vehicle speeds.

Crash Data:

The number of traffic crashes on Old Olive Street Road West are shown on the table below:

Crash Data Old Olive Street West	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	28
2012	30
2013	19
2014	21

The number of crashes has remained consistent over the past four years. Nearly all of the crashes occurred at the intersection of Old Olive Street Road West at the MO 340 Olive Blvd intersection. The most common contributing factor of these crashes was 'inattention' resulting in rear end collisions. Typically, a vehicle waiting to yield from westbound Old Olive Street Rd. (W) to westbound Olive Blvd. slowly starts in traffic but then stops for traffic and the trailing driver looks at cross traffic and does not realize the lead vehicle again stopped in the roadway.

The following data illustrates the number of crashes at each intersection along Old Olive Street Rd. (W):

Crash Data Old Olive Street @ Lindbergh Blvd.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	4
2013	2
2014	0

Crash Data Old Olive Street @ MO 340 Blvd.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	23
2012	24
2013	16
2014	14

Crash Data Old Olive Street @ Guelbreth Ln.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	2
2013	0
2014	2

Crash Data Old Olive Street @ Willow Brook Dr.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	0
2013	0
2014	0

Crash Data Old Olive Street @ Pavilion Dr.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	1
2012	0
2013	0
2014	3

Crash Data Old Olive Street @ King Henry Ct.	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	2
2012	3
2013	2
2014	0

Traffic Enforcement Data:

The number of citations written on Old Olive Street Road West are shown on the table below. Tickets not listed were for non-moving or seat belt violations:

CALENDAR YEAR	# OF CITATIONS WRITTEN	Speeding	Illegal Turn	Fail to Yield
2011	35	6	3	2
2012	60	23	0	3
2013	66	6	0	0
2014	68	9	1	1

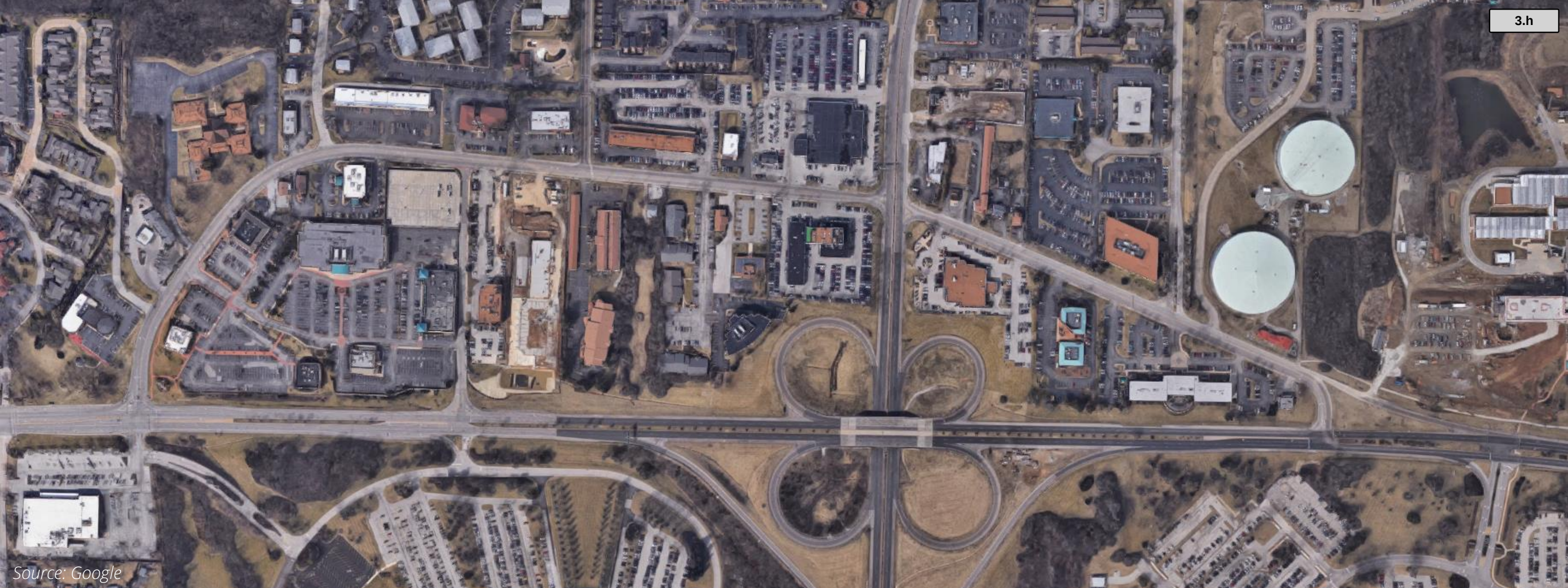
Summary:

Based on community concerns that the planned development will create additional traffic congestion and cause an increase in motor vehicle crashes, the Creve Coeur Police Department will continue to monitor traffic issues on Old Olive Street Rd (W) before, during and after the construction of the new development. Having traffic data from each period, the police department will be better informed to make a recommendation regarding any necessary traffic control devices.

Respectfully submitted,

Sgt Paul S Hornung 414

Sgt. Paul Hornung
Traffic Safety Supervisor



Source: Google

OLD OLIVE GREAT STREETS

Market Scan Update

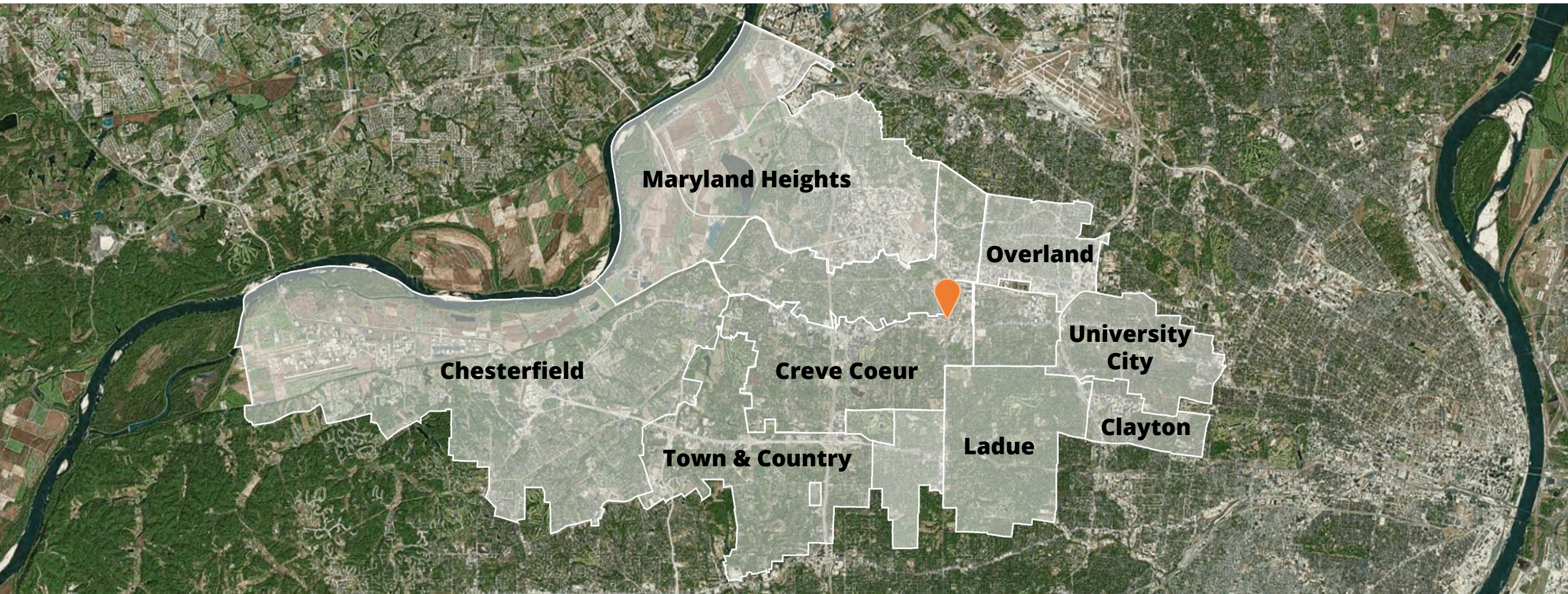
June 26, 2018

STLPARTNERSHIP

CHRISTNER

HR&A
Analyze. Advise. Act.

HR&A's market scan update will inform the development potential for the study area, considering local trends within the broader Western Suburbs.



Planning Context | Released in 2017, Creve Coeur 2030 envisions Old Olive to be a critical component of the Mixed-Use Innovation Campus District.



MIX OF USES

Active ground floor
uses

Outdoor dining and
on-site retail
amenities



PUBLIC REALM

Enhanced pedestrian
environment

A consistent street-
wall & building
setbacks



ACCESS

Improved
connectivity for
active users

Relocated parking
away from the street
front



OPEN SPACE

Preservation of
green & open space

Tree coverage
requirements for
surface parking lots

Planning Context | The Great Streets program will directly address a number of these planning and development issues – some more challenging than others.



MIX OF USES

- Active ground floor uses
- Outdoor dining and on-site retail amenities



PUBLIC REALM

- Enhanced pedestrian environment
- A consistent street-wall & building setbacks



ACCESS

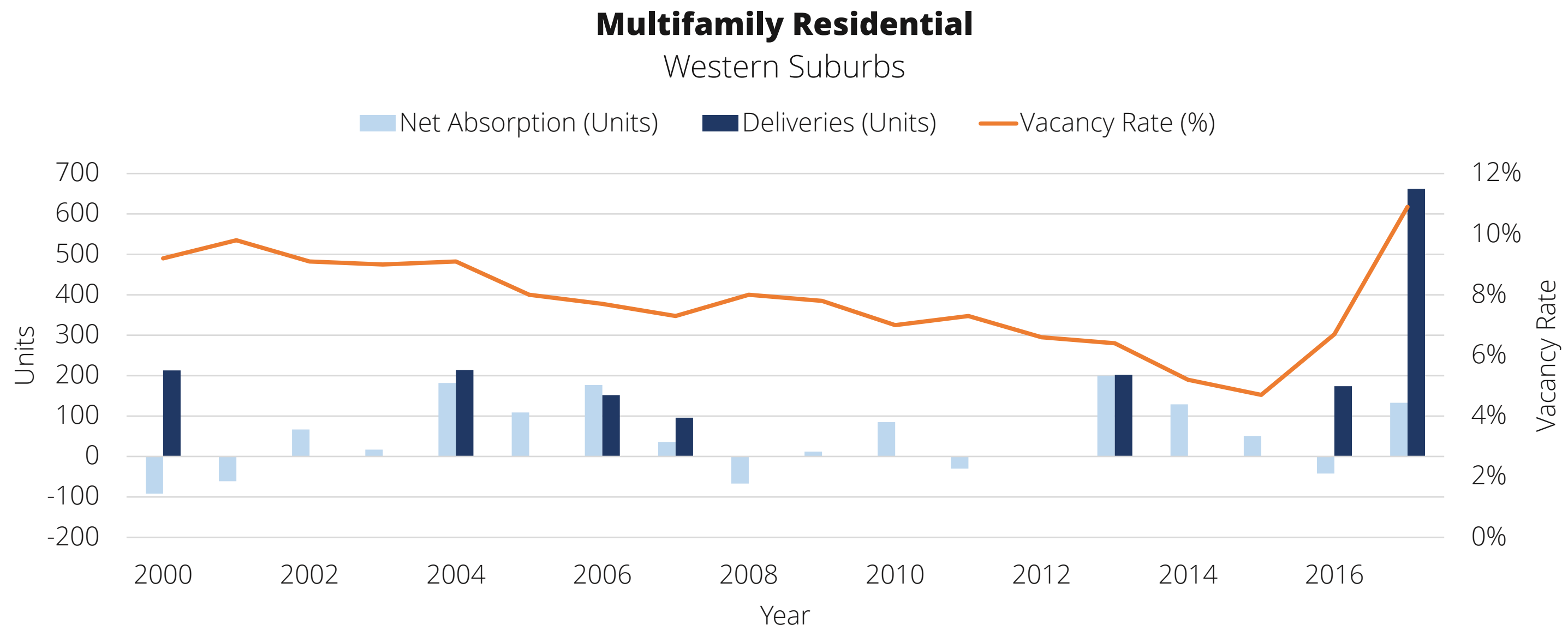
- Improved connectivity for active users
- Relocated parking away from the street front



OPEN SPACE

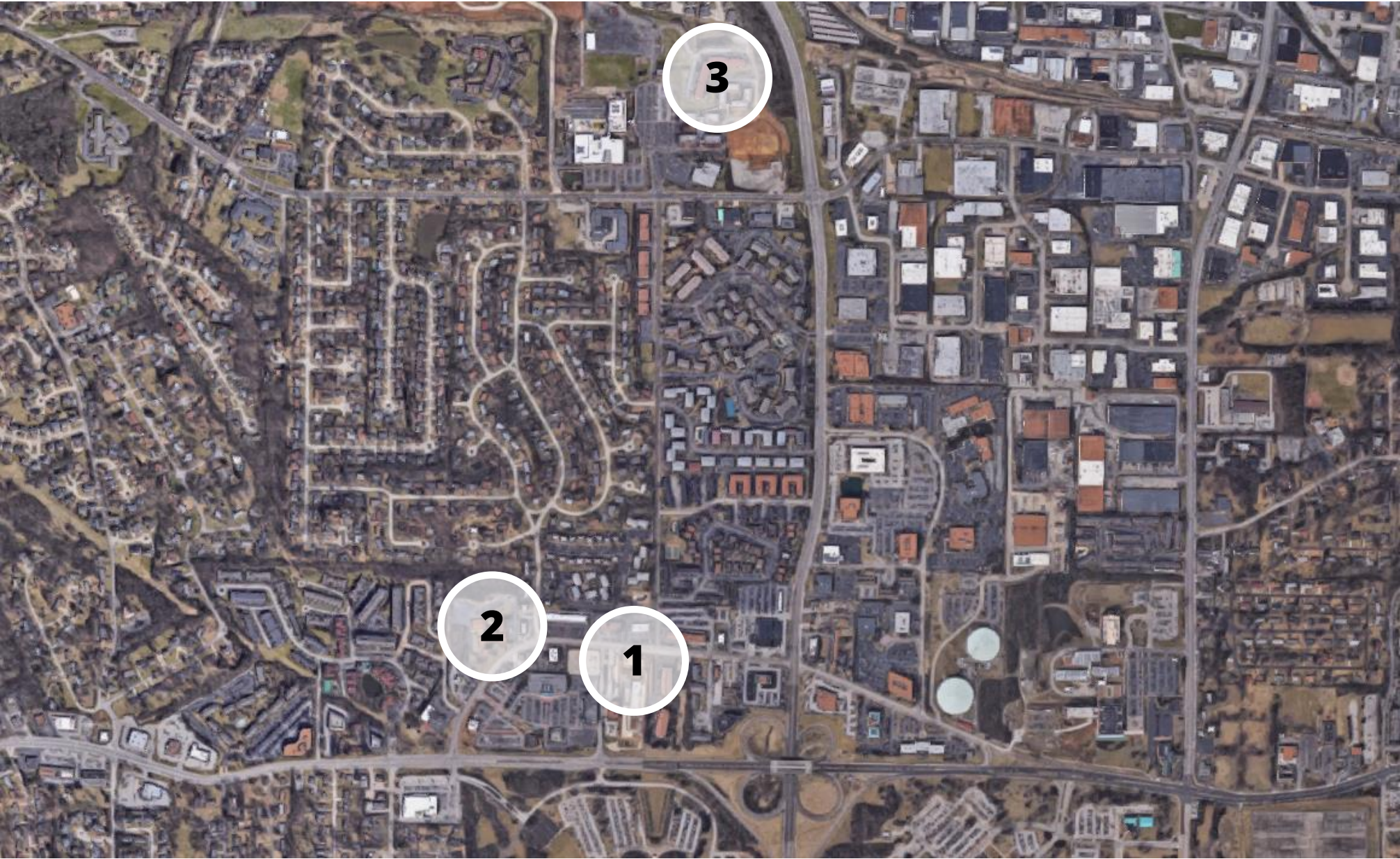
- Preservation of green & open space
- Tree coverage requirements for surface parking lots

Residential | As regional vacancy steadily declined over the past 15 years, the market has responded with significant deliveries in the last two years.



Source: CoStar
HR&A Advisors, Inc.

Residential | Since 2016, there have been three new multifamily properties delivered near Old Olive.



- 1**

Vanguard Heights
Covington Realty Partners
Year Built: 2016
Units: 174
Rent/SF: \$2.01
In first 8 months, leased 55%
- 2**

The Vue
BCC Partners
Year Built: 2017 (Phase 2, 2018)
Units: 364
Rent/SF: \$1.85
- 3**

Covenant Place
Community Housing Management Corp.
Year Built: 2016 (Phase 2, 2018)
Units: 353
Rent/SF: N/A (Age Restricted)

Source: CoStar
HR&A Advisors, Inc.

Residential | Recently delivered multifamily developments are leasing-up more slowly and attracting fewer families than anticipated.



ABSORPTION

Lease-up is taking longer than expected – potentially due to regional competition.

Larger units (3 bedrooms) are slowest to be absorbed.



DEMOGRAPHICS

Developers are targeting young professionals, empty nesters, young families.

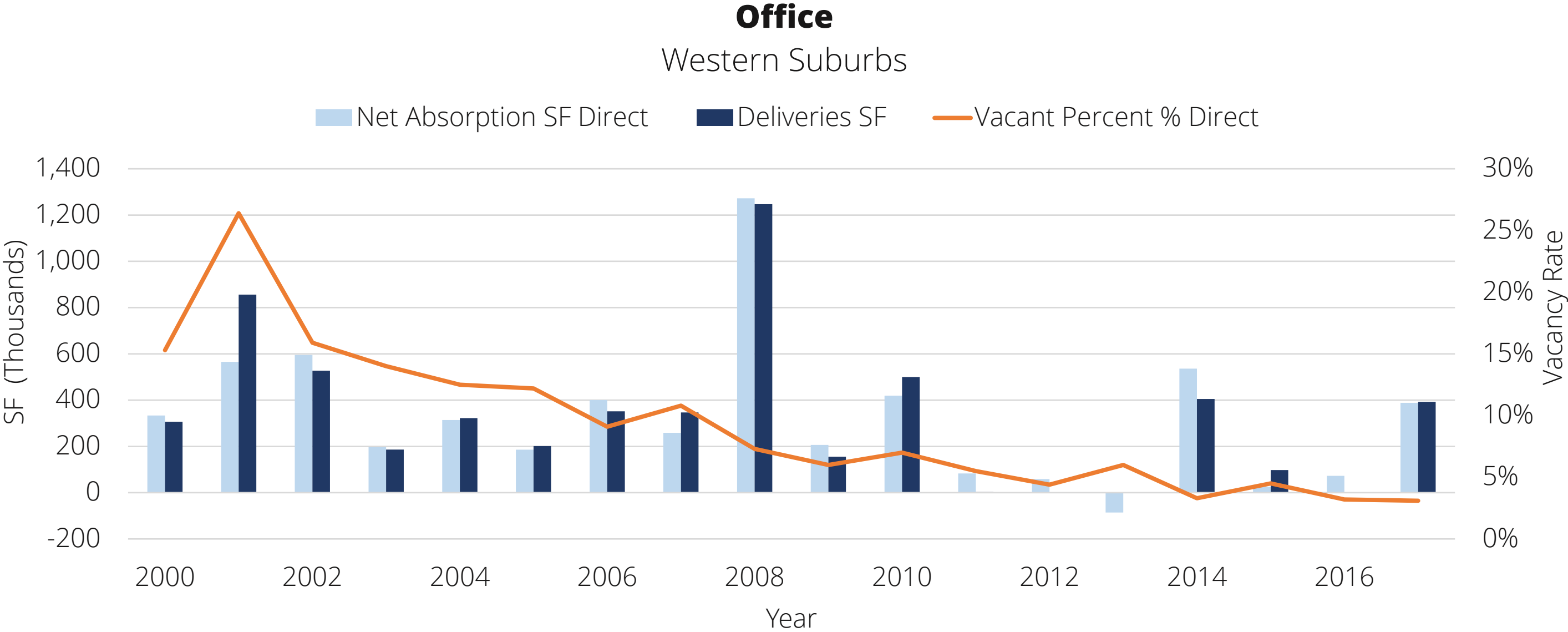
Despite good schools, new projects have received limited interest from families.



AMENITIES

Existing retail and grocery are viewed as positive amenities to residential units.

Office | In the region, annual deliveries have been quickly absorbed, causing vacancy to continuously decline and remain low.



Source: CoStar
HR&A Advisors, Inc.

Office | Low vacancy demonstrates a potential opportunity for additional office development.

Within 1-mile of Creve Coeur, Old Olive, and Olivette there is 8.2M SF of office, equal to 31% of the overall Western Suburbs stock.



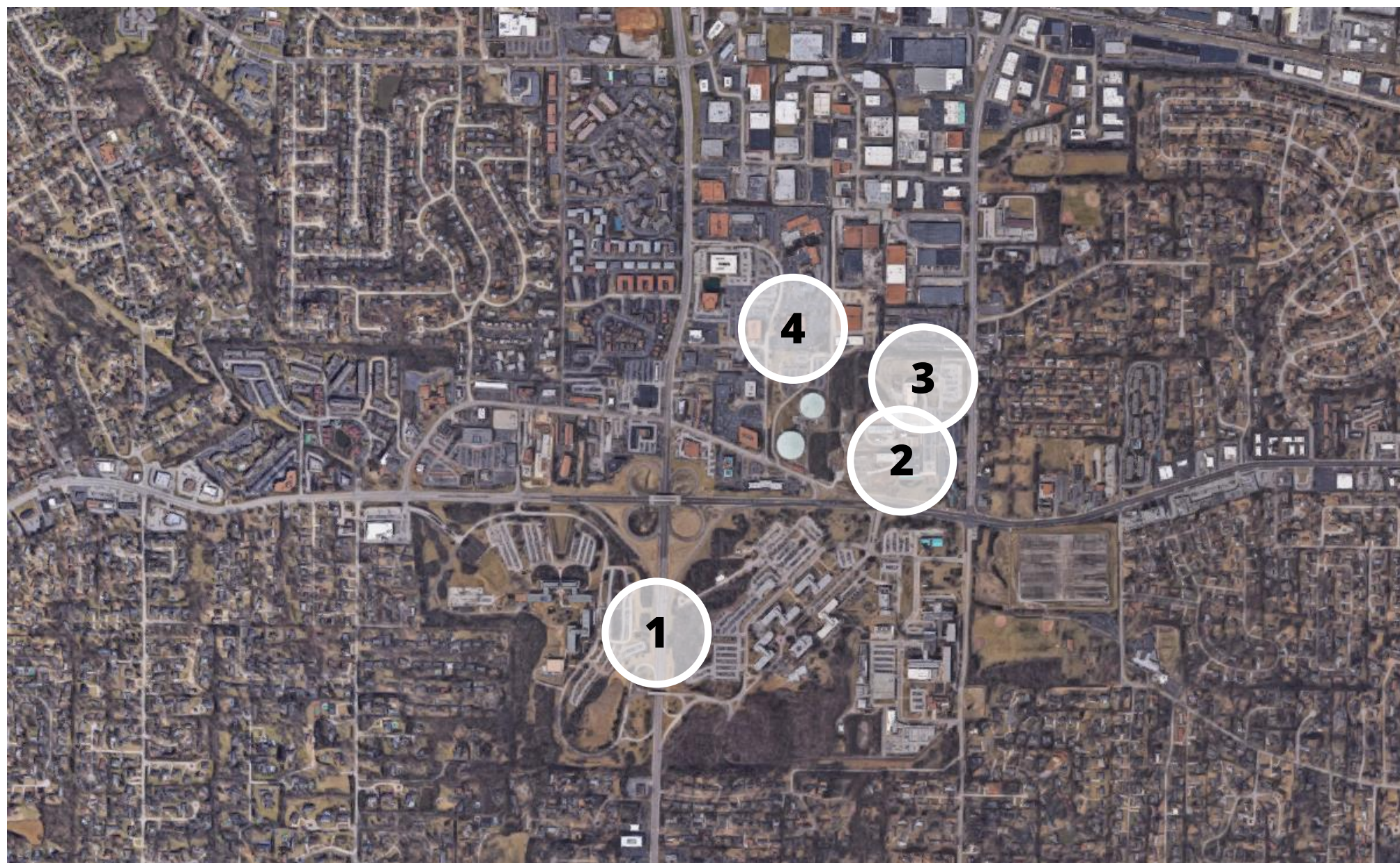
Creve Coeur
4.2M SF Total
24K SF built since 2010
12.1% Total Vacancy

Old Olive
2.2M SF Total
110K SF built since 2010
0.5% Total Vacancy

Olivette
1.8M SF Total
140K SF built since 2010
2.6% Total Vacancy

Source: CoStar
Note: For comparison, total vacancy within 1 mile in Chesterfield is 6.1% and 4.6% in Clayton.
HR&A Advisors, Inc.

Office | At least 40% of the 2.2-million square of office space located within 1-mile of Old Olive is dedicated to plant science uses, concentrated within four properties.



1

Monsanto Headquarters

Owner: Monsanto Company

Rentable Area: 685,000 SF

Vacancy: 0%

2

Donald Danforth Plant Science Center

Owner: D. Danforth Plant Science Center

Rentable Area: 45,000 SF

Vacancy: 0%

3

BRDG Growth Park

Owner: Wexford Equities, LLC

Rentable Area: 110,000 SF

Vacancy: 0%

4

Helix Center Biotech Incubator

Owner: SLEDP

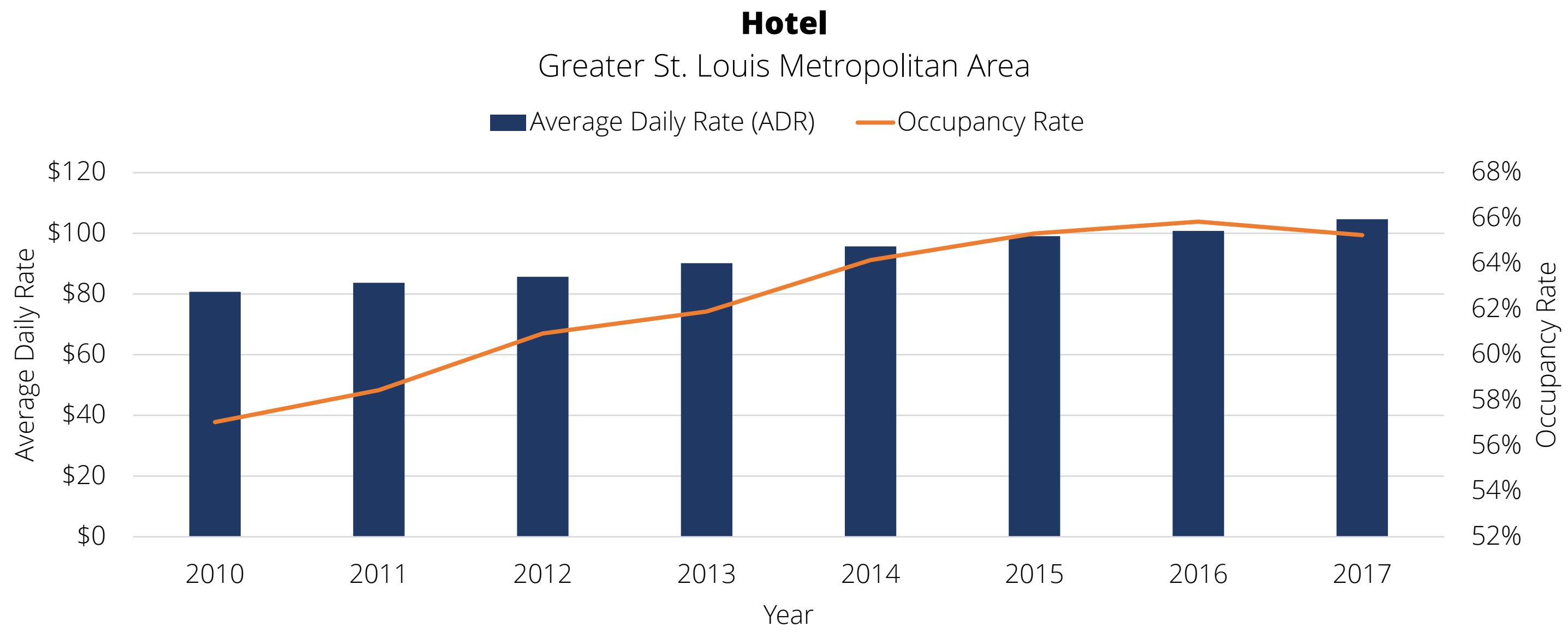
Rentable Area: 45,000 SF

Vacancy: 0%

Office | Within 1-mile of Old Olive, most office space is class B, yet the majority of current vacancies are in class A properties.

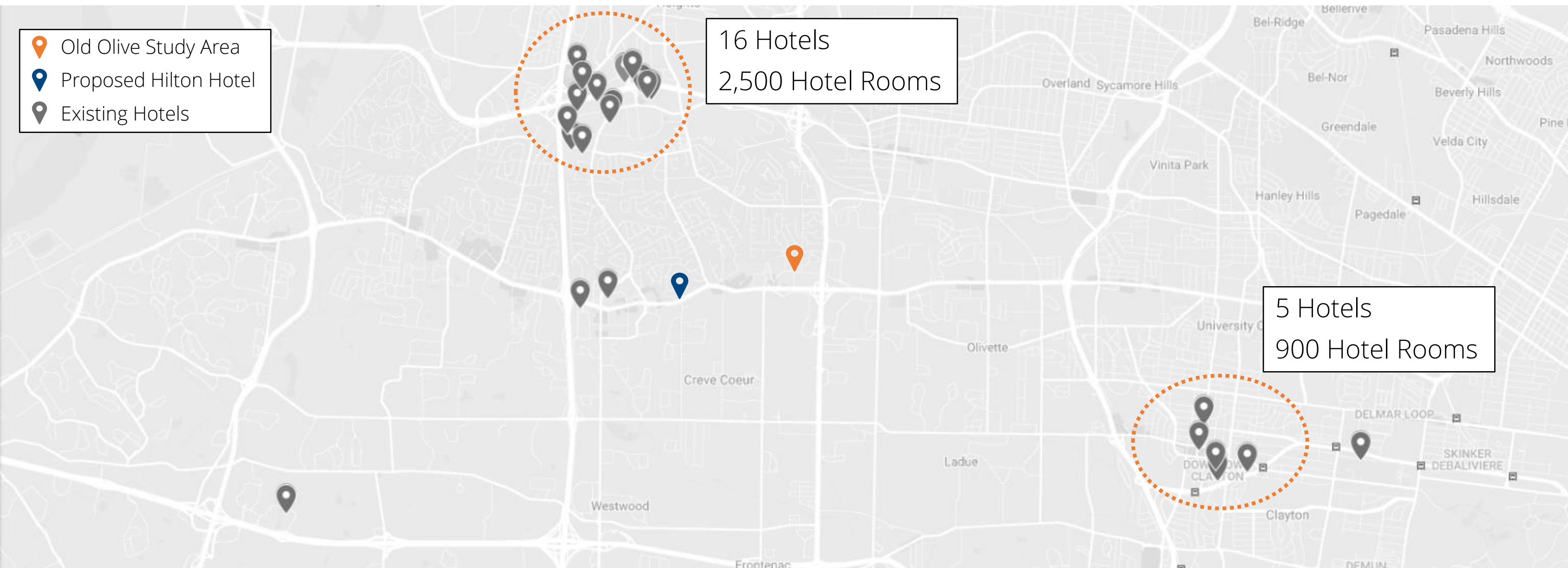
Class	Buildings	%	Total SF	%	Vacant SF	%
A	3	4%	175,000	8%	11,000	83%
B	29	37%	1,690,000	77%	1,500	13%
C	47	59%	340,000	15%	500	4%
Total	79		2,205,000		13,000	

Hotel | In the metro area, hotel occupancy has remained stable despite a steady increase in average daily rate.



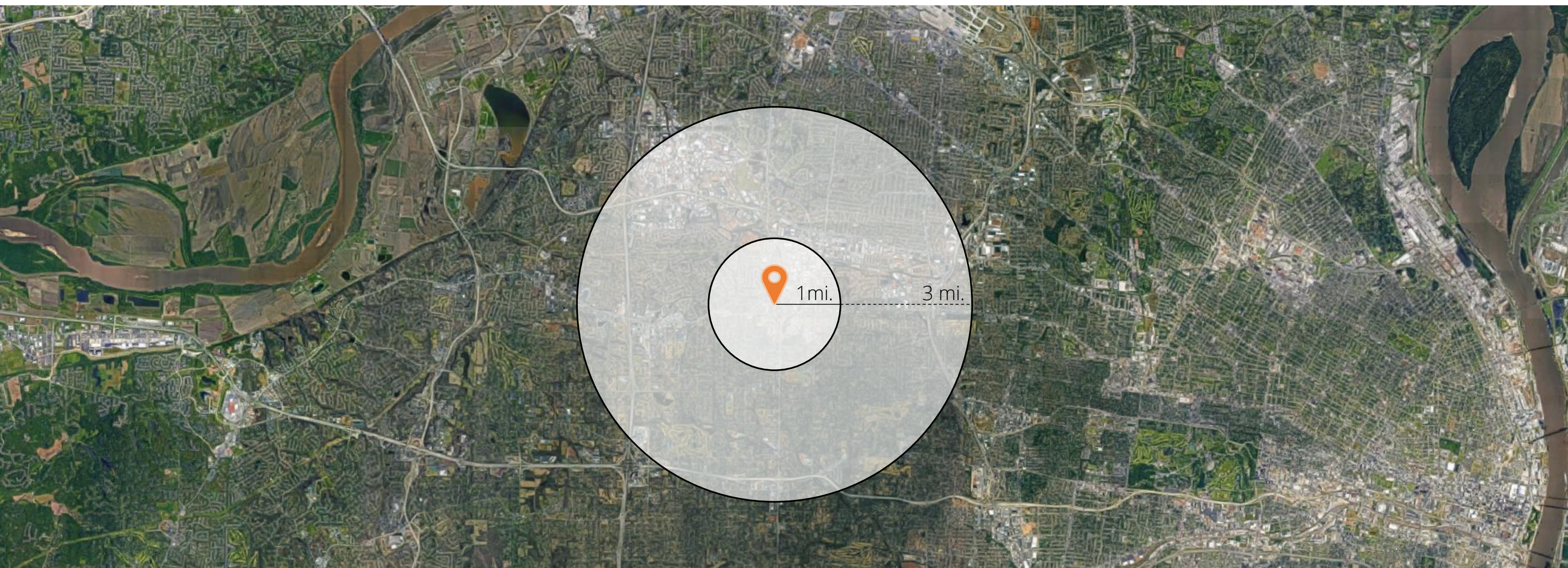
Note: In April 2018, Creve Coeur City Council voted against rezoning a 10-acre site for a 260-key Hilton Hotel.

Hotel | In nearby communities, there are 24 hotels offering approximately 4,000 rooms, 90% of which were built before 2002.



Source: STR
HR&A Advisors, Inc.

Retail | Old Olive can support two distinct types of retail: destination and neighborhood, which draw customers from varying distances.



Note: Assumes a capture rate of 20%.

HR&A Advisors, Inc.

Old Olive Great Streets | 47

Retail | When considering a broad, **three mile** catchment area – there is a sizeable demand for general merchandise (department stores and big box stores).

Retail Category	Total Demand	Total Existing Sales	Unmet Spending Potential	Capturable Spending Potential	Capturable Square Feet
Retail	\$1,060 M	\$805 M	\$260 M	\$50 M	280K SF
General Merch.	\$395 M	\$65 M	\$330 M	\$65 M	220K SF
Restaurant	\$275 M	\$160 M	\$115 M	\$25 M	40K SF
Grocery	\$305 M	\$410 M	\$0 M	\$0 M	0 SF
Total	\$1.6 B	\$1.4 B	\$375 M	\$75 M	320K SF

Note: Assumes a capture rate of 20%.

Retail | Neighborhood-oriented retail along Old Olive can be positioned to serve a diverse set of user groups at many different times of day.



FAMILIES & SENIORS

- Current uses do not serve families and empty nesters well.
- Convenience uses and neighborhood services, such as a bank, laundromat, and family friendly restaurants would allow patrons to run errands and spend time along Old Olive.



DAYTIME WORKERS

- While there are many fast casual lunch options along Old Olive, the majority are located on the western half of the street.
- To serve the large and growing worker base anchored by the Danforth Center, it may be prudent to encourage new food & beverage uses along the eastern edge to pull patrons into the district.



HAPPY HOUR

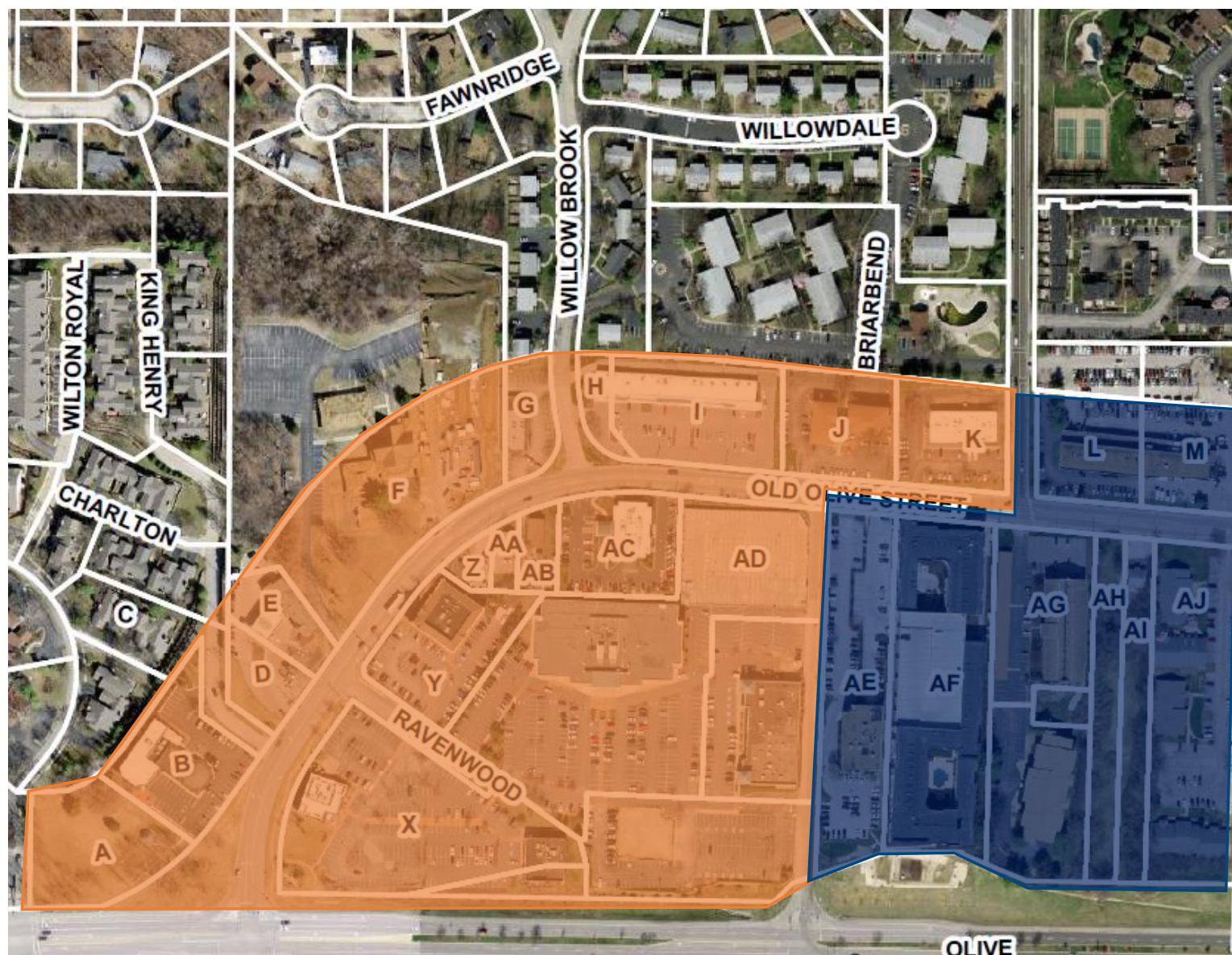
- Current food & beverage uses are geared toward the daytime population.
- To capture evening spending, uses including a wine bar, sports bar, and restaurants with patio seating would enliven the street and provide a place for people to linger.

Retail | Residents and workers within **one mile** of Old Olive Street can support additional new retail and a small amount of food and beverage uses.

Retail Category	Total Demand	Total Existing Sales	Unmet Spending Potential	Capturable Spending Potential	Capturable Square Feet
Retail	\$160 M	\$100 M	\$60 M	\$10 M	55K SF
Clothing	\$20 M	\$10 M	\$10M	\$2 M	5K SF
Home/Garden	\$15 M	\$5 M	\$10M	\$2 M	5K SF
Misc. Retailers	\$20 M	\$10M	\$10M	\$2 M	10K SF
General Merch.	\$60 M	\$5 M	\$55 M	\$10 M	35K SF
Restaurant	\$40 M	\$15 M	\$30 M	\$5 M	10K SF
Grocery	\$45 M	\$50 M	\$0 M	\$0 M	0 SF
Total	\$245 M	\$165 M	\$90 M	\$15 M	65K SF

Note: Assumes a capture rate of 20%.

Site Analysis | Anchored by name tenants, the western end of Old Olive is well positioned for continued growth.



As the most significantly retailed area along Old Olive, the western portion is the strongest performing and most vibrant segment of the study area. New multifamily to the northwest and southeast sides of the area will help grow the customer base.

- AMC Classic
- St. Louis Bread Co.
- California Pizza Kitchen
- Stir Crazy Fresh Asian Grill
- Panda Express

Multifamily development and a series of skinny lots will make street-front activation challenging in this area.

- Olive Street Pharmacy
- Greenways Academy
- Star International

Site Analysis | Recent renovations and concentrated ownership may be barriers to redevelopment at the North Lindbergh intersection.



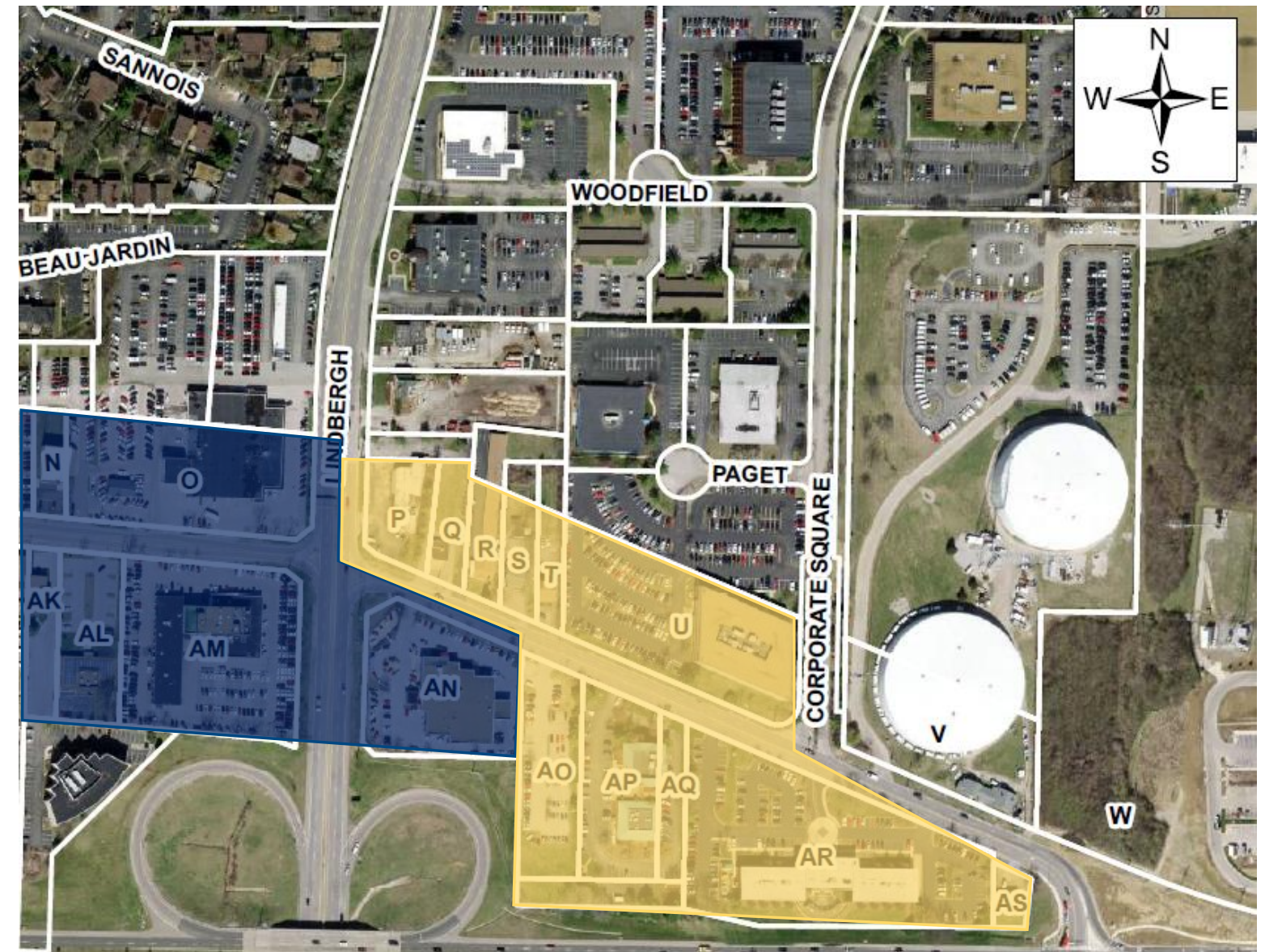
Recent renovations of the auto-centric uses that dominate the corner of North Lindbergh and Old Olive Street will make redevelopment unlikely.

- Lou Fusz Mazda dealership
- Lou Fusz Subaru dealership
- Lou Fusz Kia dealership
- Collision Center



Small and large sites, street-facing surface parking, and non-activating uses do not foster the encouraging retail environment needed to anchor connections with the Danforth Center and innovation district.

- Ivy Motel
- Strawberry Stitch
- AccuCare Home Healthcare
- Larson Financial Group
- Builders Association of Greater St. Louis



Key Findings

1 Residential

- Significant recent multifamily development in St. Louis may be causing lease-up to take longer than expected
- While families are slower to be attracted to new multifamily offerings, strong potential is seen for single adults, empty nesters, and new/transitory district employees.

3 Hotel

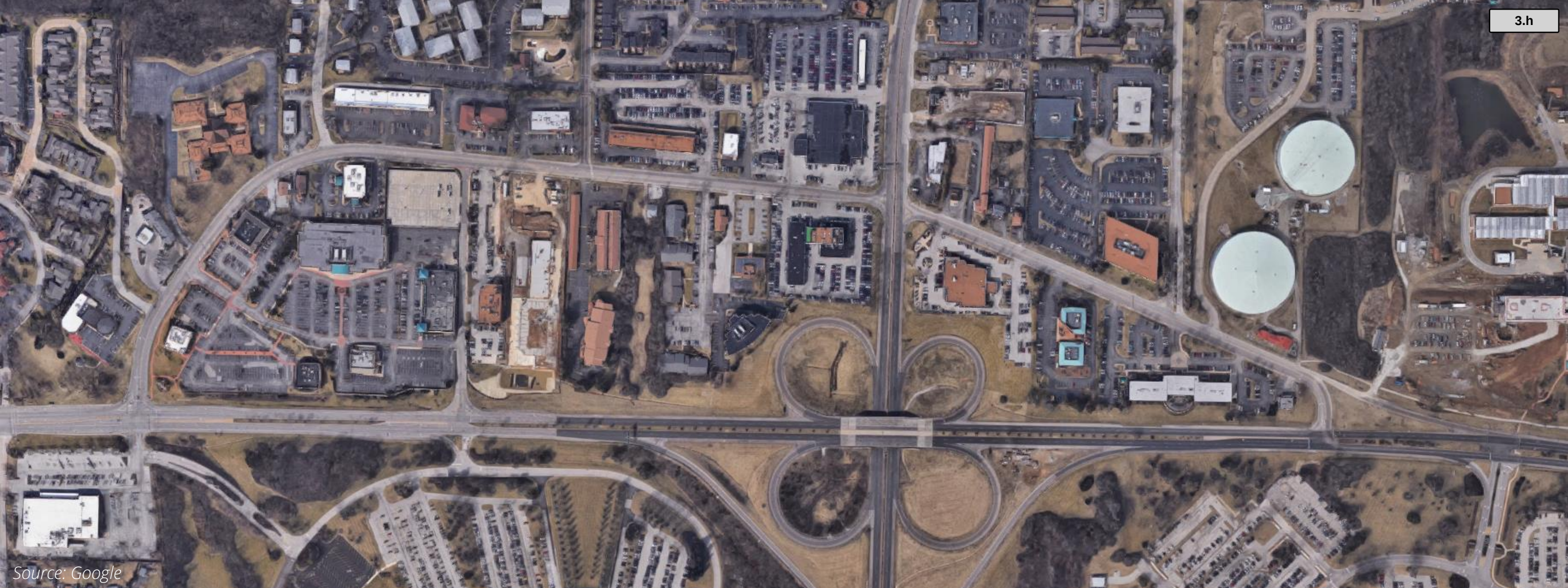
- St. Louis' hotel market is overall stable, but new products will have to compete with existing nodes of nearby hotels.

2 Office

- Strong market and limited ground up development sites
- Economics of new development can still be challenging on occupied acquisition sites

4 Retail

- Retail needs to serve a diverse set of user groups and during all times of day
- There is an opportunity for Old Olive to fill an existing need for additional food & beverage uses



Source: Google

OLD OLIVE GREAT STREETS

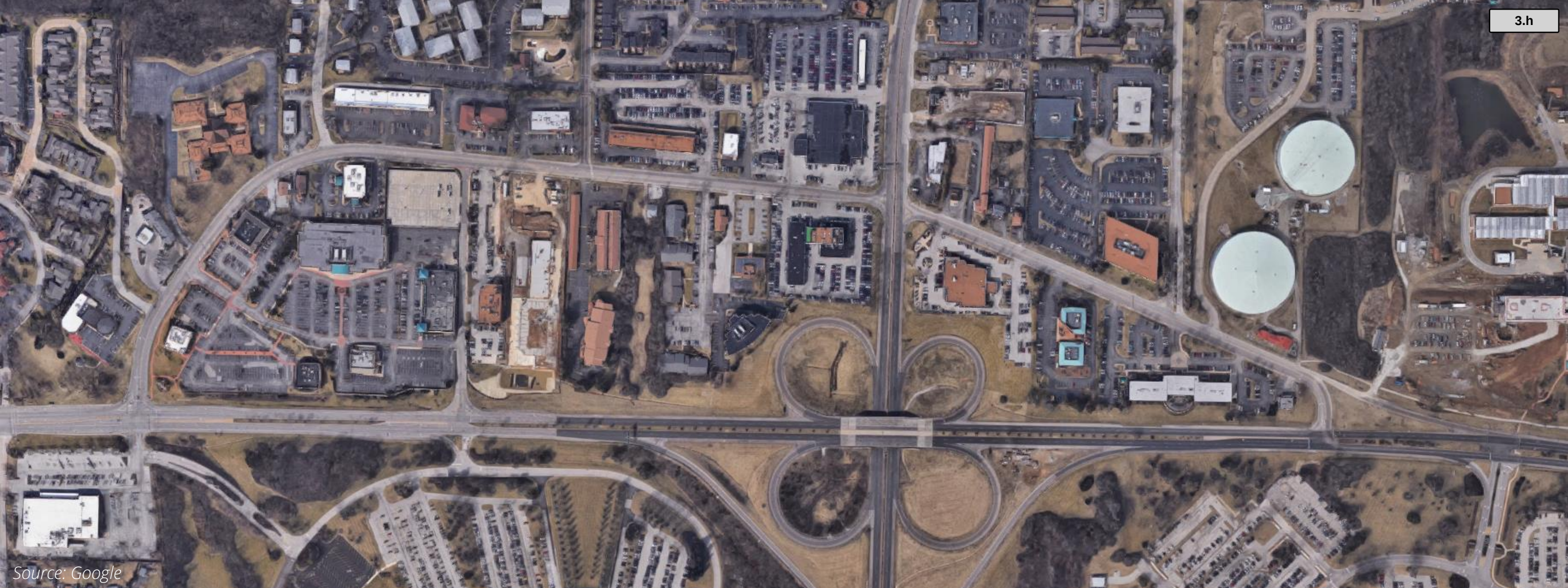
Market Scan Update

June 26, 2018

STLPARTNERSHIP

CHRISTNER

HR&A
Analyze. Advise. Act.



Source: Google

OLD OLIVE GREAT STREETS

Development Potential Analysis Update

September 2018

STLPARTNERSHIP

CHRISTNER

HR&A
Analyze. Advise. Act.



	1	2	3	4	5	6	7/8	9	10
Impact	●	●	●	●	●	●	●	●	●
Acquisition Feasibility	●	●	●	●	●	●	●	●	●
Funding Gap (Per Future Built SF)	●	●	●	●	●	●	●	●	●
Est. Acquisition Cost	\$0.7M	\$0.6M	\$2.8M	\$3.8M	\$3.0M	\$3.7M	\$4.2M	\$0.4M	\$0.1M
Total Vertical Dev. Cost	\$5.5M	\$11.0M	\$32.9M	\$32.9M	\$21.9M	\$28.5M	\$75.5M	\$7.6M	\$2.2M
Estimated Future Value	\$5.3M	\$10.7M	\$32.0M	\$32.0M	\$21.4M	\$27.8M	\$73.5M	\$7.3M	\$2.1M
Funding Gap	\$0.8M	\$0.9M	\$3.7M	\$4.7M	\$3.7M	\$4.4M	\$6.2M	\$0.6M	\$0.2M
Funding Gap (Per Future Built SF)	\$35	\$19	\$26	\$33	\$39	\$36	\$19	\$19	\$19

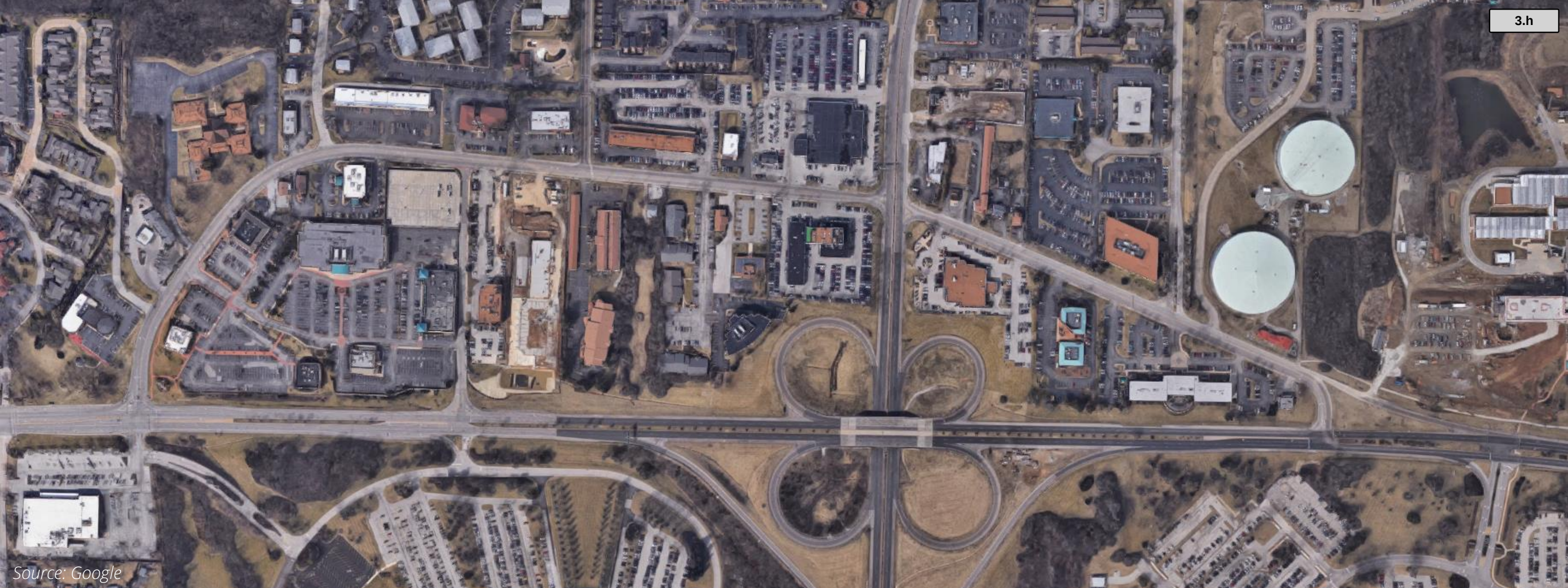
Development Potential Analysis | Key Considerations

1. The funding gap is a function of acquisition costs and program

- Acquisition costs
 - For green field development, acquisition costs assumed to be ~\$15/sf of land (vacant), based on market comps
 - For redevelopment of in-use sites, acquisition costs are based on estimated capitalized value of existing uses, totaling up to ~\$35/sf of land
- Development program
 - Residential development has greatest market feasibility, and generates positive value at site acquisition costs for vacant land
 - Mixed-use development requires subsidy

2. Where subsidy is required, need grows with project size

- Large sites (e.g. sites 7 & 8) developed for residential generate the greatest potential value
 - The same sites developed for mixed-use require significant subsidy
- Prioritization should factor in scale of impact associated with development, not only total subsidy needs



Source: Google

OLD OLIVE GREAT STREETS

Development Potential Analysis Update

September 2018

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HR&A
Analyze. Advise. Act.



city of CREVE COEUR

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(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #20-034: REZONING AND SITE DEVELOPMENT PLAN APPROVAL FOR 5-STORY MIXED-USE, 230 UNIT APARTMENT DEVELOPMENT WITHIN THE CREVE COEUR PAVILION SHOPPING CENTER, WITH BOUNDARY ADJUSTMENT

FOR THE MEETING OF: Monday, December 7, 2020, 6:30 PM

LOCATION: 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, zoned GC-General Commercial.

REQUEST: Josh Udelhofen, of Altus properties, on behalf of Cornerstone Retail Fund I, LLC, has submitted an application for the rezoning and site development plan for 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District, for the development of a five story, mixed-use building, with 4,027 square feet of retail/restaurant space, and 230 apartment units, located at the northeast corner of Old Olive Street Road and Olive Boulevard. Rezoning and site development plans require review by the Planning and Zoning Commission with final approval of the rezoning request by ordinance of the City Council.

ADDITIONAL INFORMATION: The proposal includes a boundary adjustment to combine the properties into one 3.46 acre property that presently consists of the California Pizza Kitchen and the former Stir Crazy restaurants, as well as vacating the remnant portion of Ravenwood Lane that was not properly vacated. The Creve Coeur Pavilion properties consist of CB and GC zoning districts. The total Creve Coeur Pavilion development is a total of 13.38 acres, with the proposed rezoning and existing, the CB District would represent a total of 12.15 acres.

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

- Mixed-Use Innovation Campus District (MUIC)
 - 39N Master Plan
 - 39N Old Olive Street Road Great Streets Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial
- Section 405.379: CB-Core Business District
- Section 405.470: Conditional Uses
- Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Josh Udelhofen
Altus Properties
231 Bemiston Ave., Suite 650
St. Louis, MO 63105

PROPERTY OWNER: Cornerstone Retail Fund I, LLC
c/o Altus Properties
231 Bemiston Ave., Suite 650
St. Louis, MO 63105



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 12/2/2020

ATTACHMENTS: Applicant's revised materials submitted November 16, 2020
Lighting Detail, Traffic Impact Study and Consolidation Plat received 10-23-2020
GBA Response Letter
Ravenwood Vacation and Legal Description

PROPOSAL

The Applicant is seeking the rezoning of a portion of the Creve Coeur Pavilion from GC District to CB District, for the development of a mixed-use building with 230 apartment units and approximately 4,027 square foot of retail/restaurant space at the northeast corner of Old Olive Street Road and Olive Boulevard. The proposed 150,708 square foot 5-story building consists of brick with two different colors and standing seam metal for the upper portion. According to the Applicant, the materials pallet is complimentary to the existing buildings within the development; utilizing some of the lighter tones found in the AMC structure and some of the softer earth tones in other buildings within the development. The darker accent brick utilized for this building is similar to the darker-tone brick detailing in the adjacent building, where the Freddy's restaurant is located. The 230 apartment units range in size from 488 square feet for a studio unit to 1,297 square feet in size for a 3-bedroom unit, with an average unit size of 781 square feet.

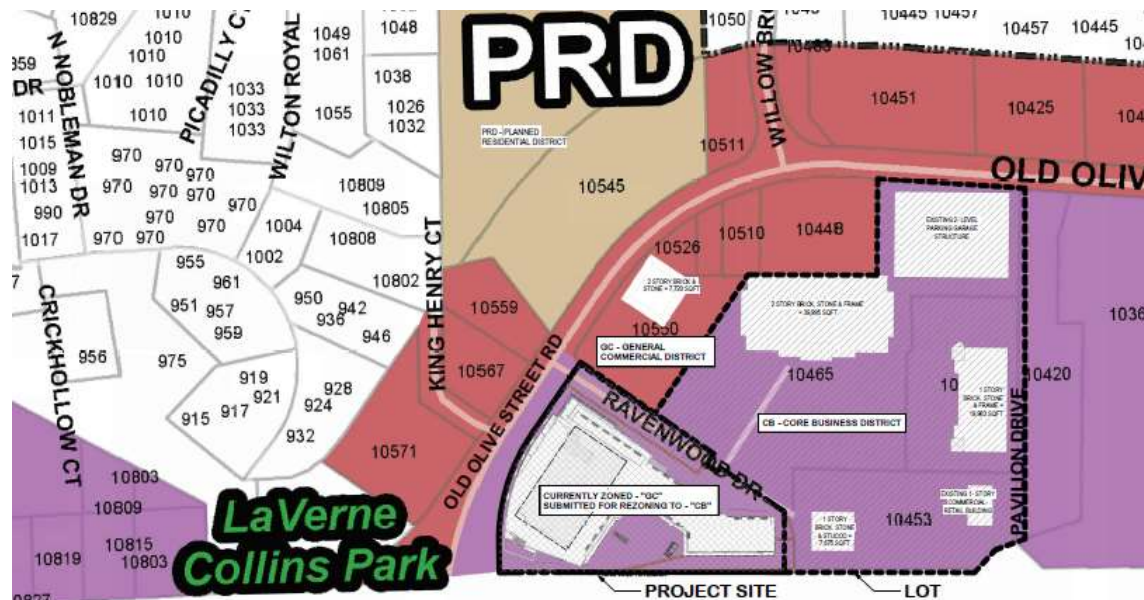


Figure 1: Applicant's Proposed Rezoning Exhibit



Figure 2: Proposed North Elevation



Figure 3: Proposed South Elevation



Figure 4: Proposed East Elevation



Figure 5: Proposed West Elevation



Figure 6: Photo of the proposed building material samples.

The materials samples are available at the Government Center for the Commission and Council's review.

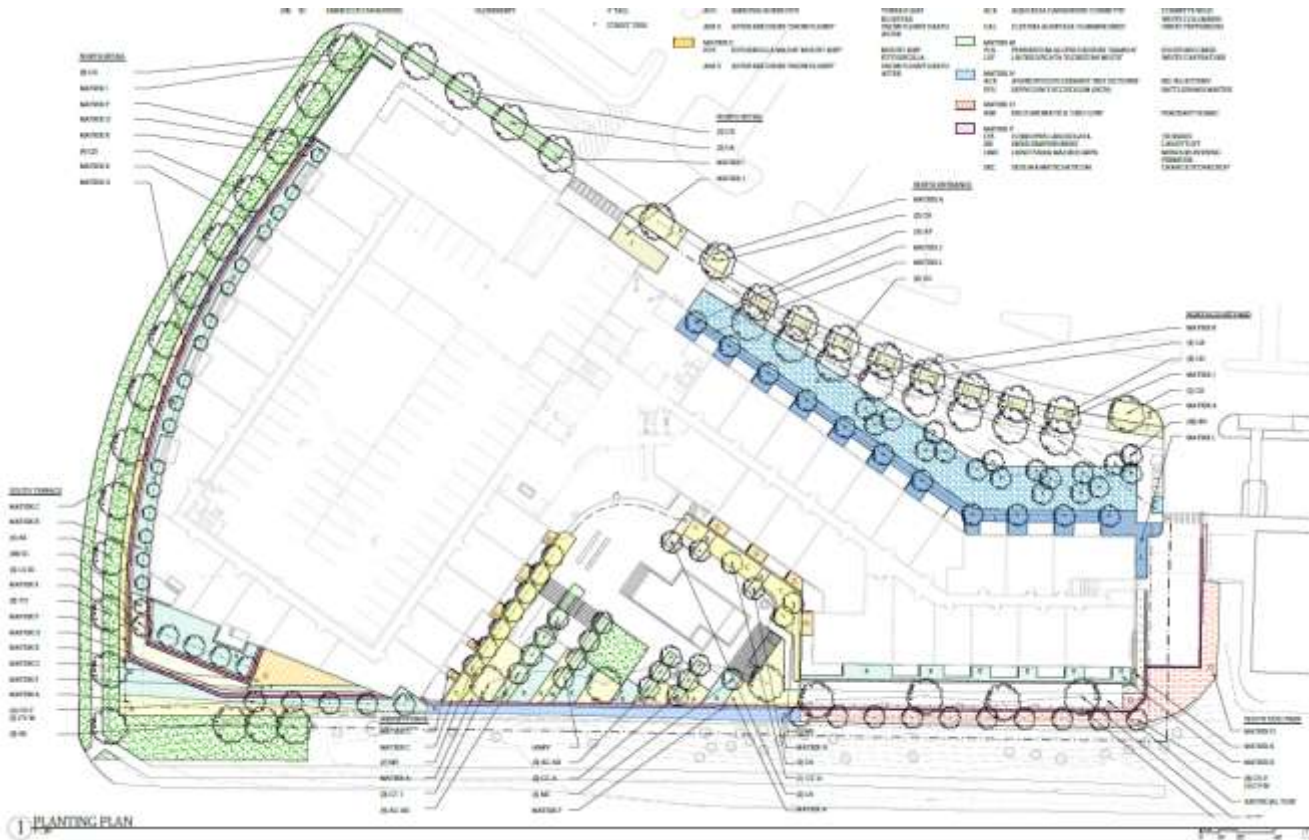


Figure 7: Proposed Landscape/Planting Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office	GC-General Commercial	Old Olive Street Road
South	Bayer	RO-Research and Office Park District	Olive Boulevard
East	Office	CB-Core Business District	Pavilion Drive
West	Mixed-Use Apartments/Retail	PRD-Planned Residential Development / GC-General Commercial	Old Olive Street Road



Figure 8: GIS Image of the various existing Zoning Districts surrounding the proposed development

COMPREHENSIVE PLAN REVIEW

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 Mixed-Use Innovation Campus District with a vision for a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. This district is supported by diverse housing options, active uses, and other community amenities in support of the *39 North Master Plan*.

Recommendations include encouraging active, office and residential ground floor uses, and public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy, with building service functions to service streets that includes internal drives, rights-of-way, and interior circulation in existing development. (p.97-99).

Today, 39 North consists of four distinct areas with a variety of uses.

Incorporated into the City of Creve Coeur in 1990, industrial park areas to the north end of the district are characterized by single-story, light industrial uses. Expansive paved surfaces supporting parking and tractor-trailer movement are dominant and limit vegetation. Pedestrian facilities are nearly non-existent.

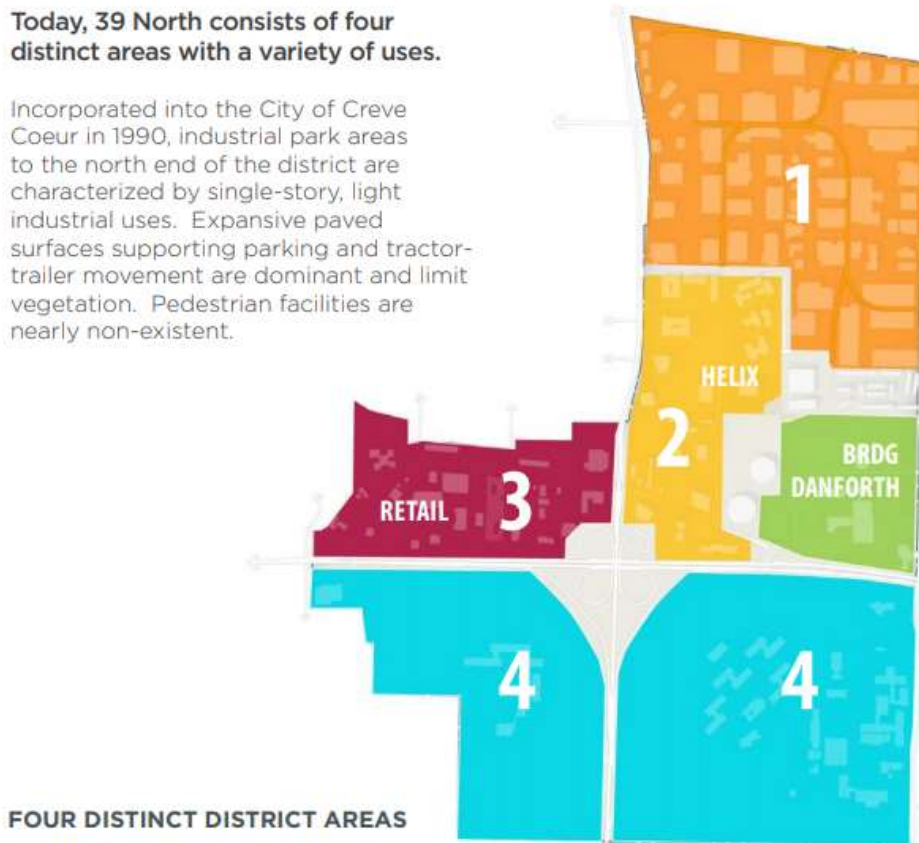


Figure 9: Image from 39N Master Plan of the District Areas p. 32

The 39N Master Plan includes the Creve Coeur Pavilion, and the proposed development, within the retail district area (p. 32), and includes Old Olive Street Road as the primary frontage where building facades should address the public realm and ground floors should have active and engaging uses. Olive Boulevard is identified as the arterial frontage that is important to shaping first impressions of the district. The Old Olive Street Road area recommendations include buildings that address the street with retail and services on the ground floor. Transparency at the ground floor is encouraged to promote a sense of openness and to connect the indoor activity of the building with the exterior streetscape zone. Parking should be located within the center of the block. This will give the area an active feel that works well for walking from place to place (p. 64-65).

The proposal provides for shared parking with the rest of the Creve Coeur Pavilion development, as well as parking and service areas for the apartments that are appropriately located interior to the site, within the structure. It also provides for outdoor amenities along the north side of the building, and private amenities for the residents on the south elevation of the building. The proposal fills in two underutilized, single use spaces, with the retail at the north west corner of the building along Old Olive Street Road. The addition of the retail/future restaurant space along with the proposed additional residential uses will contribute to a more vibrant community as envisioned for the area.

The proposal provides a standard width sidewalk within the existing Old Olive right-of-way and street trees at regular intervals. The street trees will be placed in a location that should not interfere with the planned location of the shared use path. The site plan also provides the necessary room for future streetscape improvements between the sidewalk and the curb such as low-level native landscaping and decorative streetlights. The proposed commercial component of the project is positioned at the northwest corner of the building to provide a strong presence along Old Olive with an active ground floor use and outdoor space, most likely intended for a future restaurant use. The applicant is proposing to install a standard width sidewalk along Olive, adjacent to the development to provide enhanced pedestrian connections in support of the plans for the 39N District. It is important to note that this sidewalk will provide pedestrian access to an existing MetroBus stop on Olive, where none exists today.



Packet Pg. 141

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 Design Guidelines also recommend that architectural design and the use of materials should be compatible with the developing character of the neighborhood, and a unified design intention should be incorporated into the various buildings within a commercial center. Specific recommendations for Multi-Family Developments include attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected, and that building facades should be articulated by using color, arrangements, or change in materials to emphasize the façade elements. The planes of the exterior wall should be varied to avoid a monotonous or overpowering institutional appearance, and individual dwelling units should be architecturally expressed to help reduce the apparent scale of the building and increase the feeling of individual identity of each unit. (Chapter 3-Section D, p. 13).

The proposed mixed-use building certainly represents a dramatic increase in the density and building massing at this location, replacing two, single story stand-alone buildings with a large, 5-story building on a prominent corner in Creve Coeur. This proposal reflects an apparent market demand for rental apartment units in the metropolitan area and within the Old Olive corridor. Within the past 10 years, the City has approved two multi-family building developments within close proximity to this site. The first project was Vanguard Creve Coeur approved in 2013 with a density of 48 units per acre and 174 apartment units. The Vue development quickly followed and was approved in 2013 with a density of up to 23 units per acre and 182 apartment units and approximately 4,600 square feet of ground-floor retail. This proposal continues the trend of increased density within this corridor with more units than the other recent projects (230 proposed) and an additional story to the building (5-stories proposed). From an architectural perspective, the proposal is primarily brick masonry veneer, that as discussed previously, pulls from the color pallet of the other residential developments along Old Olive Street Road, with the various brick tones breaking up and providing architectural interest along all of the elevations of the building. The Applicant has indicated the use of the two primary brick colors in conjunction with a third accent brick color and the fiber cement and metal accent cladding materials serve to reduce the scale of the massing of the building, and provides for a varied articulated building elevation. The residential unit balconies vary in configuration and placement that the Applicant indicates add another dimension to the building facades, with exterior terraces, Juliet balconies, recessed balconies, and patios.

Staff believes the proposal represents an overall design concept that meets with the recommendations of the Design Guidelines and Comprehensive Plan.

Architectural glazing at the corners provides greater interest in the overall design, and the use of materials further breaks up the overall massing of the building. The accent materials, including the standing seam metal cladding on the partial top floor, that is setback from the primary building elevation, further brings the appearance of the building size down, grounding the structure into the site. The rooftop equipment is utilizing the same dark color standing seam metal, to match the upper floor material, to make it consistent with the overall design of the building and not appear as an add on, consistent with the Design Guidelines.

The parking garage structure as designed is concealed entirely within the structure with the residential units surrounding it, and the service entrance located interior to the site, consistent with the recommendations of the Design Guidelines, and the 39N Master Plan. The Design Guidelines also recommend that retaining walls should be minimized and tiered with landscaping at 4-foot intervals; retaining walls are to be designed to match the primary building, and plantable walls are encouraged (p. 20). The existing retaining wall on the site is pre-existing to these recommendations, and the planting design will be carried around along Old Olive Street Road with two terraced levels at the corner of Old Olive Street Road and Olive Boulevard, and then carried northward at a maximum height of 4 feet to provide for a consistent design, and will be similarly planted, and irrigated.

Staff finds that overall, the proposal meets with the objectives of the Creve Coeur 2030 Plan, the 39 N Master Plan with more intense development within the Retail District, and the City's Design Guidelines.

ZONING REVIEW

The Creve Coeur Pavilion consists of both the CB District for the eastern portion of the development that includes the movie theater, and the GC District along Old Olive Street Road. The proposal includes rezoning the parcels addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC-General Commercial to CB-Core Business District for the development of the multi-family development. Currently, under Table A: Permitted and Conditional Uses, only the CB district provides for medium density multi-family developments (NAICS CC814130) of up to 20 units per acre as a permitted use, with high-density development (NAICS CC814140) of over 20 units per acre, as a conditional use. Properties within the CB District are limited to 63% site coverage, where the existing coverage for the entire center is non-conforming at 70.3% and the new 3.46 acre site is at 66.4%, while the proposed development will decrease the overall coverage for the center to 68.9% and the 60.6%. As the proposal consolidates three properties into one 3.46-acre site, and includes the vacation of the portion of Ravenwood Lane, that should have been cleaned up, the minimum lot area, and district size for the CB District are met.

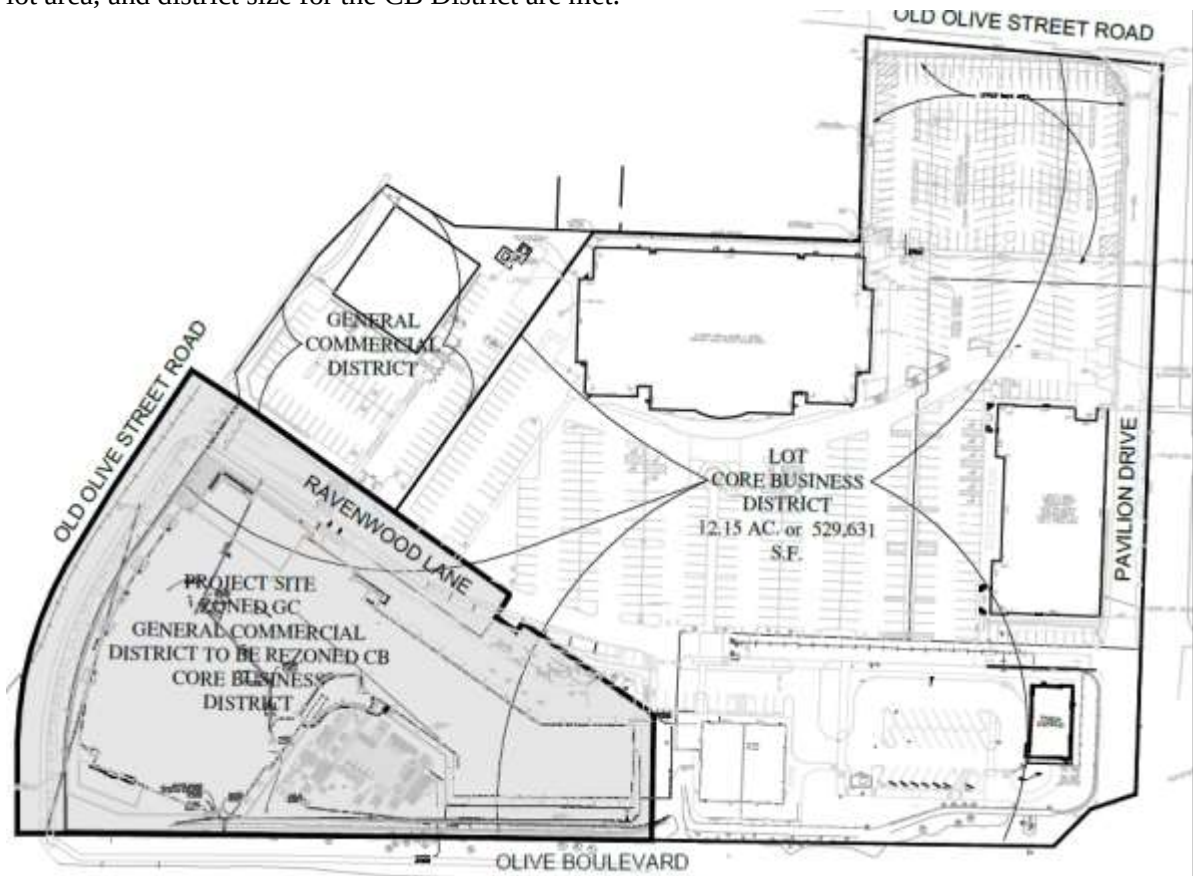


Figure 11: Close-up of C-001 showing the entire Creve Coeur Pavilion site

Section 405.370(E)(4)(a) requires that a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District, and a maximum of a maximum of eighty (80) feet from established right-of-way from Olive Boulevard. The building is appropriate located on the site to comply with these requirements, with the building at 15 feet along Old Olive Street Road, and 65.3% of the building frontage within 80 feet of Olive Boulevard, being at 61'-3" at the west corner, 10 feet at the closest corner to the property line, and approximately 38; to 39' 2.5" at the eastern portions of the building.

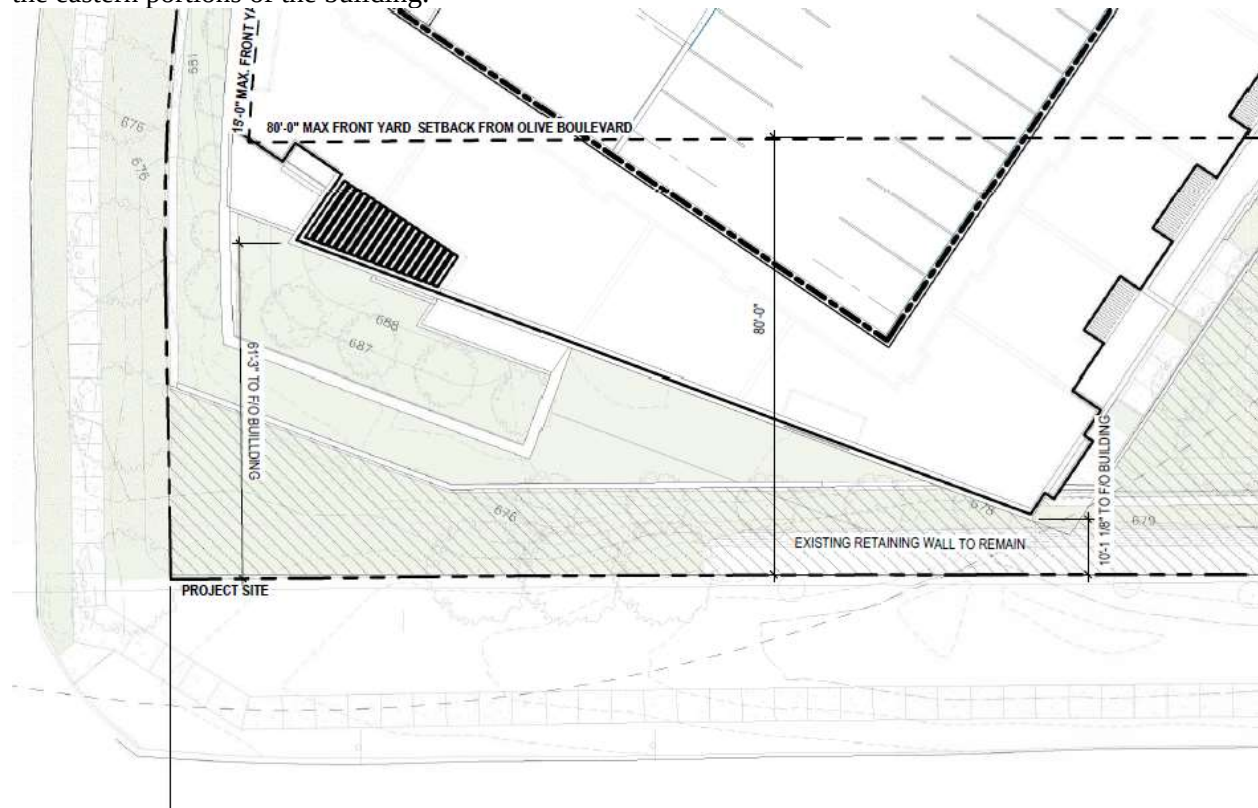


Figure 12: Close-up of Sheet AS-101 showing the building location on the site for the western portion of the building.

Section 405.370(E)(3)(a) Maximum structure heights in the CB district provides that developments on lots of three (3) or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height must receive a conditional use permit in accordance with Section 405.1070. The proposed elevations are showing a total height of 68.5 feet at the top of the mechanical screening wall, and 59.7 feet to the top of the parapet.

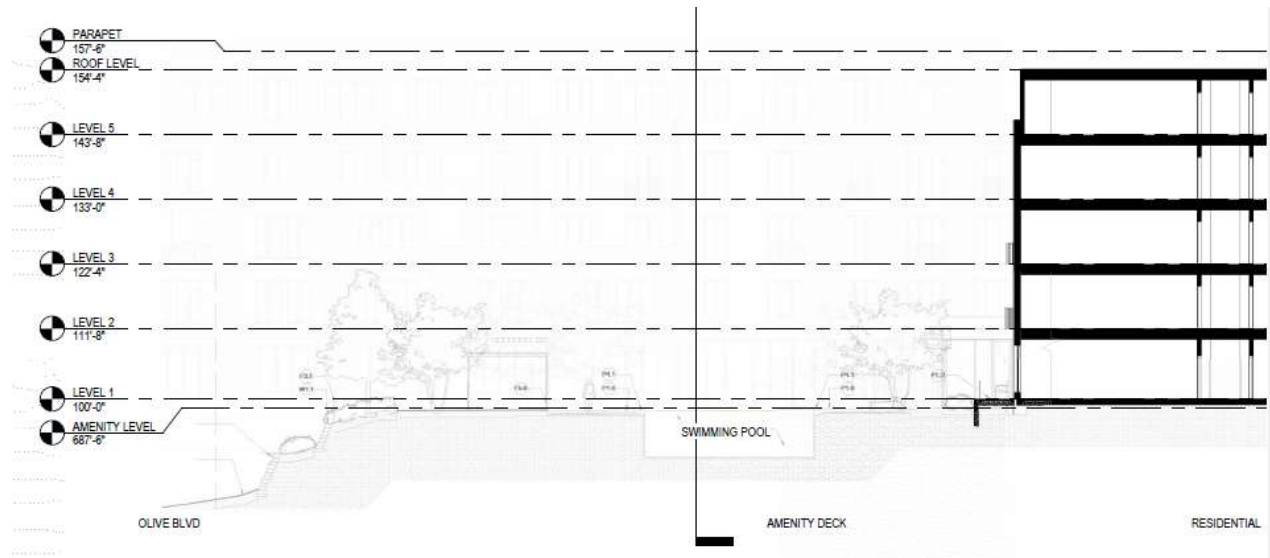


Figure 13: Close-up of Building Section 1 on Sheet A-301

Section 405.370(G)(4) Private usable open space shall be provided for all multi-family residential developments in accordance with the standards provided in Section 405.710, that requires a minimum of 20% of the net multiple-family residential acreage shall be devoted to private useable open space, where the proposed building is showing the private usable open space of 26.3%

Unit Size and Parking Structure Ratio

Section 405.470(A)(31) of the Ordinance provides for specific standards for multi-family dwellings that are over 20 units per acre. For those units under 20 units per acre, there are no specific standards provided within the Zoning Code. The proposal is relying on the entire Creve Coeur Pavilion development that is zoned CB District which contains 12.15 acres in order to establish the density and to classify the project as permitted use rather than a conditional use. This approach also provided the opportunity for smaller units within the development. Staff concurs with this approach as the proposed lot for the building is part of larger development. Further, the zoning code definition of the term “lot” is broad and can include multiple lots within a development under common ownership, as follows:

LOT (SITE, PREMISES, PARCEL, TRACT, DEVELOPMENT AREA)

A parcel of land which has been, or which is proposed to be used, developed, or built upon as a unit under single ownership. Such lot may consist of a single lot of record or a part or combination of one (1) or more lots of record and may be subject to subdivision regulations if intended to be subdivided further into one (1) or more lots. (See Chapter **410** and site development plan approval as provided in Section **405.1080** herein.)

Utilizing the 12.15 acres which are under common ownership and are zoned CB-Core Business District, the density allowed as a permitted use would yield 243 units, where 230 units are proposed with a density ratio of 18.93 units/acre. For reference purposes, if only looking at the project site of 3.46 acres, the density is 66.47 units/acre. The conditional use requirements in the CB District for multi-family developments require a site of at least three acres; the average dwelling unit size shall not be less than 860 square feet per unit, and no unit shall be less than 650 square feet. The conditional use standards also state that 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. Again, for comparative purposes, this proposal would meet all of the qualifying conditional requirements, except the unit sizes. The proposal is showing a range of unit sizes for the smallest unit at 488 square feet to 1,297 square feet in size for a 3 bedroom, with an average unit size of 781 square feet.

Below is a summary tables from Sheet G-001:

SMALLEST AREA PER UNIT TYPE	
STUDIO	503 SF
1BR	488 SF
1BR MEZZ	764 SF
2BR	818 SF
2BR MEZZ	1,140 SF
3BR	1,281 SF
3BR MEZZ	1,297 SF

Unit Summary				
Unit Type	Total	%		
Studio	32	14%		
1BR	146	64%		
2BR	42	19%		
3BR	7	3%		

AVERAGE OVERALL UNIT AREA
781 SF

In summary, Staff feels it is important for the Commission to understand the zoning distinctions with this project compared to other recent similar projects that have been approved with respect to density, unit sizes, etc. Because the entirety of the CB-zoned portion of the Creve Coeur Pavilion development is included in the calculation for allowable density, any future multi-family developments within the Creve Coeur Pavilion site would be very limited under the current zoning regulations for the CB zoning district.

Landscaping

Staff finds the overall landscaping to be well designed and in keeping with the Old Olive Great Street Plan, and with the requirements of Section 405.540 Landscaping including the appropriate number of street trees and native landscaping. Section 405.540(F)(1) requires one street tree for every 30 lineal feet or part thereof of street frontage and such street trees shall be located on the subject property at least 2.5 feet but not more than 12 feet from the back of the curb, unless additional setback is necessary to accommodate planned road widening, overhead utility lines or some other condition identified by the Director of Planning. As part of the Great Street Plan the intersection of Old Olive Street Road and Olive Boulevard in this area will be narrowed, with plans for a future shared pathway and native landscaping to be provided. However, this has not been funded at this time and Staff does not currently have a timeframe for completion. The Applicant is providing landscaping to be consistent with the plans, with the trees located on the property side of the sidewalk approximately 30 feet from the existing curb, in anticipation of the future roadway improvements so that they will not have to be removed or damaged when the improvement these improvements are made. The site plan is showing in the shaded areas the use of permeable pavement along the north side of the building for additional stormwater management.

Lighting:

The proposal includes 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 some up lighting along the retaining walls to highlight the trees and elevation of the building, with unique lighting on the amenity deck that is similar to that proposed within the Great Streets plan, and unique low-level Landscape-mounted feature light (reed or firefly) as L7 Below.

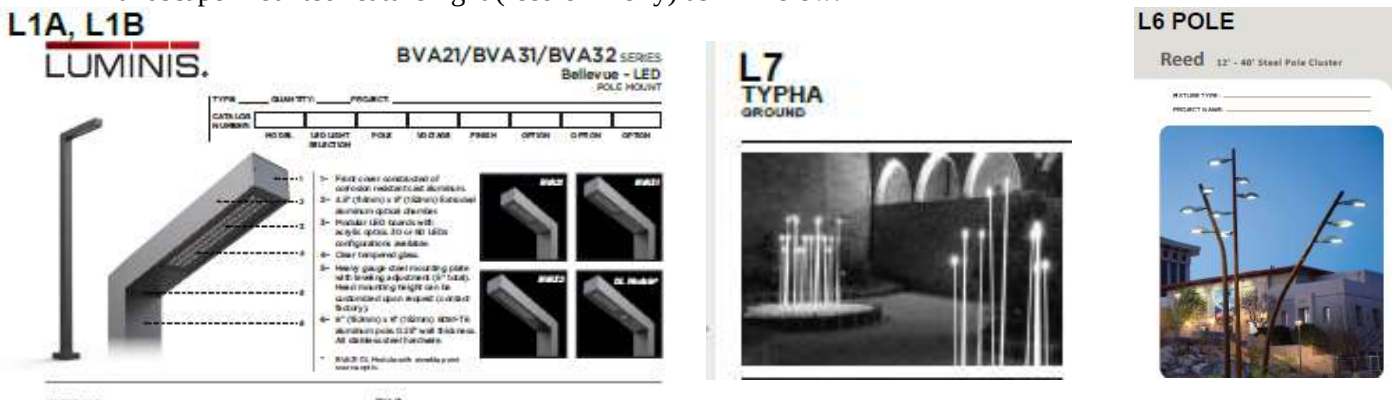


Figure 14: A few of the proposed lighting examples for the project.

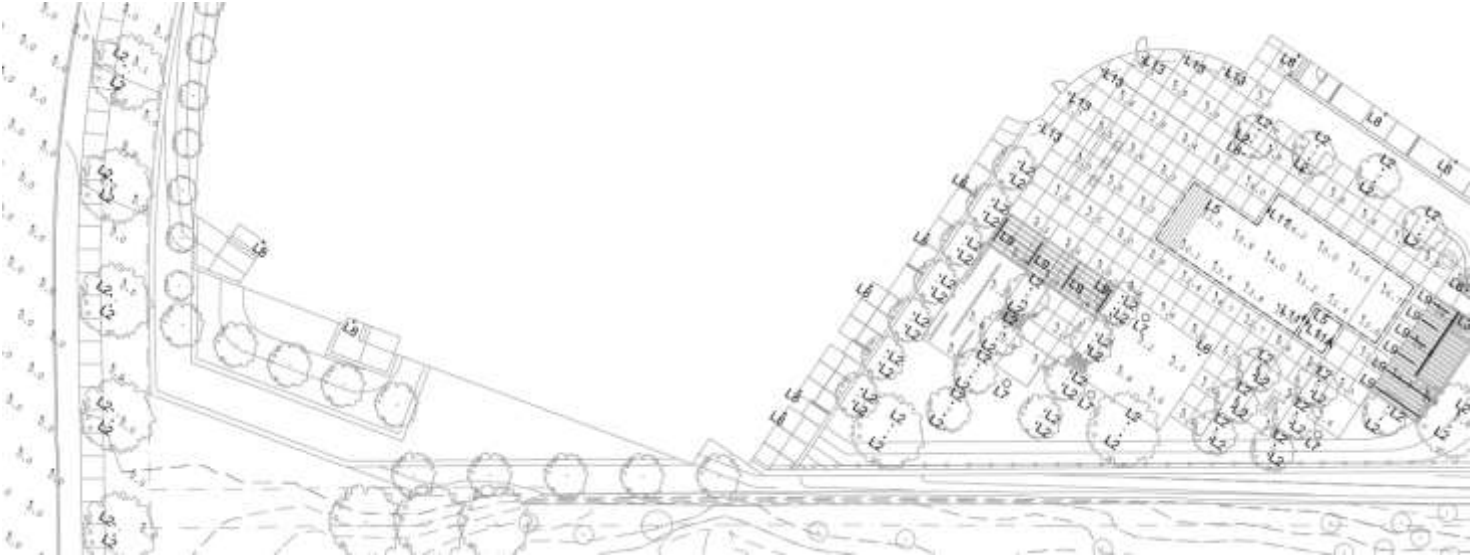


Figure 15: Close-up of Sheet AS-102 of the Site Lighting Plan.

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 on the plan are showing 6 feet in width with greenspace separation from the road and drive aisles, and new sidewalk along Olive Boulevard. However, the drawings show that this sidewalk is stopped at the project site. Staff has included a condition that this sidewalk along Olive Boulevard is to be extended the full length of the Creve Coeur Pavilion site, terminating at Pavilion Drive, and that pedestrian connections be provided internal to the site across the drive aisles, as they are relying on the entire Creve Coeur Pavilion site for the parking. Additionally, the crossings are shown as just stripping. Staff suggests a condition that the use of textured or tinted materials for the pedestrian crossings will be required.

In addition, the Public Works Department has indicated that the new construction and stormwater drains at the entrance to the Shopping Center will require replacement of the crosswalks, as well as require a repaving of the entrance drive, an accessible curb ramp at the north end of the crosswalk, and replacement of the curb ramp at the south corner of Old Olive Street Road if it is not compliant or if it does not work with their new sidewalks. Therefore, Staff has included a condition to address these comments.

Parking:

Section 405.820(B) provides for specific parking requirements by use, understanding that tenants change and the parking for all of the uses can fluctuate. The proposal will replace two of the restaurants on the site, and the former Sweet Tomatoes restaurant space has been converted to a hair salon.

Section 405.820(H)(6)(b) Multi-plex motion picture theaters (NAICS 512131) requires 1 space per 4 seats. Except, however, that such theaters may have their parking modified by the provisions of Section 405.800(G)(3) or for multi-plex theaters located with shopping centers containing over twenty-25,000 square feet of floor area which provide at least 6 parking spaces per 1,000 square feet of floor area or multi-plex theaters located with shopping centers over 50,000 square feet of floor area which provide at least 5 parking spaces per 1,000 square feet of floor area may provide parking according to the following standards:

Gross Retail Area	Parking Standard
25,000 — 49,999	1 space per 5 seats
50,000 — 79,999	1 space per 6 seats
80,000 — 99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

Essentially, the larger the retail/shopping center development that includes the theater, is provided with a reduced parking ration. With the loss of the two restaurant spaces, the overall shopping center retail portion excluding the Theater square footage at 47,023 of retail square footage, with the new retail space within the proposed building, which would move the parking ratio to 1 space per 5 seats for the Theater.

Section 405.820(B)(1) Shopping centers designed for restaurant, retail uses and personal service establishments in NAICS 442, 443, 444, 445, 446, 448, 451, 452, 453 shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required. Section 405.800(G)(2) states that joint parking may be provided for different buildings, structures or uses or for mixed uses may be used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted provided that a legally sufficient written agreement assuring the perpetual joint usage of said common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney and filed with and made part of the application for a building permit. Additionally, Section 405.800(G)(3) provides that 50% of the theater parking, or for multi-family dwelling units, may be provided and used jointly by banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during evening hours if specifically approved by the Planning and Zoning Commission; and provided however, that written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney and shall be filed and made part of the application for a building permit.

Below is the table based upon the required parking for the entire Pavilion site associated with this requires.

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
St. Louis Bread Co.*	Restaurant	4,563 (+ 156 maximum occupancy)	1/3 seats in C.U.P., + 1/250 sq. ft.	64
Big Frog T-shirts (now vacant)	Retail	1,059	4/1000 sq. ft.	5
Great Clips	Hair Salon	968	4/1000 sq. ft.	4
Sensory Solutions	Office	4,554	4/1000 sq. ft.	19
IFG Advisors	Office	2,375	4/1000 sq. ft.	10
Lindamood-Bell	Office	2,018	4/1000 sq. ft.	8
AMC Theater**	Theater	39,799 (2,150 seats)	1 space per 5 seats	430
My Salon Suites (Former Sweet Tomato's)	Salon	5,224	4/1000 sq. ft.	21
Ideal Image	Office	3,744	4/1000 sq. ft.	15
Victor Ho Nails & Spa	Nail Salon	1,900	4/1000 sq. ft.	8

Moe's Southwest Grill (now vacant)	Restaurant	4,133 (+90 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	47
Seoul Garden	Restaurant	2,925 (+65 indoor seats)	1/3 seats in C.U.P. + 1/250 sq. ft.	34
Panda Express	Restaurant	2,525 (+58 indoor seats, 16 outdoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	33
Retail Building remaining 3,000 square feet	Assumed Retail	3,000 square feet	4/1000 sq. ft.	12
Freddy's Frozen Custard & Steakburgers	Restaurant	3,000 square feet (+84 indoor seats, 42 outdoor seats)	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	46
Proposed Mixed-Use Retail/Restaurant component	Assumed Retail	4,027 square feet	4/1000 sq. ft.	17
Proposed 230 Apartments**, with 281 spaces within garage	Apartments		2 spaces per dwelling unit for 1 st 50 units; 1¾ spaces per dwelling unit for the 2 nd 50 units; and 1½ spaces per dwelling unit for all units in excess of 100 units.	383
Sub-total:				1156
Minus 15% Reduction for Retail Center per Section 405.820(B)(1):				64.5
Total # of Parking Spaces Required:				1092
Total Available On-site:				733+281 =1014
Available Parking:				(-78)
Possible Reduction Under Section 405.800(G)(3) And Theater Seating CUP Update Discussed Further Below:				-543
Revised Total # of Parking Spaces Required:				549
Possible Realized Surplus:				465

Note: * Original CUP issued prior to 2000 did not include seating count. The number provided here is based upon a prior analysis.

Prior to mid-2000, restaurant parking was based on square footage of the space at 1 per 50 square feet, plus 1 space per 8 outdoor seats. For those restaurants indicated by an * above, seating information is based on the maximum occupancy load of the original CUP when provided. For example, St. Louis Bread Company, Ordinance # 2106 indicated a maximum occupancy of 156, where seating could be indoors or outdoors, provided that the total number of seats did not exceed the maximum occupancy. For those where the City does not have a record of the existing number of seating, a prior analysis from a request in 2005 included a total number of parking spaces for each use. However, Staff cannot verify how this number was created.

** AMC Theater Seat Count is based on original Conditional Use Permit ("CUP") Issued to AMC Theater during building construction in 1997. At that time, the City of Creve Coeur approved 2,150 seats within the 12-screen theater. It should be noted however that **AMC renovated the theater in 2018 without revising the CUP reducing the total seat count to 777 seats, which would have a parking count of 156 spaces, thereby reducing the total required parking for the entire development to 818 spaces, thus eliminating the shortfall, to a surplus of 196 spaces.**

The pursuit of the joint parking agreements provided under Section 405.800(G)(3) for 50% reduction would further reduce the theater parking based on the revised seating count to 78 spaces,

and the multi-family dwelling units to 192 space, reducing the overall parking requirement to 549 spaces, thus an excess of 465 spaces would be realized on the site.

The parking for the proposed development relies upon the shared parking for the entire Creve Coeur Pavilion. The Applicant has indicated that they are working with the AMC Theater on updating their conditional use permit, and providing for a joint parking agreement, as well as updating the shared parking agreements throughout the center. However, a revised shared parking agreement has not been provided at this time. Therefore, a condition of approval would need to account for a revised joint parking agreement covering the entire development for the City Attorney's review and recording, in accordance with Section 405.800(G)(2) and (3) Joint Parking Facilities. A revised conditional use permit for the Theater may require Council action for the reduction in seating.

Stormwater Mitigation

The plans include removing and replacing the existing underground stormwater detention basin. The Applicant has indicated that MSD will require a new detention basin to store the channel protection volume and to show no increase in discharge from the site for the 2-year and 100-year 24-hour storms. Additionally, water quality will be required. The proposed detention basin will be a triangular shaped concrete vault to the south of the pool. Water quality requirements will be met with an HDS unit and pervious pavements. The stormwater mitigation plan appears to meet with the requirements of the City's requirements as well; however, a detailed review of the engineering calculations will be performed by MSD and City staff at the permitting stage.

Signage.

The proposal shows new identity signage for the entire development at the Old Olive and Olive Boulevard intersection. The existing large monument signs are pre-existing, non-conforming. Therefore, any additional signage for the Center will require a Master Sign Plan. The Applicant has indicated that they are working towards the development of such a plan. The proposed retail/restaurant space is allowed a wall sign per the Sign Regulations and is reviewed at staff level or as part of a Master Sign Plan for the center. Therefore, any approval of the development does not constitute approval of any signs.

TRAFFIC IMPACT STUDY

A Traffic Impact Study (TIS) was submitted by the applicant's consulting traffic engineer, CBB, and reviewed by the City's consulting traffic engineer, GBA. As discussed in the memo from the City's Consulting Traffic Engineer, GBA, that due to the uncertainty in traffic volumes associated with COVID-19 pandemic, the 2022 forecast from the Olive and Lindbergh Interchange Study completed by CBB in 2019 were utilized for the baseline conditions. These volumes address the changing traffic patterns associated with the reconstructed interchange, as well as additional traffic volumes associated with the development tied to the 39N Master Plan, as well as the intersection/corridor improvement proposed along Olive Boulevard by MODOT. The proposed development assumed a high turnover sit-down restaurant space within the proposed retail portion of the development, and with the removal of the two existing restaurants, the development is forecasted to increase site generated trips to/from the site by 85 trips in the morning and 50 trips in the evening peak hours.. Based on the relatively low increase in peak hour volumes, the study has no recommended changes to the existing roadway. The City's Traffic Consultant will be available to answer any questions regarding his review of the study.

BOUNDARY ADJUSTMENT PLAT

As part of this request, the Applicant has submitted a plat that would consolidate the three existing lots and the vacation of the remnant portion of Ravenwood Lane into the a single 3.46 acre lot.

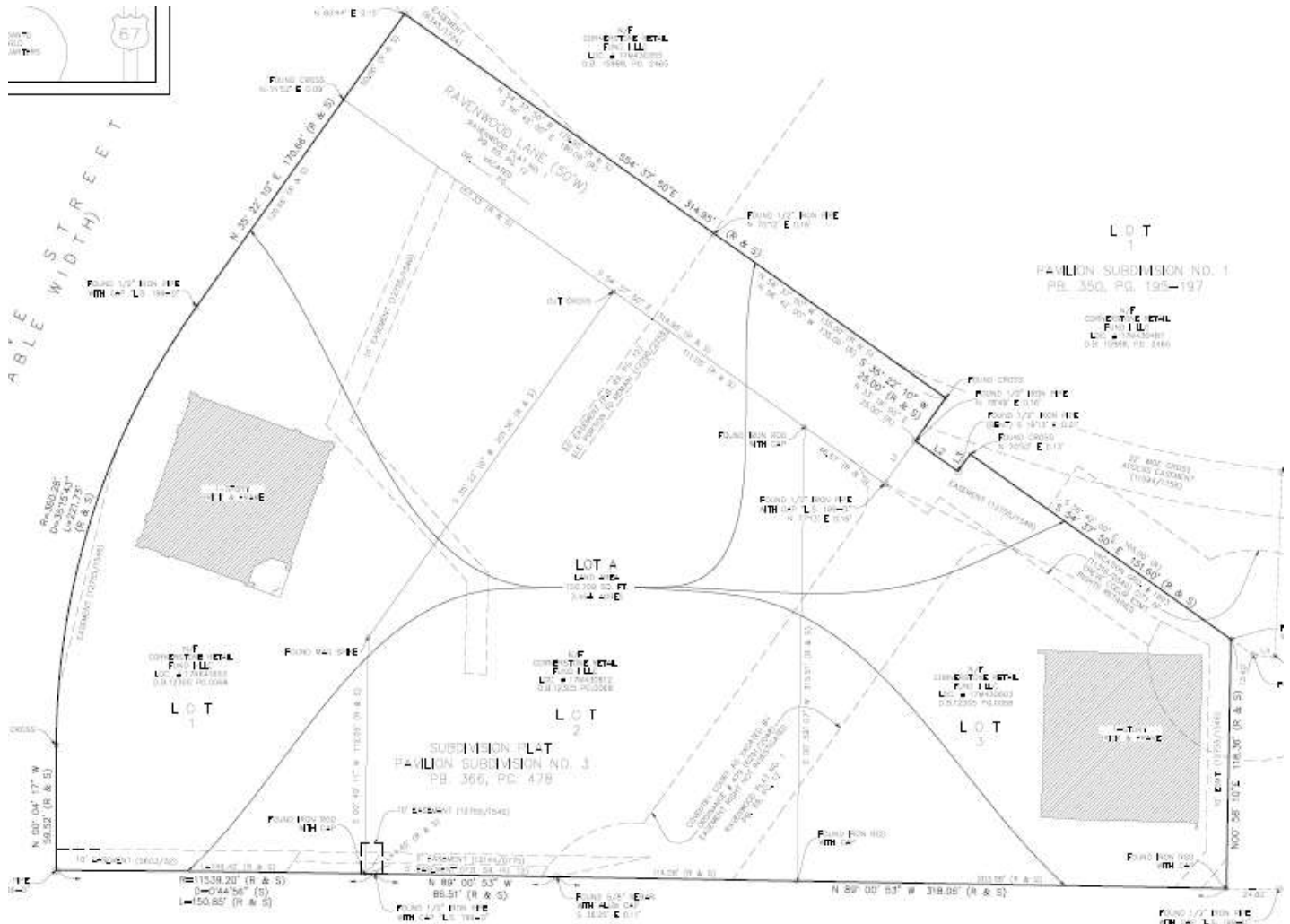


Figure 16: Close-up of the Consolidation Plat.

Staff would also require the vacation of existing and establishment of new easements as a condition, as well as providing for the cross-access and shared parking agreements as discussed above, as well as any easements necessary for the maintenance of the stormwater detention.

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application.

TIME FRAME- SECTION 405.1080. SITE CONCEPT, SITE DEVELOPMENT AND MINOR SITE PLAN APPROVAL

Section 405.1060(B)(2) requires that every request for rezoning of property to the CB-Core Business District shall be accompanied by a site concept or site development plan for approval pursuant to Section 405.1080. Section 405.1080(K)(4) states the approval of such site development plan is only valid for one year, unless within such period a building permit is obtained, and substantial construction is commenced.

Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

The Applicant has indicated that due to the existing leasehold rights of current tenants, as well as the complexity of the project, construction will occur no earlier than late Spring, or early Summer, of 2022, and they have requested that the extension be granted at this time, in order to avoid coming back to the Council. Staff does not believe that this is an option, and the extension can only be granted after the initial approval, and closer the end of the one-year timeframe by the City Council.

SUMMARY AND RECOMMENDATION

The proposal overall is consistent with the City's Comprehensive Plan, 39N Master Plan, and the City's Design Guidelines, and the CB-Core Business District. Given the scale and complexity of review associated with this proposal, Staff has not prepared a draft ordinance at this time. Below are the recommended conditions of approval for this proposal based on Staff's current assessment that would be refined and presented at a future meeting pending further direction based on comments provided by the public and the Commission.

1. The approval authorizes the rezoning of the properties addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, from GC General Commercial District to CB-Core Business District, for the development of a 230-unit apartment complex with a 4,027 square foot retail component.
2. The apartments unit size shall have a minimum square footage of 488, with an average unit size of 781 square feet.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on November 17, 2020, as bound together, and submitted in conjunction with Application #20-034 by Trivers, and as amended below.
4. 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 November 17, 2020, as bound together and submitted in conjunction with Application #20-034 by Trivers and as amended below.
5. 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.
6. All lighting shall be installed in substantial compliance with the plans submitted on October 23 2020, and November 17, 2020, and in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
7. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, and utilize a textured or tinted materials for pedestrian crossings in compliance with Section 405.730.
8. Additional connections shall be provided for the connections to the shared parking elsewhere within the Creve Coeur Pavilion Center, as well as the replacement of the crosswalks, and the repaving of the entrance drive, new accessible curb ramp at the north end of the crosswalk, and replace the curb

- ramp at the south corner of Old Olive Street Road if it is not compliant or if it does not work with their new sidewalks, as recommended by the Department of Public Works.
9. The sidewalk along the north side of Olive Boulevard shall be extended the full length to the Creve Coeur Pavilion site.
 10. The Applicant shall submit a revised joint parking agreement between all the properties within the Creve Coeur Pavilion for the City Attorney's review and recording, in accordance with Section 405.800(G)(2) and (3) Joint Parking Facilities.
 11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with a 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.
 12. 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.
 13. 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.

EXAMPLE MOTIONS AND ACTION

At this time, the Commission should hear from the Applicant, the public, and Staff, and provide direction on the key items regarding the unit size and any traffic impacts, and on the overall development, and continue the item to the December 21st first meeting for any follow-up information or additional information needed for the proposal. Below is an example motion for such.

"I move to continue Application #20-034 for the Boundary Adjustment, Rezoning, and the Site Development Plan for the proposed Creve Coeur Pavilion Mixed-Use Development to the December 21st meeting for additional discussion and consideration."

If the Commission is comfortable with the proposed development and the suggested conditions above, it may make a recommendation on the proposal to City Council, and Staff will prepare an ordinance based upon the discussion for City Council consideration.

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

Creve Coeur Pavilion



City Limits

Parcels

November 18, 2020



Prepared By

HORNER SHIFFRIN

CREVE COEUR PAVILION MIXED USE

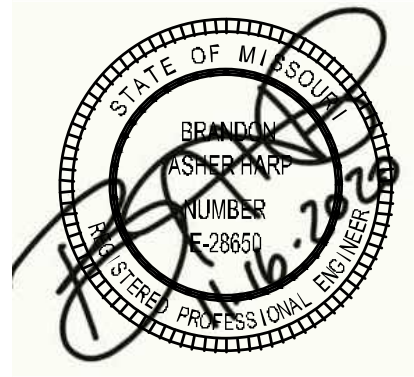
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

OWNER:
CORNERSTONE RETAIL FUND I, LLC
231 S BEMISTON AVE, SUITE 650, ST. LOUIS, MO 63105
OWNER'S PROJECT #: 2019.05-1
TRIVER'S PROJECT #: 2054.00



ARCHITECT:
TRIVERS
ORIGINAL LICENSE / CERTIFICATE #000549
100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900
314.241.2909 Fax
P.I.C./Project Manager: Joel Fuoss, AIA, LEED AP
Project Architect: Samantha Gray, AIA, LEED Green Associate

MO# A-2008004388
jfuoss@trivers.com
sgray@trivers.com



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CIVIL ENGINEERING DESIGN CONSULTANTS, INC
CEDC LICENSE NO.: 2003004674
10820 Sunset Office Dr,STE 200
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314.729.1400
Brandon A. Harp, P.E.

E-28650
bharp@cedc.net



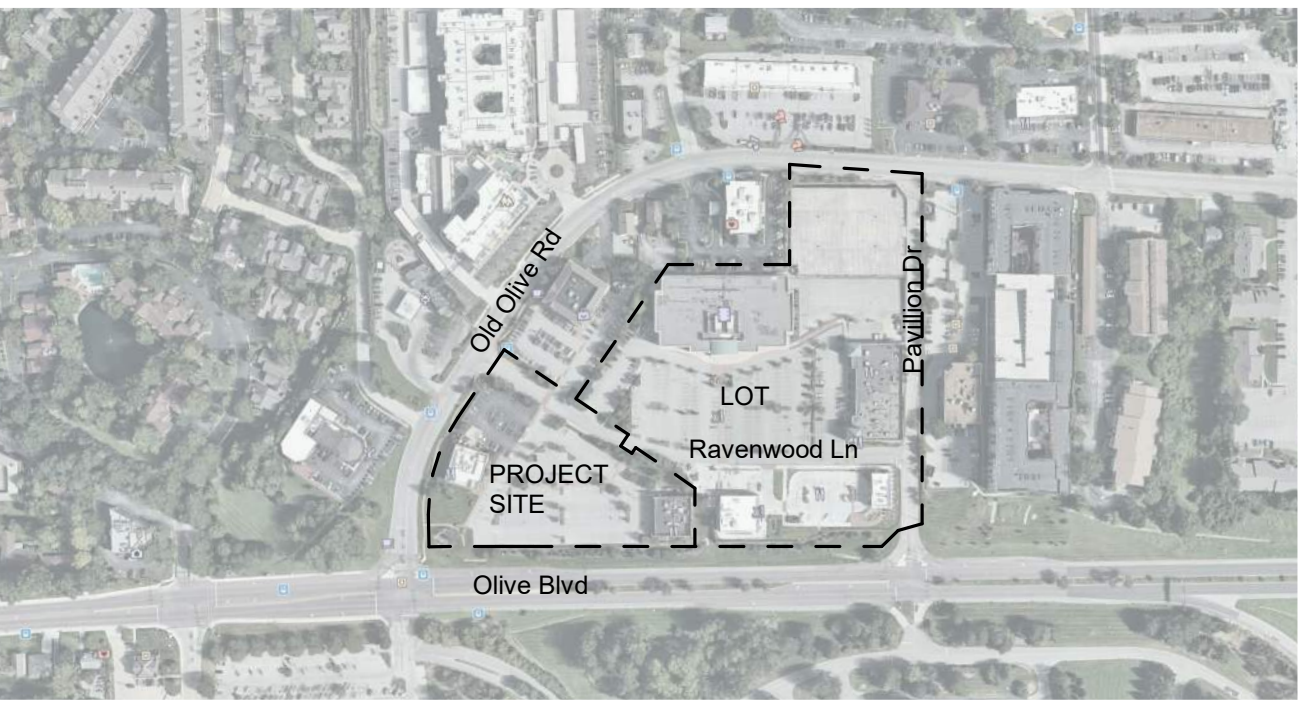
LANDSCAPE ARCHITECT
ARBOLOPE STUDIO
Missouri Certificate of Authority - 000287
1219 S. Boyle Ave.
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314.769.9492
L. Irene Compadre, PLA, ASLA

MO# PLA-2017037530
i@arbolope.com

LIGHTING DESIGNER
ENVISION LIGHTING DESIGN

734 High Hill Ct, STE 920
Lake St. Louis, MO 63367
314.520.6116
Lisa J. Reed, IALD, MIES, PE, LEED AP BD+C

lisa@envisionlightingdesign.com



Location Map

SITE DEVELOPMENT PLAN SUBMISSION - REVISION 01

2020.11.16



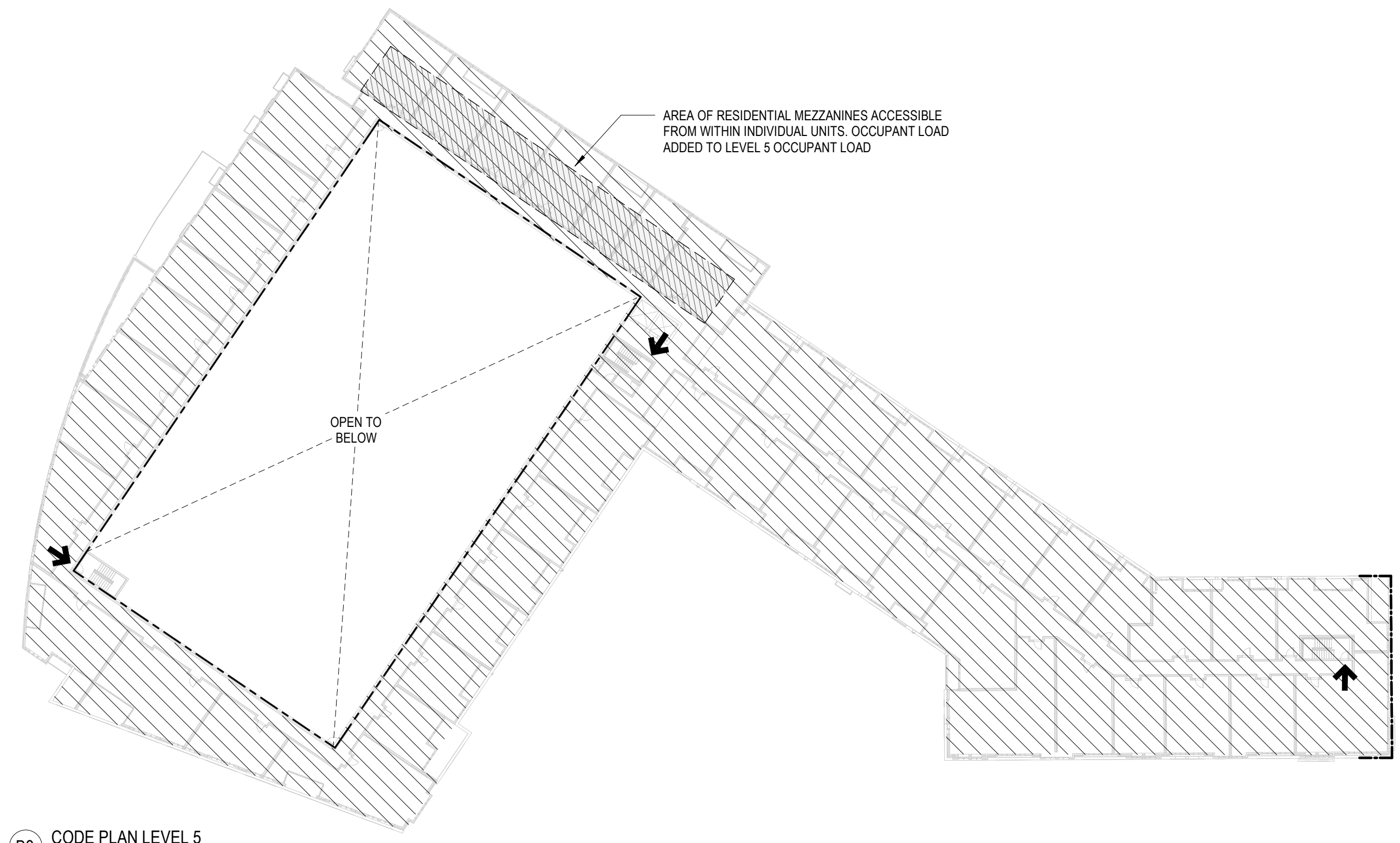
OCCUPANT LOAD CALCULATION				
OCC. TYPE	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
LEVEL 1				
A-2	RESTAURANT (ASSUM. WORST CASE)	4,017 SF	15	268
A-3	AMENITY DECK	8,458 SF	15	367
A-3	AMENITY LOUNGE	3,730 SF	15	249
A-3	POOL	1,374 SF	50	27
R-2	FITNESS	1,271 SF	50	29
R-2	RES. STORAGE	2,916 SF	300	10
R-2	RESIDENTIAL	38,542 SF	200	190
S-2	PARKING GARAGE	24,977 SF	200	89
		85,285 SF		
LEVEL 2				
R-2	RESIDENTIAL	46,659 SF	200	232
S-2	PARKING GARAGE	25,641 SF	200	127
		72,300 SF		
LEVEL 3				
A-3	AMENITY TERRACE	996 SF	15	66
R-2	RESIDENTIAL	48,748 SF	200	244
S-2	PARKING GARAGE	25,498 SF	200	127
		75,242 SF		
LEVEL 4				
R-2	RESIDENTIAL	47,943 SF	200	237
S-2	PARKING GARAGE	25,498 SF	200	127
		73,441 SF		
LEVEL 5				
R-2	RESIDENTIAL	47,182 SF	200	236
		47,182 SF		
ROOF LEVEL				
R-2	RESIDENTIAL	3,281 SF	200	16
		3,281 SF		
*SEE ENLARGED CODE PLAN FOR UNCONCENTRATED PLUS FIXED SEATING CALCULATION				
**ASSEMBLY OCCUPANT LOAD CLASSIFIED AS PART OF THAT OCCUPANCY PER IBC 303.1.2				

*SEE ENLARGED CODE PLAN FOR UNCONCENTRATED PLUS FIXED SEATING CALCULATION
**ASSEMBLY OCCUPANT LOAD <50 AND ACCESSORY TO R-2 CLASSIFIED AS PART OF THAT OCCUPANCY PER IBC 303.1.2

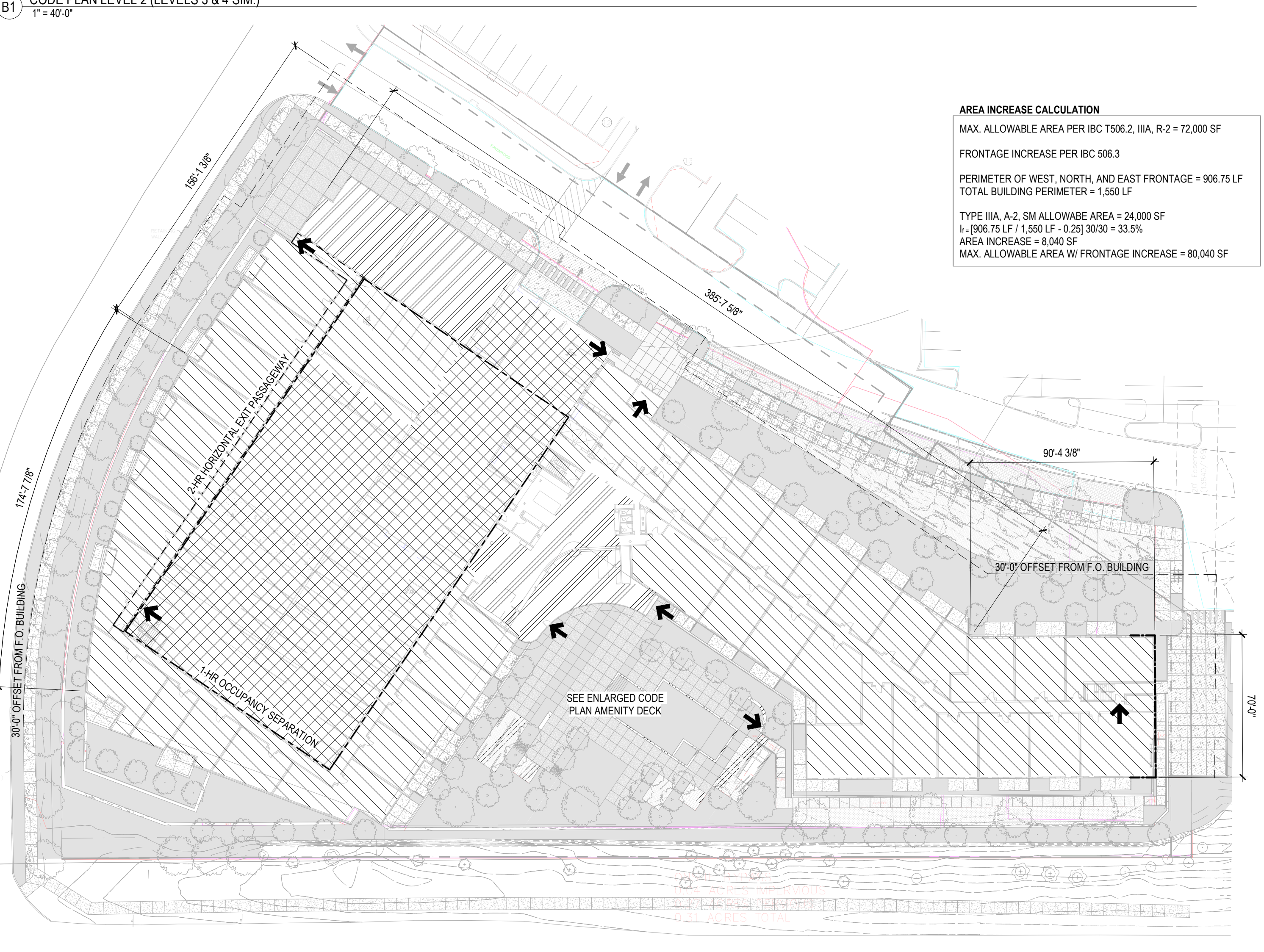
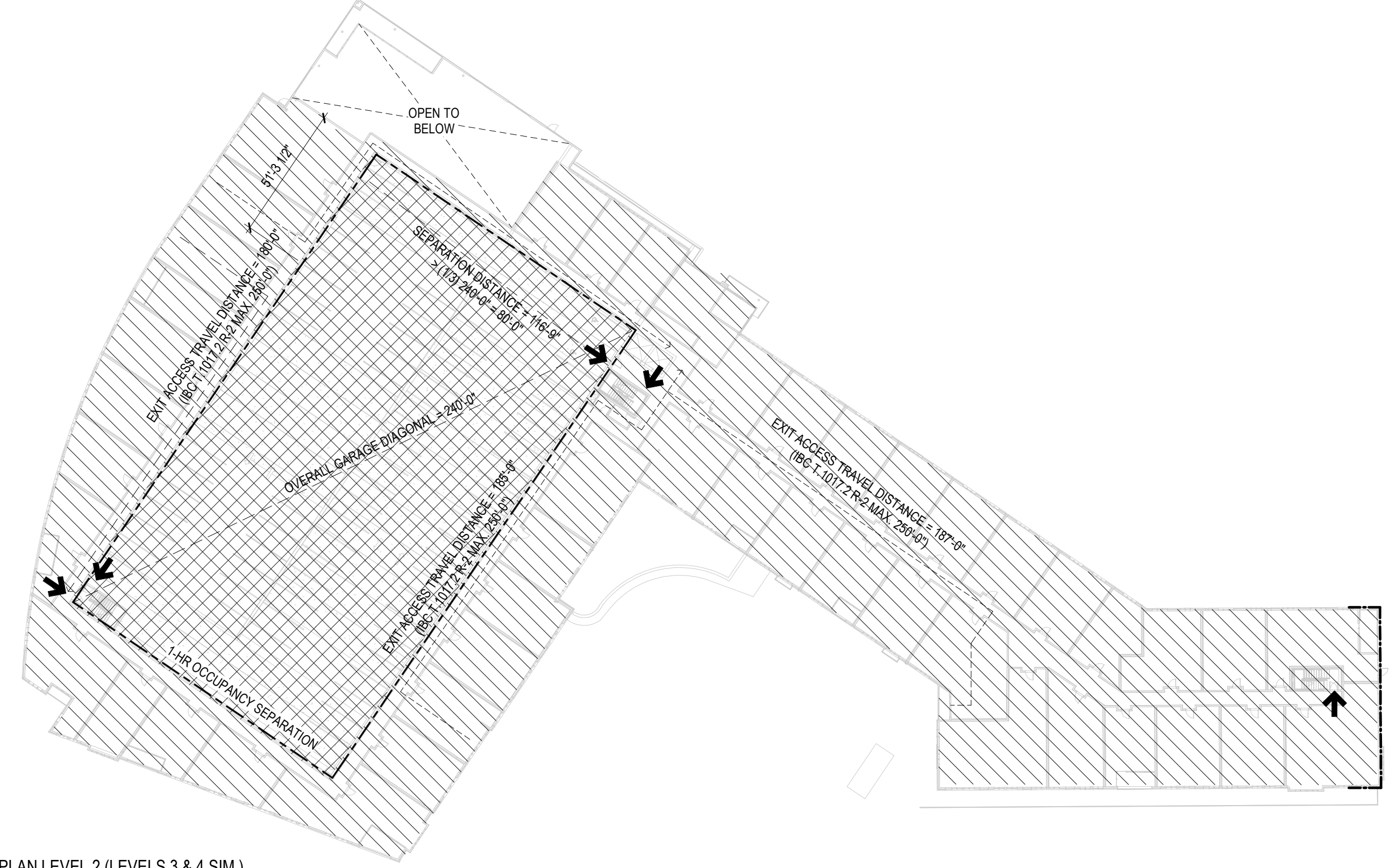
CODE PLAN LEGEND

- USE GROUP LEGEND
- A-2 ASSEMBLY (ASSUMED) (WHITEBOX RETAIL)
 - A-3 ASSEMBLY (AMENITY)
 - R-2 RESIDENTIAL (APARTMENTS)
 - S-2 LOW HAZARD STORAGE (OPEN PARKING GARAGE)

- EXIT
- CAPACITY USED
- DOOR / STAIRWAY PERSON CAPACITY (CALCULATED PER IBC 2018)
- ACTUAL DOOR / STAIRWAY PERSON USE (CALCULATED PER IBC 2018)
- EGRESS PATH / EXIT ACCESS TRAVEL DISTANCE
- EXIT
- 12-HR FIRE PARTITION
- 1-HR FIRE PARTITION
- 2-HR FIRE PARTITION
- 3-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 3-HR FIRE BARRIER
- FEC TRAVEL RADIUS

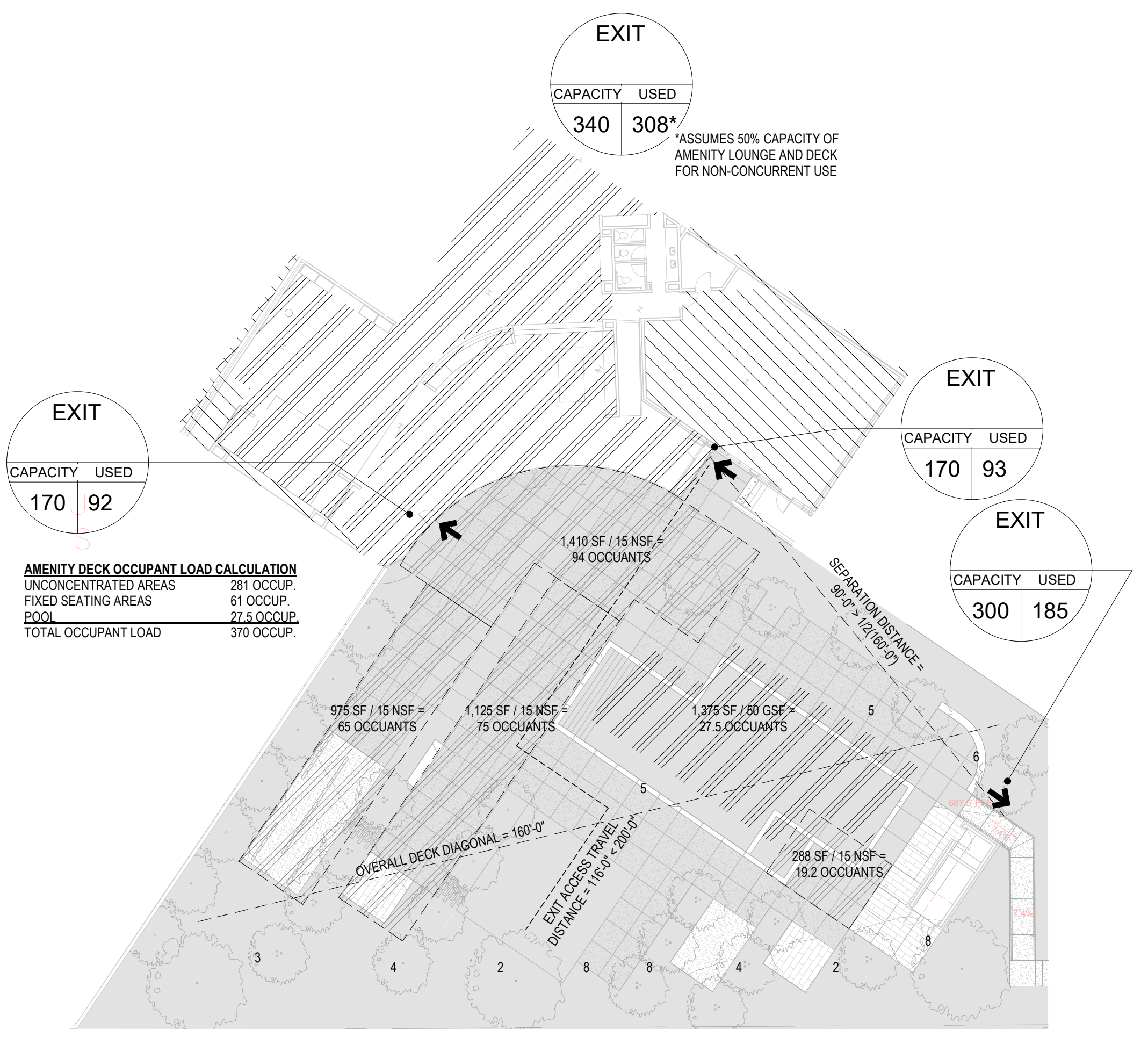


B3 CODE PLAN LEVEL 5
1" = 40'-0"

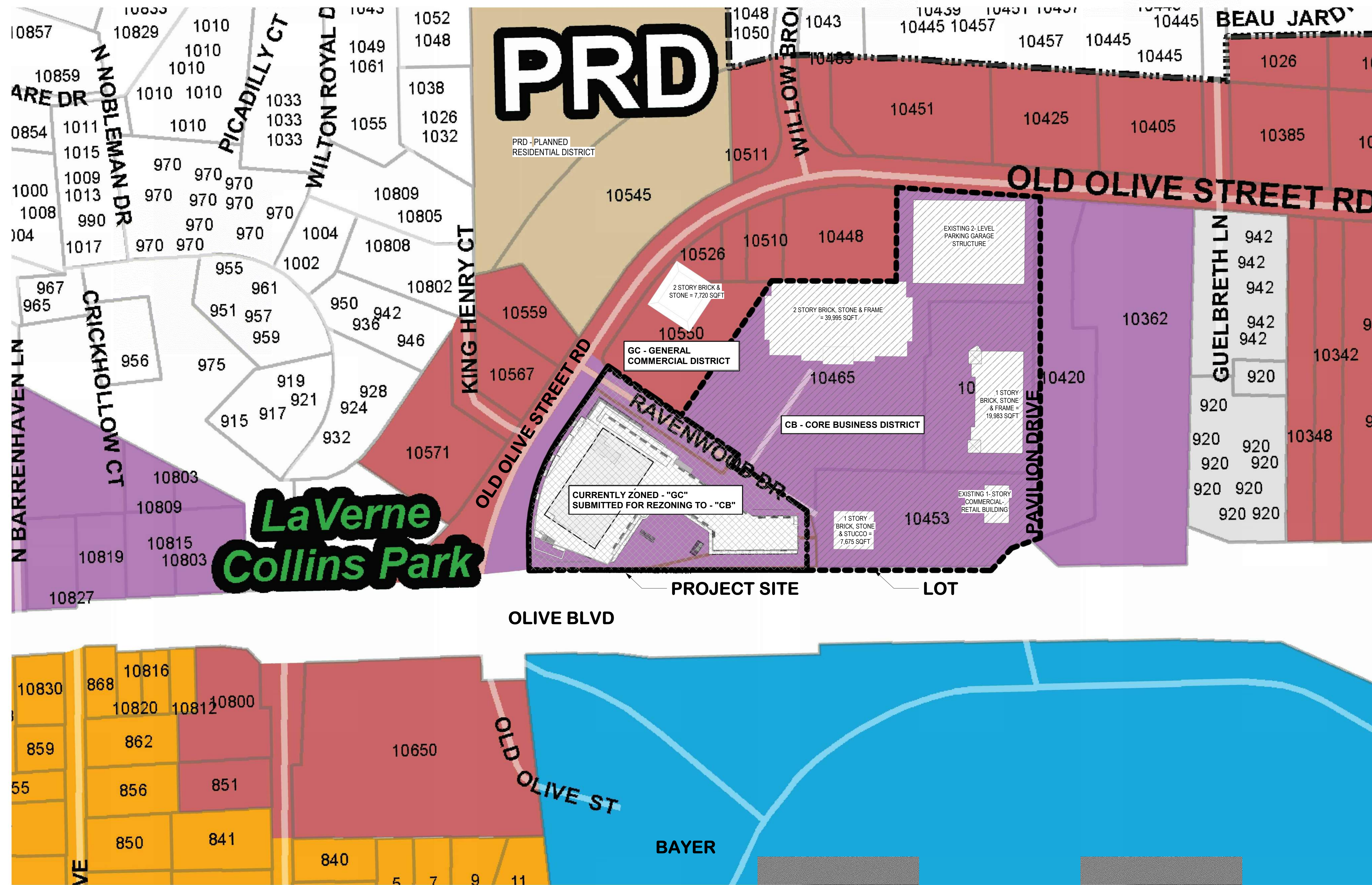


A1 CODE PLAN LEVEL 1
1" = 40'-0"

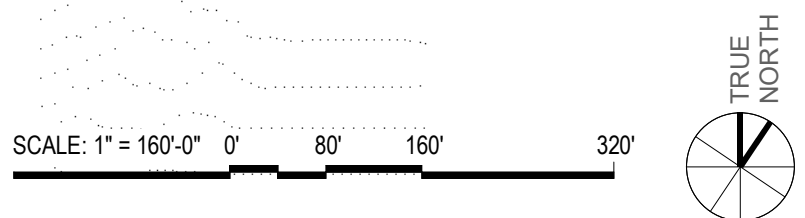
AREA INCREASE CALCULATION
MAX. ALLOWABLE AREA PER IBC T506.2, IIIA, R-2 = 72,000 SF
FRONTAGE INCREASE PER IBC 506.3
PERIMETER OF WEST, NORTH, AND EAST FRONTAGE = 906.75 LF
TOTAL BUILDING PERIMETER = 1,550 LF
TYPE IIIA, A-2, SM ALLOWABLE AREA = 24,000 SF
I: (906.75 LF / 1,550 LF - 0.25) 30/30 = 33.5%
AREA INCREASE = 8,040 SF
MAX. ALLOWABLE AREA W/ FRONTAGE INCREASE = 80,040 SF



D1 ENLARGED CODE PLAN AMENITY DECK
1" = 20'-0"



(A1) CREVE COEUR ZONING MAP - SITE DEVELOPMENT PLAN
1" = 100'-0"



100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

OWNER
CORNERSTONE
RETAIL FUND I, LLC
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St. Louis, MO 63105
314.569.5000

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LIGHTING DESIGNER
ENVISION LIGHTING DESIGN
734 High Hill Ct, STE 920
Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN SUBMISSION - REVISION 01

PRINCIPAL: JOEL FUOSS
MO# A-2008004388

11.16.20

TRIVERS ASSOCIATES, INC.
ORIGINAL LICENSE /
CERTIFICATE #000549

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Trivers Associates, Inc. 2020
PROJECT #: 2054.00

No. Description Date

CREVE COEUR PAVILION ZONING MAP

G-003

D



OLIVE BOULEVARD AND OLD OLIVE STREET CROSSROADS
SOUTH WEST CORNER OF PROJECT SITE - LOOKING NORTH EAST

C



OLIVE BOULEVARD
SOUTH EAST CORNER OF PROJECT SITE - LOOKING NORTH

B



OLD OLIVE STREET AND RAVENWOOD LANE CROSSROADS
NORTH WEST CORNER OF PROJECT SITE - LOOKING SOUTH WEST

A



RAVENWOOD LANE
NORTH EAST CORNER OF PROJECT SITE - LOOKING SOUTH WEST



EXISTING BUILDING ON PROJECT SITE
CALIFORNIA PIZZA KITCHEN



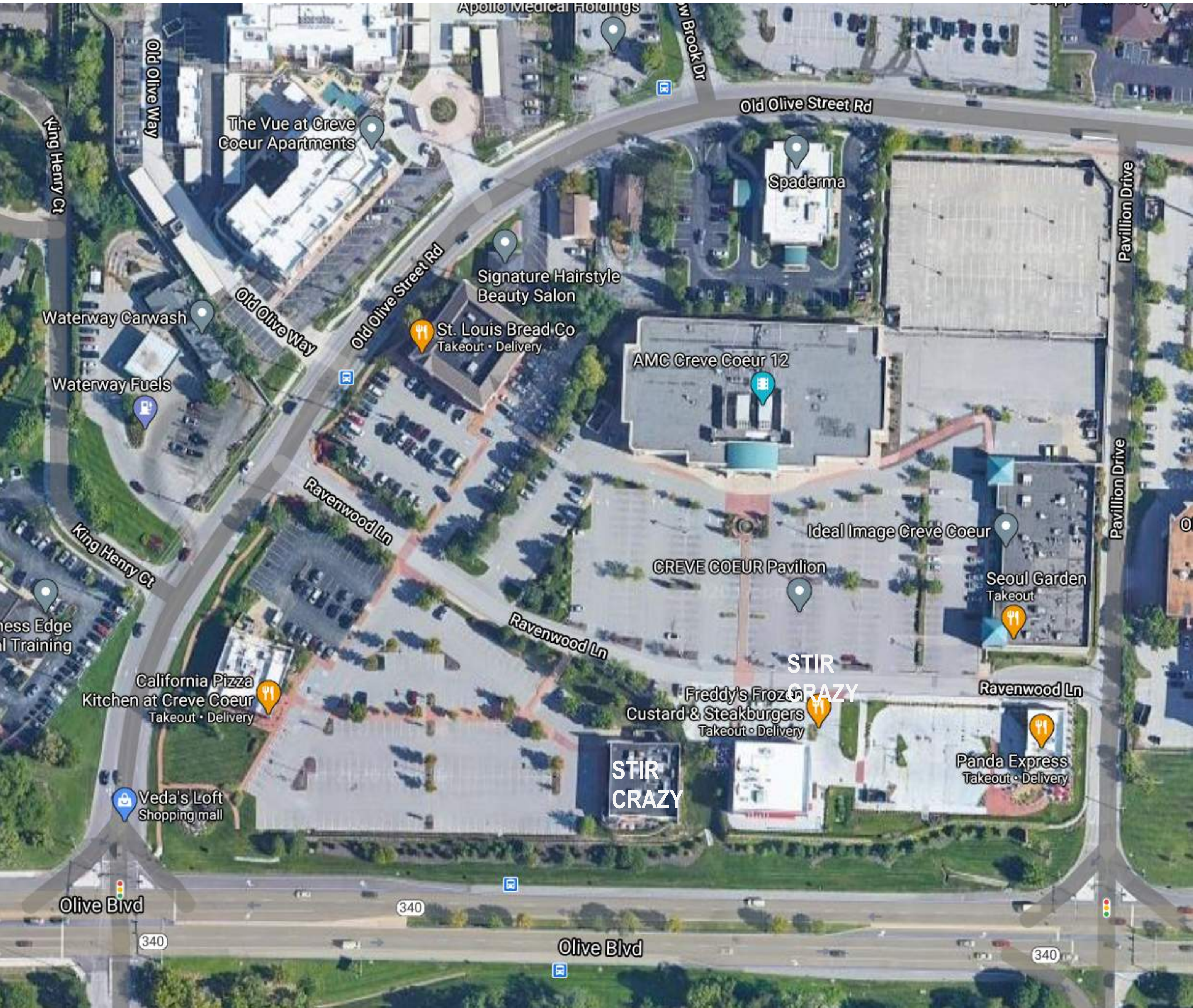
EXISTING BUILDING ON PROJECT SITE
CALIFORNIA PIZZA KITCHEN



EXISTING BUILDING ON PROJECT SITE
STIR CRAZY



EXISTING BUILDING ON PROJECT SITE
STIR CRAZY



EXISTING CONDITIONS - SATELLITE MAP

Trivers

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CREVE COEUR PAVILION MIXED USE
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN SUBMISSION - REVISION 01

PRINCIPAL: JOEL FUOSS
MO# A-200804388

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Trivers Associates, Inc. 2020
PROJECT #: 2054.00

No.	Description	Date
1	EXISTING CONDITIONS	

G-004

100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

OWNER
CORNERSTONE
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314.520.6116

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10555 OLIVE BOULEVARD
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PRINCIPAL: JOEL FUOSS
MO# A-2008004388
11.6.20
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CERTIFICATE #000549

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Trivers Associates, Inc. 2020

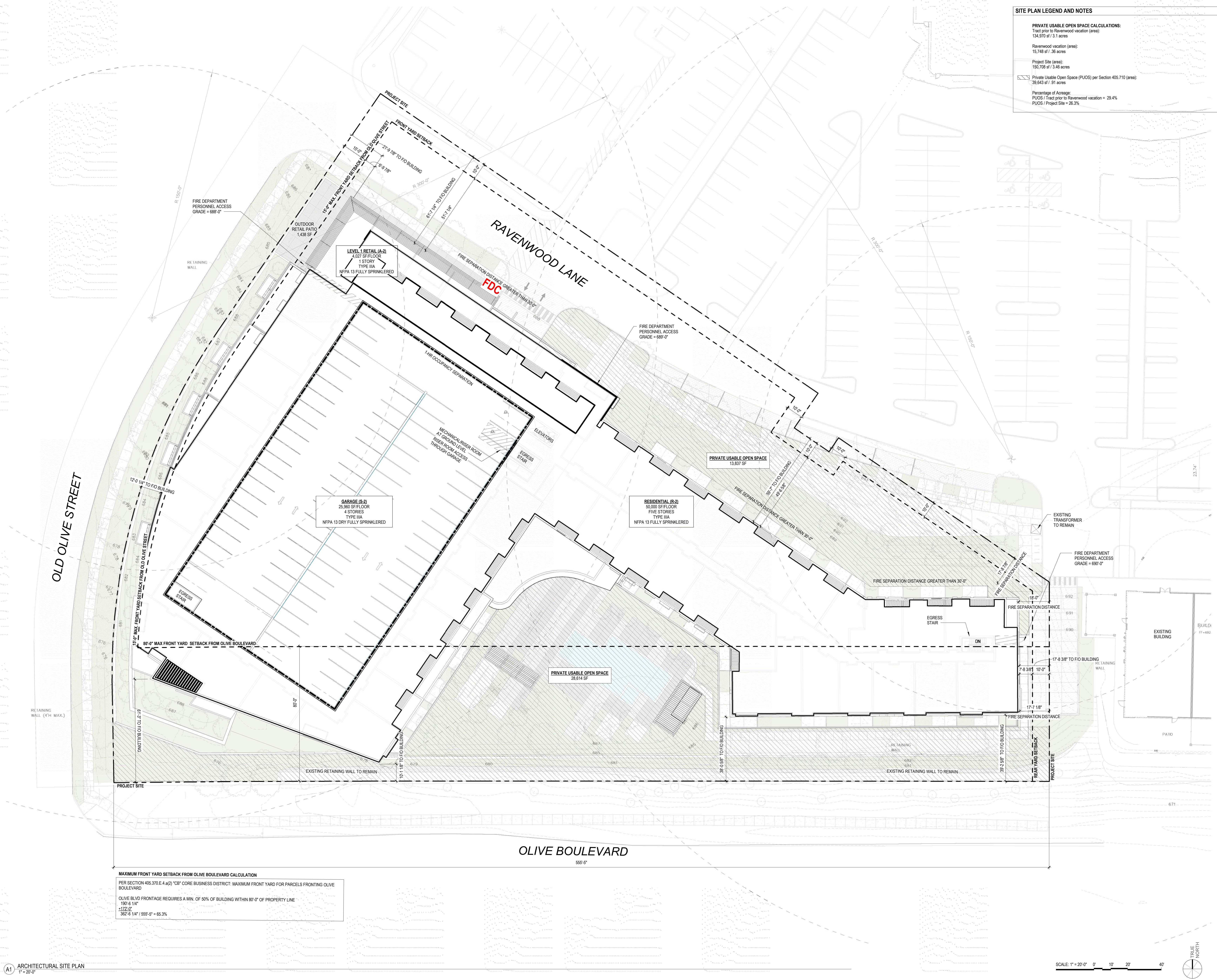
PROJECT #: 2054.00

ARCHITECTURAL
SITE PLAN

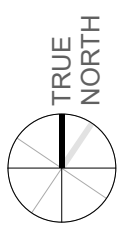
AS-101

SITE PLAN LEGEND AND NOTES

PRIVATE USABLE OPEN SPACE CALCULATIONS:
Tract prior to Ravenwood vacation (area):
134,970 sf / 3.1 acres
Ravenwood vacation (area):
15,748 sf / .36 acres
Project Site (area):
150,708 sf / 3.46 acres
Private Usable Open Space (PUOS) per Section 405.710 (area):
39,643 sf / .91 acres
Percentage of Acreage:
PUOS / Tract prior to Ravenwood vacation = 29.4%
PUOS / Project Site = 26.3%



MAXIMUM FRONT YARD SETBACK FROM OLIVE BOULEVARD CALCULATION
PER SECTION 405.370.E.4.(2) "CB" CORE BUSINESS DISTRICT: MAXIMUM FRONT YARD FOR PARCELS FRONTING OLIVE BOULEVARD
OLIVE BLVD FRONTAGE REQUIRES A MIN. OF 50% OF BUILDING WITHIN 80'-0" OF PROPERTY LINE
190'-6 1/4"
+172'-0"
362'-5 1/4" / 555'-5" = 65.3%





1 SITE LIGHTING PLAN
1" = 20'-0"

envision
LIGHTING DESIGN

Envision Lighting Design, LLC
734 High Hill Ct., Suite 200
Lake St. Louis, MO 63107
631.433.1118
einfo@envisionlightingdesign.com
www.envisionlightingdesign.com

PROJECT:	Creve Coeur Pavilion
LOCATION:	Creve Coeur, MO
DATE:	11/16/2020
REVISION:	

- GENERAL NOTES:
- Luminaire schedule represents design intent only and illustrates future ideas, concepts, and performance criteria. Final light fixture manufacturers and selections will be subject to fixture availability, substitutions, performance criteria, and Owner's requirements.
 - Luminaires (light fixtures) shall bear appropriate UL label. Luminaires shall bear a UL Wet Label as required by code.
 - Seismic protection of all luminaires shall comply with local building codes.
 - Luminaires located in an insulated ceiling area shall have an IC housing. Luminaires located in a fire-rated ceiling shall be provided with approved fire-rated enclosures.
 - Contractor is responsible for all hardware and accessories necessary to install the luminaires according to local and national codes.
 - Contractor shall verify fixture locations, recess depths, and compatibility of luminaires with ceiling material prior to shop drawing submittal.
 - Contractor to verify that ceiling trims match adjacent ceiling surface, for example, black ceilings require black trims.
 - Adjustable light fixtures shall be adjusted by the Contractor under the direction of the Lighting Designer and/or the Architect. The adjusting of light fixtures is likely to occur after dark. Labor and material costs to comply with this requirement shall be included in the base bid.
 - Walls directly illuminated shall be installed and finished in such a manner to minimize blemishes.
 - Responsibility for emergency lighting, voltage, and circuiting to comply with codes remains with the Electrical Contractor.
 - Lamps (light bulbs) or LED light engines should be installed in all luminaires.
 - Envision Lighting Design, LLC shall review any proposed fixture substitutions prior to bid. For any proposed substitutions, Contractor shall supply photometric data and/or a fixture sample upon request. If Contractor's substitution is rejected, Contractor shall supply specified product.

TYPE	DESCRIPTION	MANUFACTURER / CATALOG #	VOLTAGE	LAMP INFORMATION	NOTES
L1A	roadway luminaire on 24 pole with cutoff optics Location: Ravenwood	Luminaire: Bellevue BVAS3-L2, L140-TYPS-BVPS30-VOLT-COLOR-K30E Pole: 20' TALL	120	3000K 70 CRI 151 W Dimming?	VERIFY VOLTAGE VERIFY COLOR TEMPERATURE VERIFY HLD OCCUPANCY SENSING CAPABILITIES? Pole base detail to be developed by others. Provide photocell and timeclock control.
L1B	Other roadway luminaire or pole-mounted amenity deck luminaires as needed with different pole heights or distributions Location:	Luminaire: Bellevue BVAS1-L2, L25-R30-BVPS14-VOLT-COLOR-K30 Pole: 14' TALL	120	3000K 80CRI 48 W Dimming?	NOT CURRENTLY USED VERIFY DOWNLIGHT MODULES
L2	Stake mounted adjustable landscape footlight with bouver and glass plate Location: Site trees	Rise Series F80-R-30-80-40 FINISH-C-LOUVER	120/24	3000K 80 CRI 7.5 W	VERIFY VOLTAGE VERIFY COLOR TEMPERATURE VERIFY BEAM ANGLE VERIFY FINISH VERIFY ACCESSORIES VERIFY WIRING/MOUNTING Provide photocell and timeclock control. UL Wet Label required.
L3A	Linear, in-grade wall wash luminaire Location: Building accent walls	Lumenfacade LOI HO-120277-LENGTH PER DRAWINGS-30K-WW-T50-DIM-ASL	120/24	3000K 80 CRI 15.25 WLF	VERIFY VOLTAGE VERIFY COLOR TEMPERATURE VERIFY NO INTERNAL LOUVER VERIFY MOUNTING CONDITION Anti-Slip Lens Provide photocell and timeclock control. UL Wet Label required.

L3B	Linear, in-grade tree uplights in chut or pavers Location: Not Currently Used	Lumenpulse LOI HO-120277-24-30K 30x30-T50-INTL-DIM-ASL	120/24	3000K 80 CRI 8.5 WLF	VERIFY VOLTAGE VERIFY COLOR TEMPERATURE VERIFY NO INTERNAL LOUVER VERIFY DIMMING VERIFY MOUNTING CONDITION Anti-Slip Lens Provide photocell and timeclock control. UL Wet Label required.
L3C	Linear, in-grade wall grazer uplight Location: Pool equipment building	Lumenpulse LOI ASHRAE-120277-20-30K-10X30-T50-DIM	120/24	3000K 80 CRI Dimming	VERIFY DISTRIBUTION VERIFY NO INTERNAL LOUVER VERIFY DIMMING Provide photocell and timeclock control. UL Wet Label required.
L4	Linear flexible LED direct-view uplight Location: Under bench and wall accents	Kelvis SW3-LENGTH PER DRAWINGS-30K-42-E-S-IP68	120/24	3000K 90 CRI 3.7 WLF	CONFIRM COLOR CONFIRM BEND CONFIRM FEED POINT AND LENGTH CONFIRM IF MOUNTING CHANNEL REQUIRED POWER SUPPLY(S) REQUIRED CONFIRM VOLTAGE Provide photocell and timeclock control. UL Damp Label required.
L5	Linear flexible LED direct-view underwater spotlight Location: Pool edge	Kelvis SW3-LENGTH PER DRAWINGS-RGBW-VRE-S-IP68-POWER SUPPLY	120/24	RGBW 4.8 WLF	CONFIRM COLOR CONFIRM BEND CONFIRM FEED POINT AND LENGTH CONFIRM IF MOUNTING CHANNEL REQUIRED POWER SUPPLY(S) REQUIRED CONFIRM VOLTAGE Provide color-changing, photocell, and timeclock control. UL Wet Label required.
L6	Curved pole with area lights Location: Amenity deck	Structura Pole Reed Pole REED-L-2-RAL-FINISH-S-STD #648-K3-1072-71072-CURT RAL-FINISH	3000K 90 CRI 216 W	3000K 80 CRI 216 W	UL Wet Label required. CONFIRM COLOR CONFIRM LENGTH CONFIRM OUTPUT CONFIRM COLOR TEMP CONFIRM FINISH CONFIRM OUTFEED Provide photocell and timeclock control.
L7	Landscape-mounted feature light (reed or freely) Location: Landscape	IGuzzini Typha Ground LADT1-120-13 LADT2-120-13	4000K 3.4 WISTEM	4000K 80 CRI 3.4 WISTEM	UL Wet Label required. CONFIRM HEIGHT CONFIRM QUANTITY Provide (3) of each height for a total of (9) fixtures. Provide photocell and timeclock control. UL Wet Label required.
L8	Wall-mounted cylinder downlight Location: Unit patios	Generation Lighting 8531701-10	Reetrofit Lamp	SELECT RETROFIT LED LAMP Provide control via switch in each unit.	
L9	Pergola lighting Location: Amenity deck pergola	lumini KOLV-LENGTH-SO-F-FC-FINISH-B-TYPE + P8010V-PWR-34-LIN AS NEEDED	3000K 80 CRI 6.5 WLF	3000K 80 CRI 6.5 WLF	CONFIRM POWER FEED TYPE COORDINATE MOUNTING WITH PERGOLA STRUCTURE CONFIRM POWER SUPPLY AND DIMMING TYPE POWER SUPPLY(S) REQUIRED Provide dimming, photocell and timeclock control. UL Wet Label required.
L10	Rectangular wall-mounted light Location: East drive	Lithonia WPK1 LED-30K-MVOLT-PE-FINISH	3000K 70 CRI 11W	3000K 70 CRI 11W	CONFIRM OUTPUT CONFIRM PHOTOCELL CONFIRM FINISH Provide photocell and timeclock control. UL Wet Label required.
L11	Recessed in wall RGB pool light Location: Hot tub	Hydrel 4426-FINISH-36LED-RGBW-120-WFL-CLS-NM-RDM-CSL#-5VM	120	RGBW 96 W Dimming	CONFIRM MOUNTING IN WALL CONFIRM RGBW CONFIRM FINISH CONFIRM DIMMING CONFIRM CORE LENGTH Provide color-changing, photocell, and timeclock control. UL Wet Label and pool listing required.
L11A	Recessed in wall RGB pool light Location: Hot tub	Hydrel 4426-FINISH-18LED-RGBW-120-WFL-CLS-NM-RDM-CSL#-5VM	120	RGBW 47 W Dimming	CONFIRM MOUNTING IN WALL CONFIRM RGBW CONFIRM FINISH CONFIRM DIMMING CONFIRM CORE LENGTH Provide color-changing, photocell, and timeclock control. UL Wet Label and pool listing required.
L12	Recessed in wall spotlight Location: Dog park	Beiga 24062-K3-FINISH	120-277	3000K 80CRI 21 W Dimming?	CONFIRM MOUNTING IN WALL CONFIRM FINISH CONFIRM DIMMING Provide photocell and timeclock control. UL Wet Label required.
L13	Recessed downlight Location: Soffit	USA 684RAF-25-16G1-30K9-R35-S-FINISH-FINISH-NC-LNV-DIMMING-	3000K 80CRI 16 W Dimming?	3000K 80CRI 16 W Dimming?	CONFIRM MOUNTING IN SOFFIT CONFIRM OUTPUT CONFIRM BEAM CONFIRM FINISH CONFIRM DIMMING Provide photocell and timeclock control. UL Wet Label required.

CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

PRINCIPAL: JOEL FUOSS

MO# A-2008004388



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Trivers Associates, Inc. 2020

PROJECT #: 2054.00

No. Description Date
SITE LIGHTING PLAN

AS-102

100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

OWNER
CORNERSTONE
RETAIL FUND I, LLC
231 S Bemiston Ave, STE 650
St. Louis, MO 63105
314.569.5000

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CIVIL ENGINEERING DESIGN
CONSULTANTS, INC
10820 Sunset Office Dr, STE 200
St. Louis, MO 63127
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LANDSCAPE ARCHITECT
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1219 S. Boyle Ave.
St. Louis, MO 63110
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LIGHTING DESIGNER
ENVISION LIGHTING DESIGN
734 High Hill Ct. STE 920
Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION MIXED USE
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

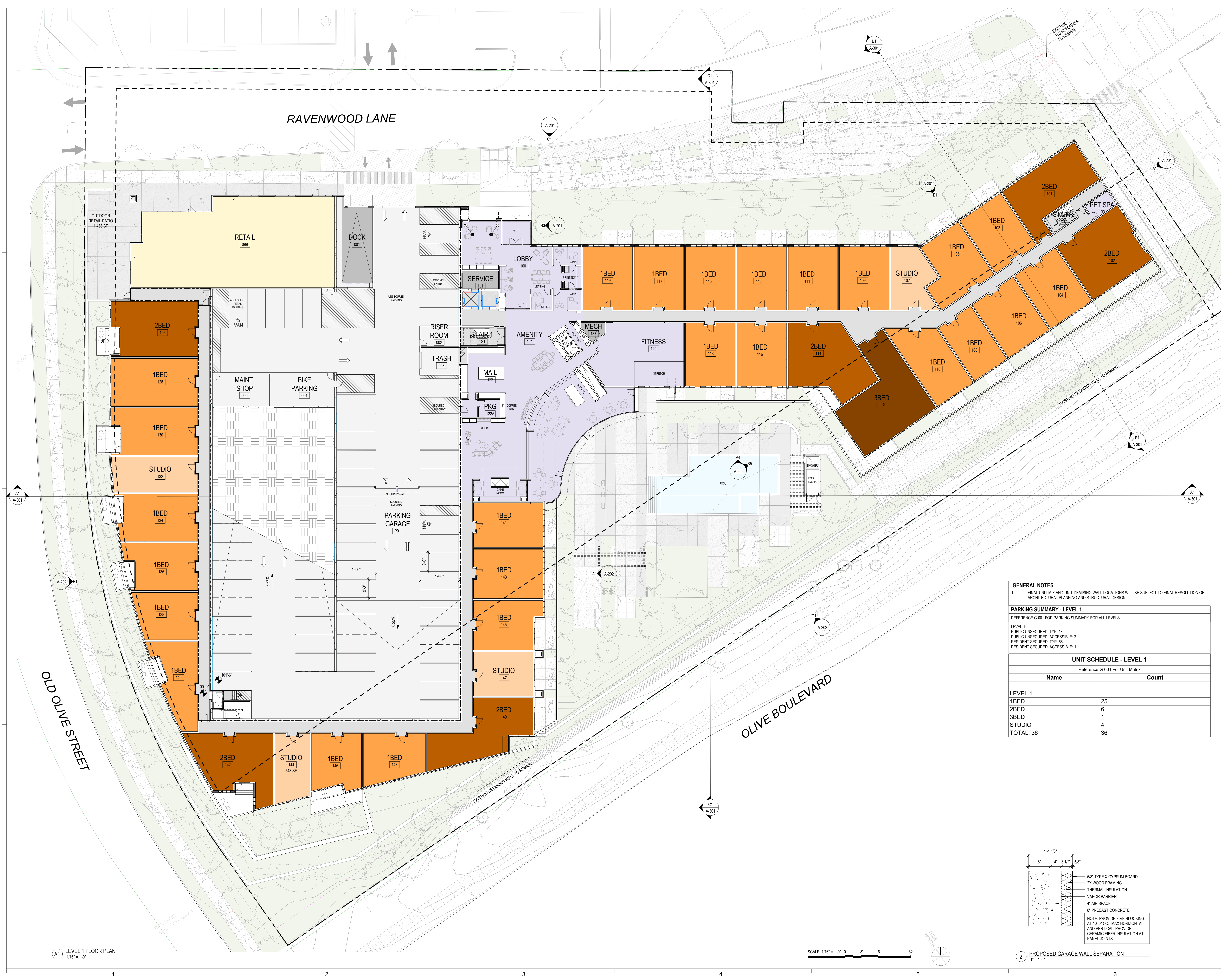
PRINCIPAL: JOEL FUOSS
MO# A-2008004388

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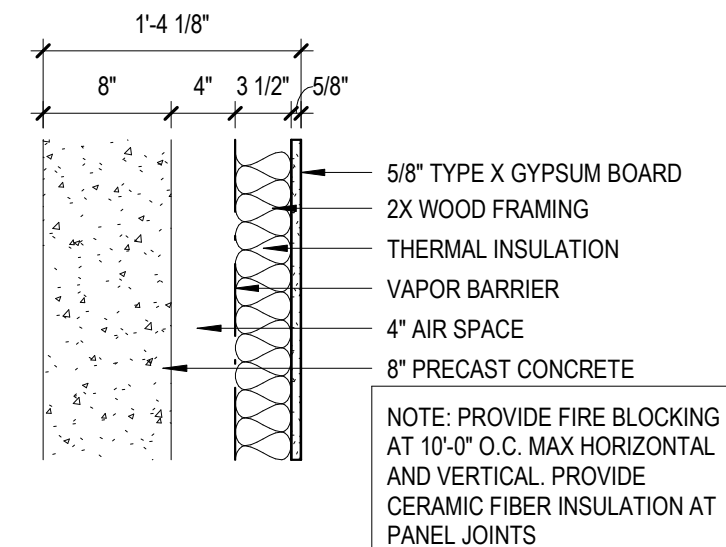
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Trivers Associates, Inc. 2020
PROJECT #: 2054.00

No. Description Date
LEVEL 1 FLOOR PLAN

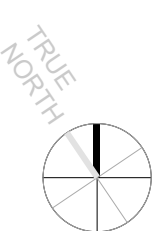


GENERAL NOTES	
1. FINAL UNIT MIX AND UNIT DEMISING WALL LOCATIONS WILL BE SUBJECT TO FINAL RESOLUTION OF ARCHITECTURAL PLANNING AND STRUCTURAL DESIGN	
PARKING SUMMARY - LEVEL 1	
REFERENCE G-001 FOR PARKING SUMMARY FOR ALL LEVELS	
LEVEL 1: PUBLIC UNSECURED, TYP: 18 PUBLIC UNSECURED, ACCESSIBLE: 2 RESIDENT SECURED, TYP: 16 RESIDENT SECURED, ACCESSIBLE: 1	
UNIT SCHEDULE - LEVEL 1	
Reference G-001 For Unit Matrix	
Name	Count
LEVEL 1	
1BED	25
2BED	6
3BED	1
STUDIO	4
TOTAL: 36	36



2 PROPOSED GARAGE WALL SEPARATION
1" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



A1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

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314.241.2900

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LIGHTING DESIGNER
ENVISION LIGHTING DESIGN
734 High Hill Ct, STE 920
Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN SUBMISSION - REVISION 01

PRINCIPAL: JOEL FUOSS
MO# A-2008004388



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Trivers Associates, Inc. 202

PROJECT #:	2054.00
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No.	Description	Date
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LEVEL 4 FLOOR

PLAN

12/2/11

A 104

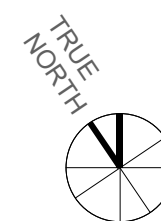
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Packet Pg. 165



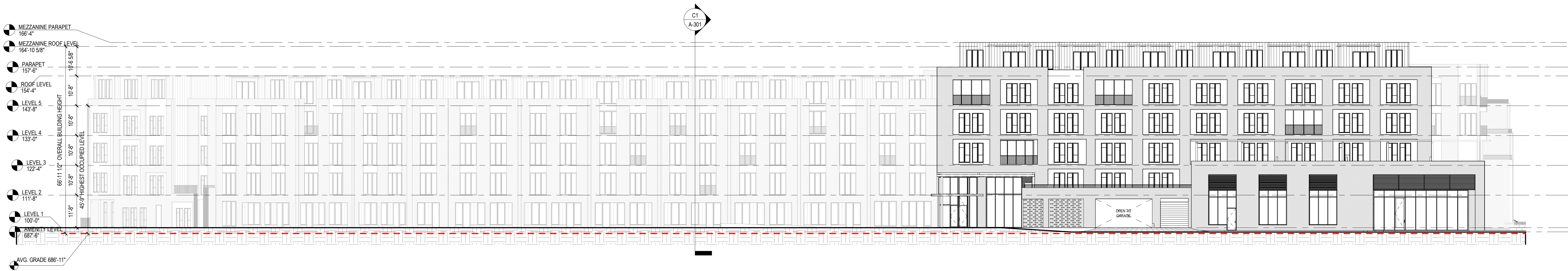
A1 LEVEL 4 FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 3'



LEVEL 4 FLOOR
PLAN

LEVEL 4 FLOOR
PLAN



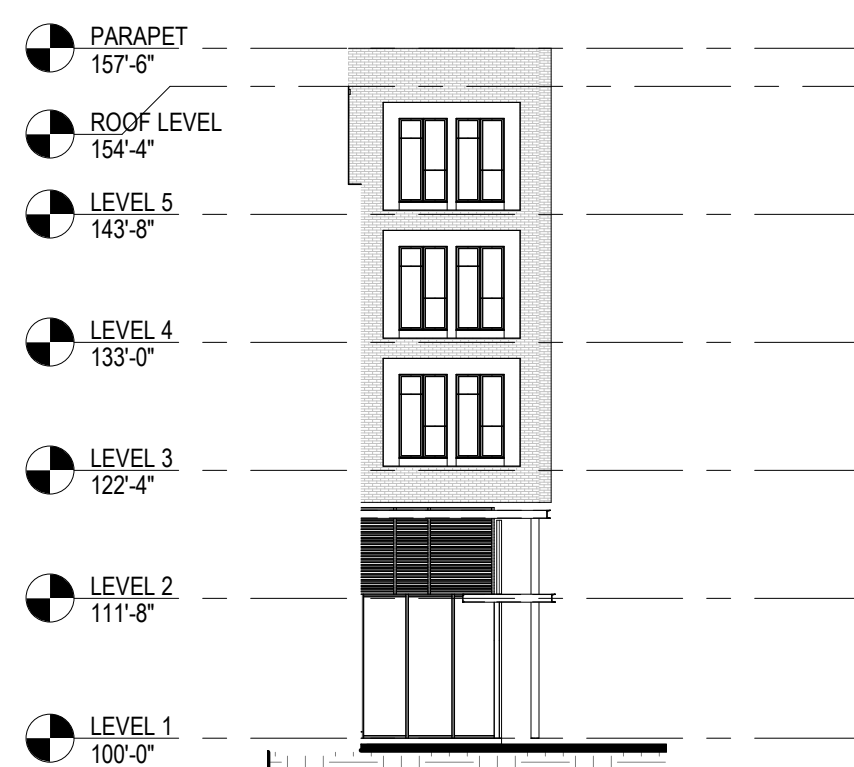
C1 NORTH ELEVATION
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



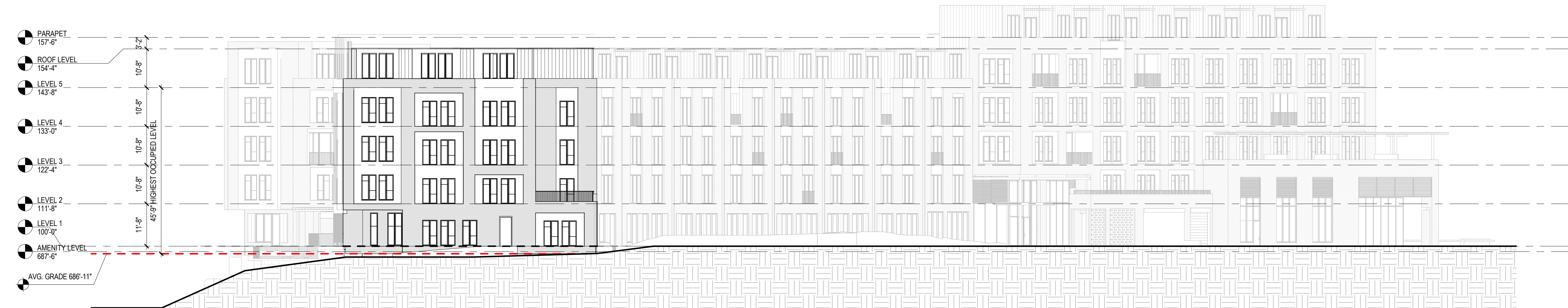
B1 NORTH ELEVATION 2
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



B3 NORTH ELEVATION PARTIAL
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



A1 EAST ELEVATION
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'

GLAZING BY LOCATION	
Window Location	Window Area

East Elevation	950 SF
Hardie Panel	1,301 SF
North Elevation	8,015 SF
South Elevation	11,085 SF
West Elevation	4,376 SF
Grand total	25,728 SF

WALL MATERIAL BY LOCATION		
Exterior Material	Area	Percent of Location

East Elevation		
Brick FB-1, Interstate Golden Buff	1,536 SF	41%
Brick FB-2, Endicott Desert Ironspot Dark	163 SF	4%
Brick FB-3, Endicott Manganesse Ironspot	229 SF	6%
Fiber Cement Cladding	1,069 SF	29%
Metal Panel 1 - 12" Standing Seam	738 SF	20%
	3,736 SF	

North Elevation		
Brick FB-1, Interstate Golden Buff	4,182 SF	17%
Brick FB-2, Endicott Desert Ironspot Dark	6,317 SF	25%
Brick FB-3, Endicott Manganesse Ironspot	3,412 SF	14%
Fiber Cement Cladding	4,004 SF	16%
Metal Panel 1 - 12" Standing Seam	7,313 SF	29%
	25,228 SF	

Parking Garage		
Concrete, Precast	36,163 SF	100%
	36,163 SF	

South Elevation		
Brick FB-1, Interstate Golden Buff	11,042 SF	36%
Brick FB-2, Endicott Desert Ironspot Dark	5,294 SF	17%
Brick FB-3, Endicott Manganesse Ironspot	2,280 SF	7%
Fiber Cement Cladding	7,988 SF	26%
Metal Panel 1 - 12" Standing Seam	4,229 SF	14%
	30,832 SF	

West Elevation		
Brick FB-1, Interstate Golden Buff	6,420 SF	47%
Brick FB-2, Endicott Desert Ironspot Dark	2,291 SF	17%
Brick FB-3, Endicott Manganesse Ironspot	1,103 SF	8%
Fiber Cement Cladding	3,971 SF	29%
	13,785 SF	
Grand Total: 596	109,744 SF	

100 North Broadway, Suite 1800
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314.241.2900

OWNER
CORNERSTONE
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ENVISION LIGHTING DESIGN
734 High Hill Ct. STE 920
Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN SUBMISSION - REVISION 01

PRINCIPAL: JOEL FUOSS
MO# A-200004388



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Trivers Associates, Inc. 2020

PROJECT #: 2054.00

NOT FOR CONSTRUCTION

NO. Description Date

BUILDING
ELEVATIONS

A-202



GLAZING BY LOCATION	
Window Location	Window Area
East Elevation	950 SF
Hardie Panel	1,301 SF
North Elevation	8,015 SF
South Elevation	11,085 SF
West Elevation	4,376 SF
Grand total	25,728 SF

WALL MATERIAL BY LOCATION		
Exterior Material	Area	Percent of Location
East Elevation		
Brick FB-1, Interstate Golden Buff	1,536 SF	41%
Brick FB-2, Endicott Desert Ironspot Dark	163 SF	4%
Brick FB-3, Endicott Manganese Ironspot	229 SF	6%
Fiber Cement Cladding	1,069 SF	29%
Metal Panel 1 - 12" Standing Seam	738 SF	20%
	3,736 SF	
North Elevation		
Brick FB-1, Interstate Golden Buff	4,182 SF	17%
Brick FB-2, Endicott Desert Ironspot Dark	6,317 SF	25%
Brick FB-3, Endicott Manganese Ironspot	3,412 SF	14%
Fiber Cement Cladding	4,004 SF	16%
Metal Panel 1 - 12" Standing Seam	7,313 SF	29%
	25,228 SF	
Parking Garage		
Concrete, Precast	36,163 SF	100%
	36,163 SF	
South Elevation		
Brick FB-1, Interstate Golden Buff	11,042 SF	36%
Brick FB-2, Endicott Desert Ironspot Dark	5,294 SF	17%
Brick FB-3, Endicott Manganese Ironspot	2,280 SF	7%
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	30,832 SF	
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Brick FB-1, Interstate Golden Buff	6,420 SF	47%
Brick FB-2, Endicott Desert Ironspot Dark	2,291 SF	17%
Brick FB-3, Endicott Manganese Ironspot	1,103 SF	8%
Fiber Cement Cladding	3,971 SF	29%
	13,785 SF	
Grand Total::	596	
	109,744 SF	

OWNER
CORNERSTONE
RETAIL FUND I, LLC
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1219 S. Boyle Ave.
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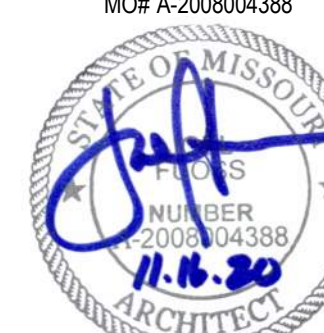
LIGHTING DESIGNER
ENVISION LIGHTING DESIGN
734 High Hill Ct, STE 920
Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020-11-16 COBEVE COELED BAY/II ION SITE DEVELOPMENT OF AN SUBMISSION DEVISION 01

PRINCIPAL: JOEL FUOSS
MOBILE: 2000001200



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Trivers Associates, Inc. 202

PROJECT #:	2054.00
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[illegible]

No.	Description	Date
BUILDING ELEVATIONS - RENDERINGS		

A-203

Packet Pg. 170



C1 RENDERED ELEVATION - NORTH
1" = 20'-0"



A1 RENDERED ELEVATION - EAST
1" = 20'-0"

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314.241.2900

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RETAIL FUND I, LLC
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CIVIL ENGINEERING DESIGN
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ENVISION LIGHTING DESIGN
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Lake St. Louis, MO 63367
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CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN SUBMISSION - REVISION 01

PRINCIPAL: JOEL FUOSS

MO# A-2008004388



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Trivers Associates, Inc. 2020

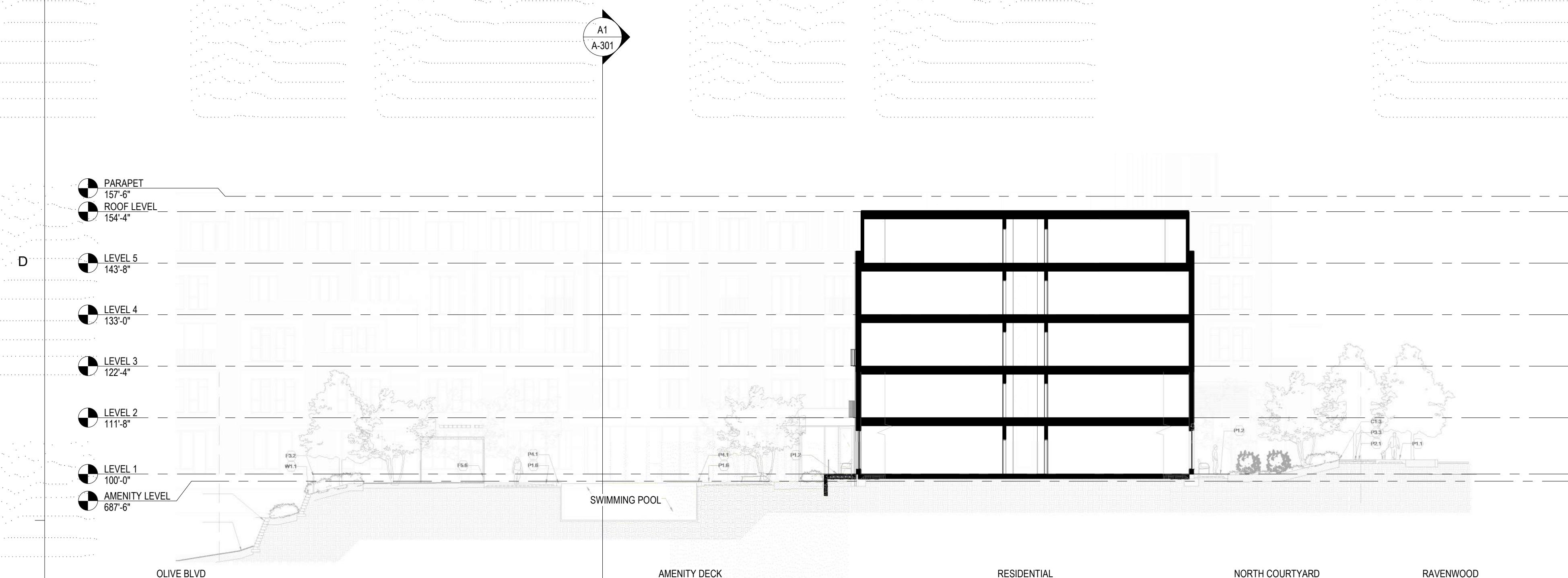
PROJECT #:	2054.00
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No.	Description	Date
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BUILDING SECTIONS

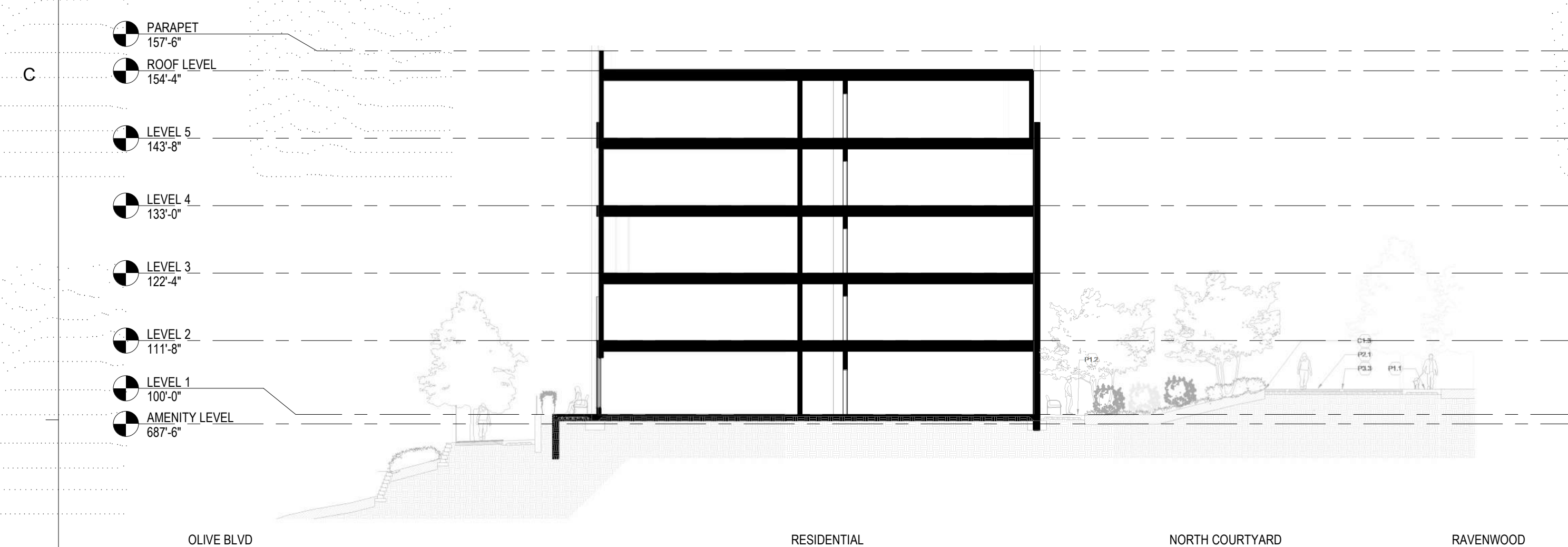
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Packet Pg. 173



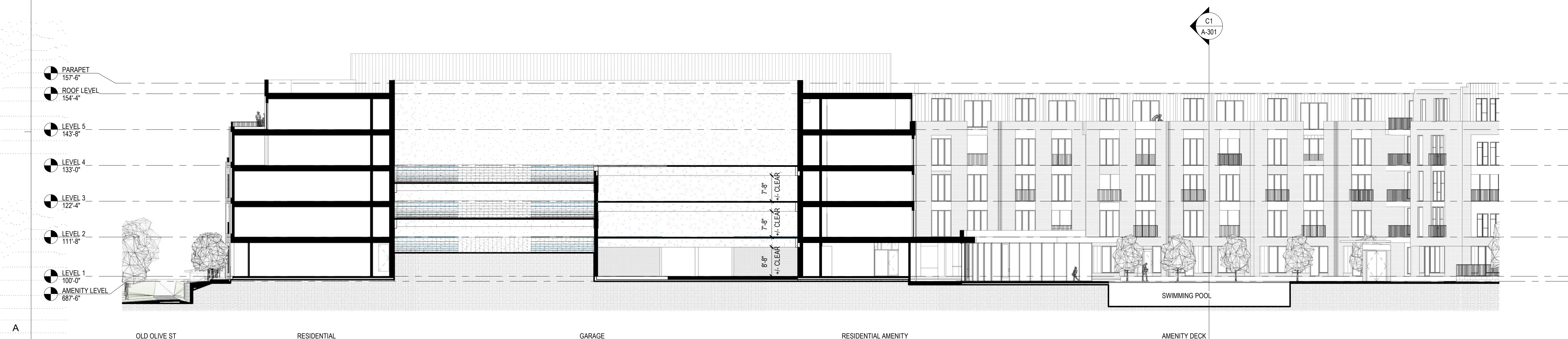
C1 BUILDING SECTION 1
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



B1 BUILDING SECTION - NORTH-SOUTH
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16' 32'



A1 BUILDING SECTION - EAST-WEST
1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 0' 8' 16'

100 North Broadway, Suite 1800
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OWNER
CORNERSTONE
RETAIL FUND I, LLC
231 S Bemiston Ave, STE 650
St. Louis, MO 63105
314.569.5000

CIVIL ENGINEER
CIVIL ENGINEERING DESIGN
CONSULTANTS, INC
10820 Sunset Office Dr, STE 200
St. Louis, MO 63127
314.729.1400

LANDSCAPE ARCHITECT
ARBOLOPE STUDIO
1219 S. Boyle Ave.
St. Louis, MO 63110
314.769.9492

LIGHTING DESIGNER
ENVISION LIGHTING DESIGN
734 High Hill Ct. STE 920
Lake St. Louis, MO 63367
314.520.6116

35 EXTERIOR VERTICAL FENESTRATION AREA (WINDOWS + STOREFRONT):
26,503 SF

NON-GLAZING EXTERIOR WALL AREA:
119,773 SF

TOTAL EXTERIOR WALL AREA:
146,276 SF

VERTICAL FENESTRATION PERCENTAGE:
26,503 / 146,276 = **18.2%**



C1 RENDERED AERIAL VIEW FROM NORTHWEST
1" = 20'-0"



A1 RENDERED AERIAL VIEW FROM SOUTH
1" = 20'-0"



A5 ELEVATION DETAIL

CREVE COEUR PAVILION MIXED USE

10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

PRINCIPAL: JOEL FUOSS
MO# A-2008004388

2020.11.16

TRIVERS ASSOCIATES, INC.
ORIGINAL LICENSE /
CERTIFICATE #000549

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Trivers Associates, Inc. 2020

PROJECT #: 2054.00

No.	Description	Date
BUILDING AXONS		

D

C

B

A

0 30 60
SCALE:
1 inch = 30 ft.



GENERAL COMMERCIAL DISTRICT

LOT CORE BUSINESS DISTRICT 12.15 AC. or 529,631 S.F.

PROPOSED
5 STORY
APARTMENT
BUILDING
230 UNITS
W/281 SPACE
PARKING GARAGE
FF: 689.00

PROPOSED
PROJECT
SITE
3.46 AC. or
150,708 S.F.

N/F
SADEGHI, NEZAM E. & MARCIA J.
DB 10462, PG 784
LOC. #17M-43-0245
#10526 OLD OLIVE STREET ROAD

N/F
FILSON, RALPH M.
DB 10440, PG 337
LOC. #17M-43-0247
#10510 OLD OLIVE STREET ROAD

N/F
KLEIN, THOMAS E. & MARJORIE Z.
DB 7245, PG 1684
LOC. #17M-43-0278
#10448 OLD OLIVE STREET ROAD

N/F
CORNERSTONE RETAIL
FUND I LLC
LOC. #17M430355
D.B. 15988, PG. 2465
1.23± AC

LOT 1
216,881 SQ FT
5.047 ACRES
N/F
CORNERSTONE RETAIL FUND I LLC
DB 15988, PG 2465
LOC. #17M430487
#10466 OLIVE BOULEVARD
2 STORY BRICK, STONE & FRAME
BUILDING AREA=39,990 SQUARE FEET

LOT 2
74,879 SQ FT
1.714 ACRES
1 STORY BRICK, STONE & FRAME
#1040-10441
OLIVE BOULEVARD
BUILDING AREA=19,983 SQUARE FEET
LOC. #17M43-0498

100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

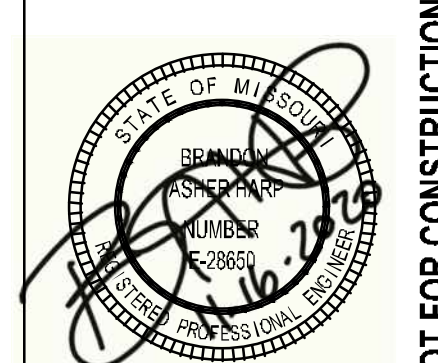
OWNER
ALTUS PROPERTIES
231 S Bemiston Ave, STE 650
St. Louis, MO 63105
314.569.5000

CIVIL ENGINEER
CEDC
10820 Sunset Office Dr, STE 200
St. Louis, MO 63127
314.729.1400

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ARBOLPE STUDIO
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Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141



BRANDON A. HARP, D.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

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Trivers Associates, Inc. 2020

PROJECT # 2054.00

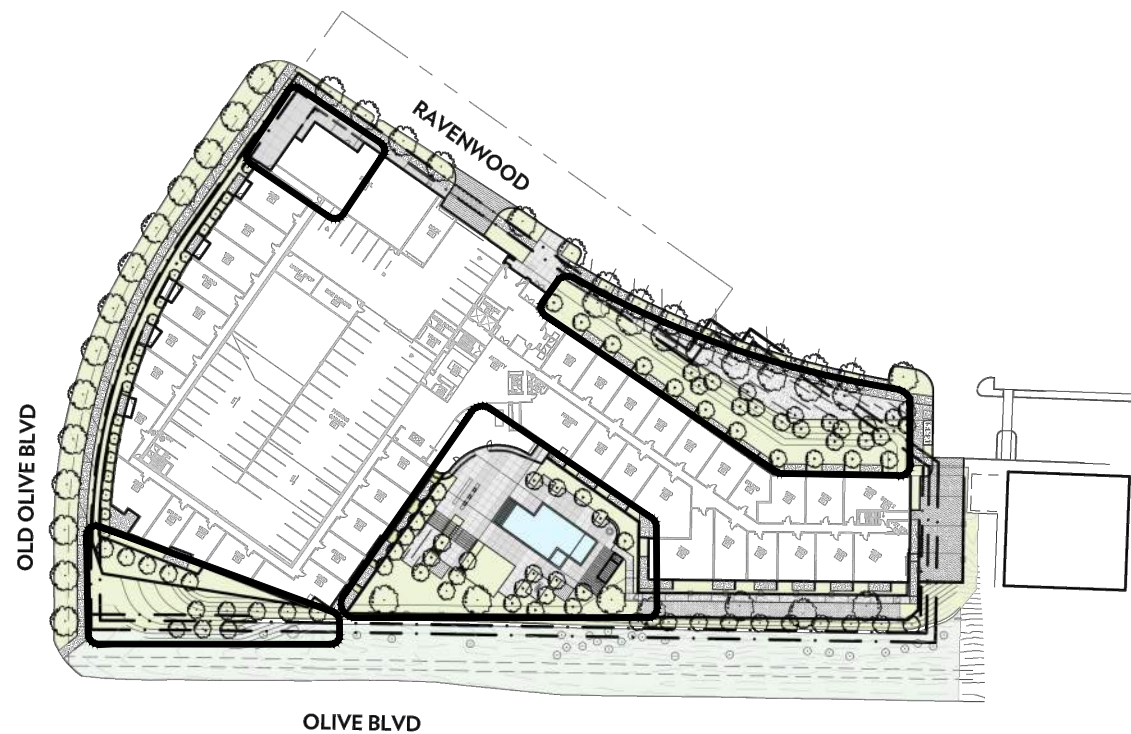
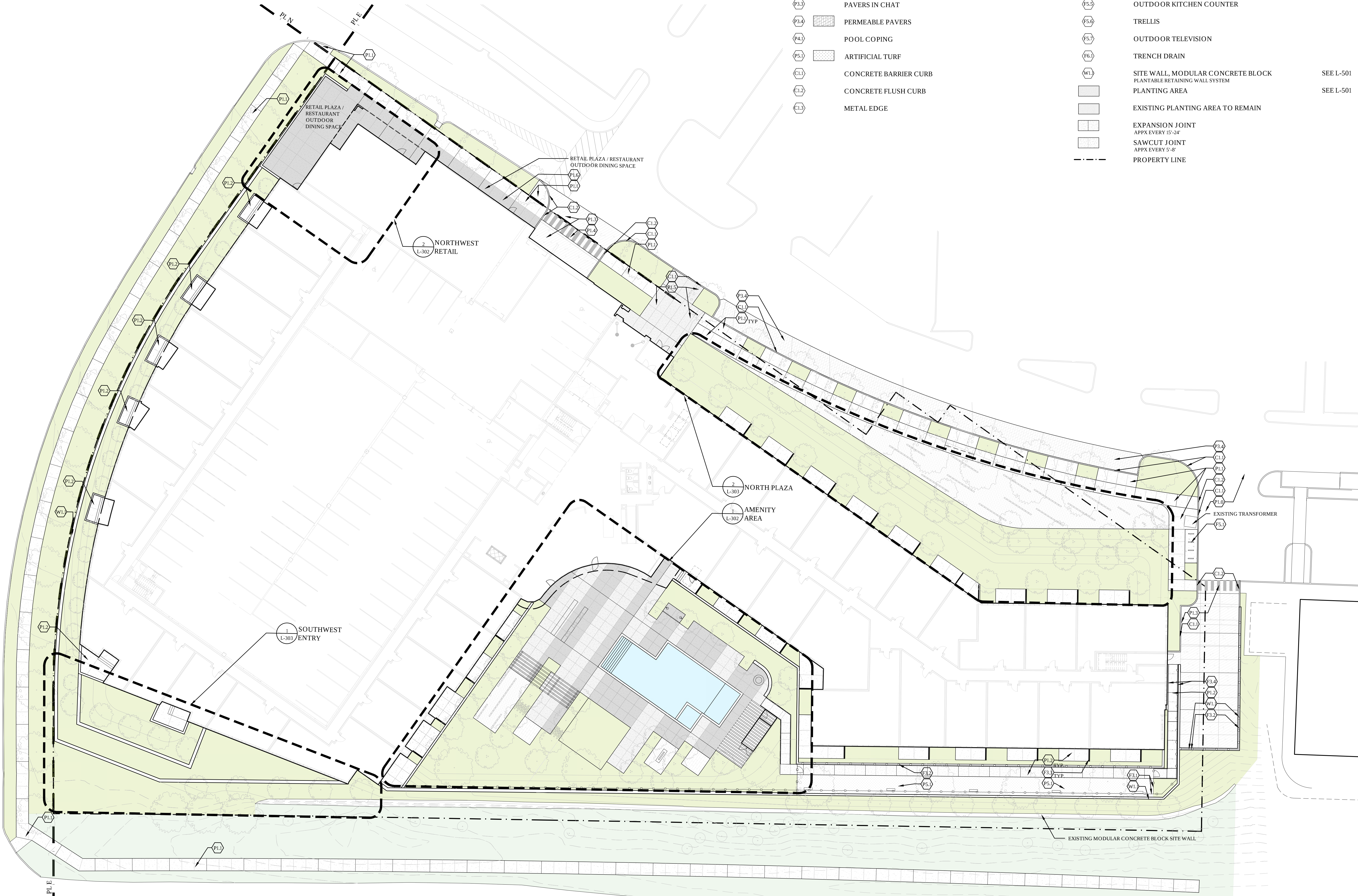
No. Description Date
Sheet Title
Overall Site Plan

C-002

CEDC Job #2072

Packet Pg. 176

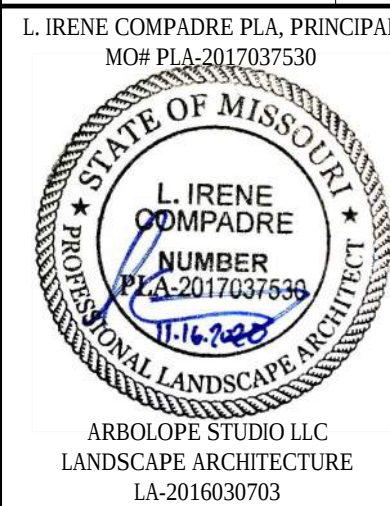
1 LAYOUT & MATERIALS PLAN



MATERIALS LEGEND

SYMBOL	MATERIAL	DETAIL	SYMBOL	MATERIAL	DETAIL
(PL.0)	ASPHALT PAVEMENT		(F3.0)	DOG PARK FENCING (3' TALL, BLACK PICKET-STYLE FENCE)	
(PL.1)	CONC PAVING - SIDEWALK (R.O.W, STREETSCAPE) (EXPOSED MERAMAC AGGREGATE)		(F3.1)	DOG PARK FENCING (6' TALL, BLACK PICKET-STYLE FENCE)	
(PL.2)	CONC PAVING - SIDEWALK (PRIVATE) (BROOM FINISH)		(F3.2)	GUARD RAIL (42" TALL, HORIZONTAL CABLE GUARD RAIL)	
(PL.3)	CONC PAVING - DRIVABLE (BROOM FINISH)		(F3.3)	UNIT SCREEN 63" WOODEN SCREENING FENCE, HORIZONTAL CEDAR BOARDS	
(PL.4)	CONC PAVING - DRIVABLE (EXPOSED AGGREGATE)		(F3.4)	HANDRAIL	
(PL.5)	CONC PAVING - AMENITY AREA TYPE 1 (EXPOSED AGGREGATE, INTEGRAL COLOR)		(F4.1)	WOOD SEAT WALL TOP	
(PL.6)	CONC PAVING - AMENITY AREA TYPE 2 (EXPOSED AGGREGATE, INTEGRAL COLOR)		(F5.1)	BIKE RACK	
(PL.7)	GRANITE FINES		(F5.2)	OUTDOOR SHOWER	
(P3.1)	PLANK PAVERS		(F5.3)	FIRE PIT	
(P3.2)	PAVERS IN LAWN		(F5.4)	GRILL	
(P3.3)	PAVERS IN CHAT		(F5.5)	OUTDOOR KITCHEN COUNTER	
(P3.4)	PERMEABLE PAVERS		(F5.6)	TRELLIS	
(P4.1)	POOL COPING		(F5.7)	OUTDOOR TELEVISION	
(P5.1)	ARTIFICIAL TURF		(F6.1)	TRENCH DRAIN	
(CL.1)	CONCRETE BARRIER CURB		(W1.1)	SITE WALL, MODULAR CONCRETE BLOCK PLANTABLE RETAINING WALL SYSTEM	SEE L-501
(CL.2)	CONCRETE FLUSH CURB			PLANTING AREA	SEE L-501
(CL.3)	METAL EDGE			EXISTING PLANTING AREA TO REMAIN	
				EXPANSION JOINT APPROX. EVERY 15'-24"	
				SAWCUT JOINT APPROX. EVERY 5'-8"	
				PROPERTY LINE	

CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141



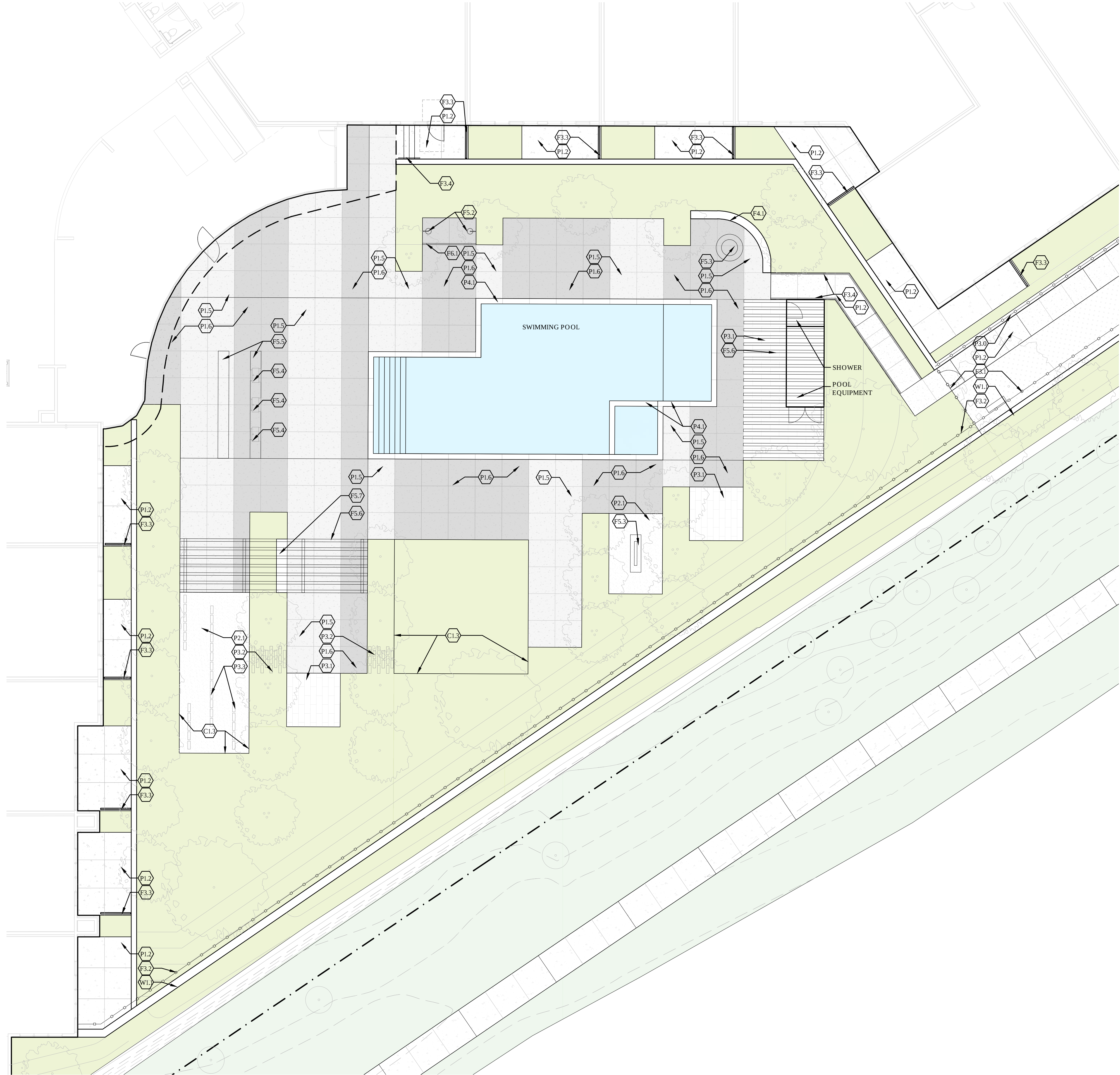
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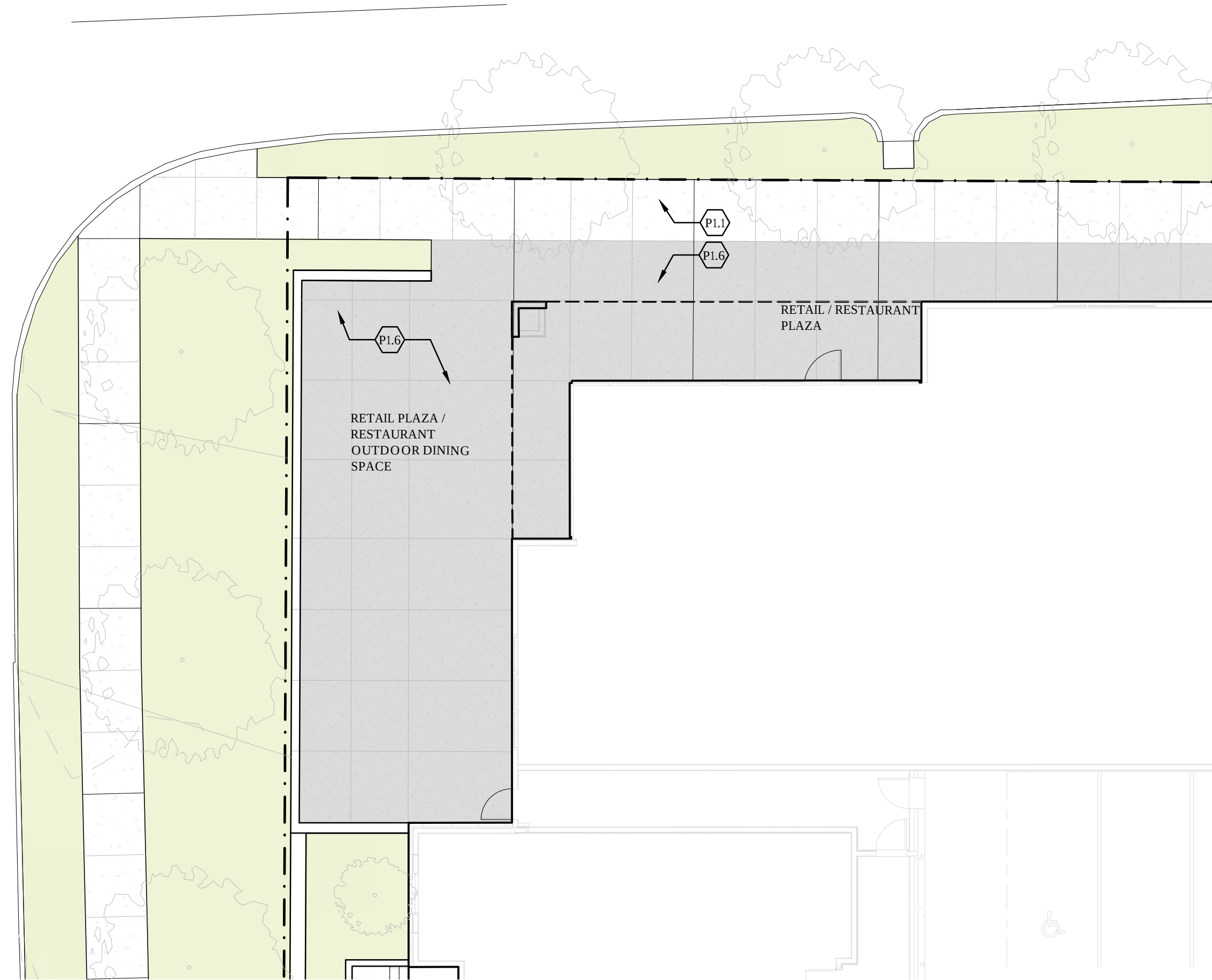
PROJECT # 2054.00

LAYOUT & MATERIALS PLAN

L-301



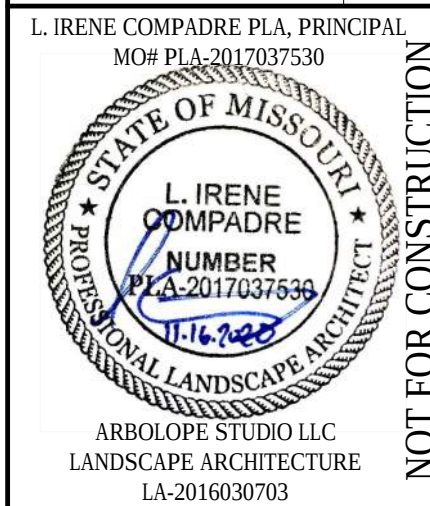
1 LAYOUT & MATERIALS PLAN - AMENITY AREA
1" = 10'



2 LAYOUT & MATERIALS PLAN - NORTHWEST RETAIL
1" = 10'



CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141



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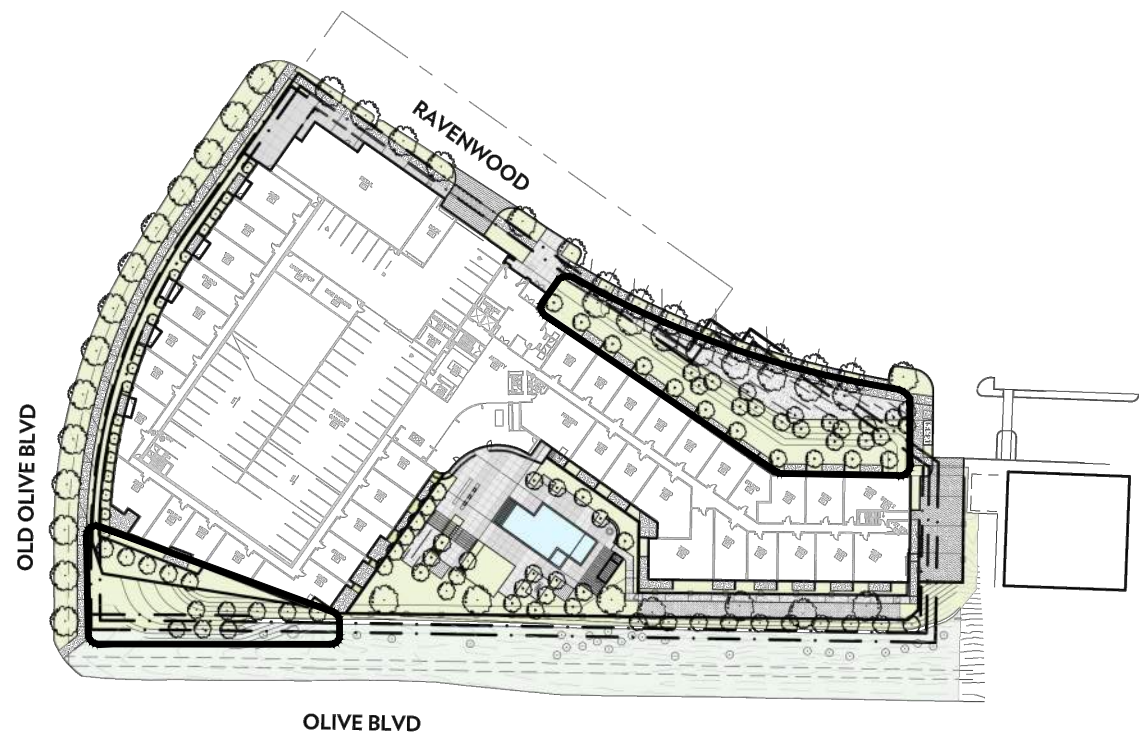
Trivers Associates, Inc. 2020

PROJECT # 2054.00

No. Description Date

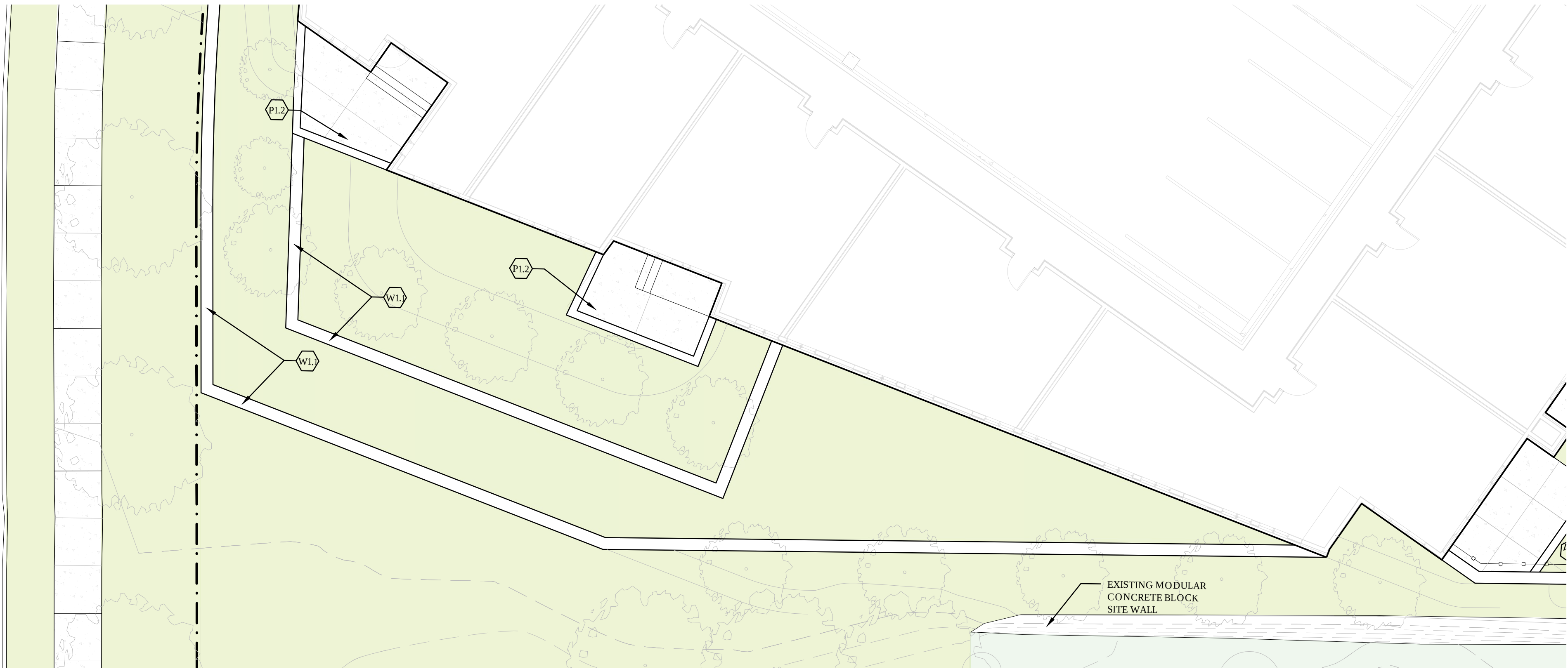
LAYOUT & MATERIALS PLAN - ENLARGED PLANS

L-302

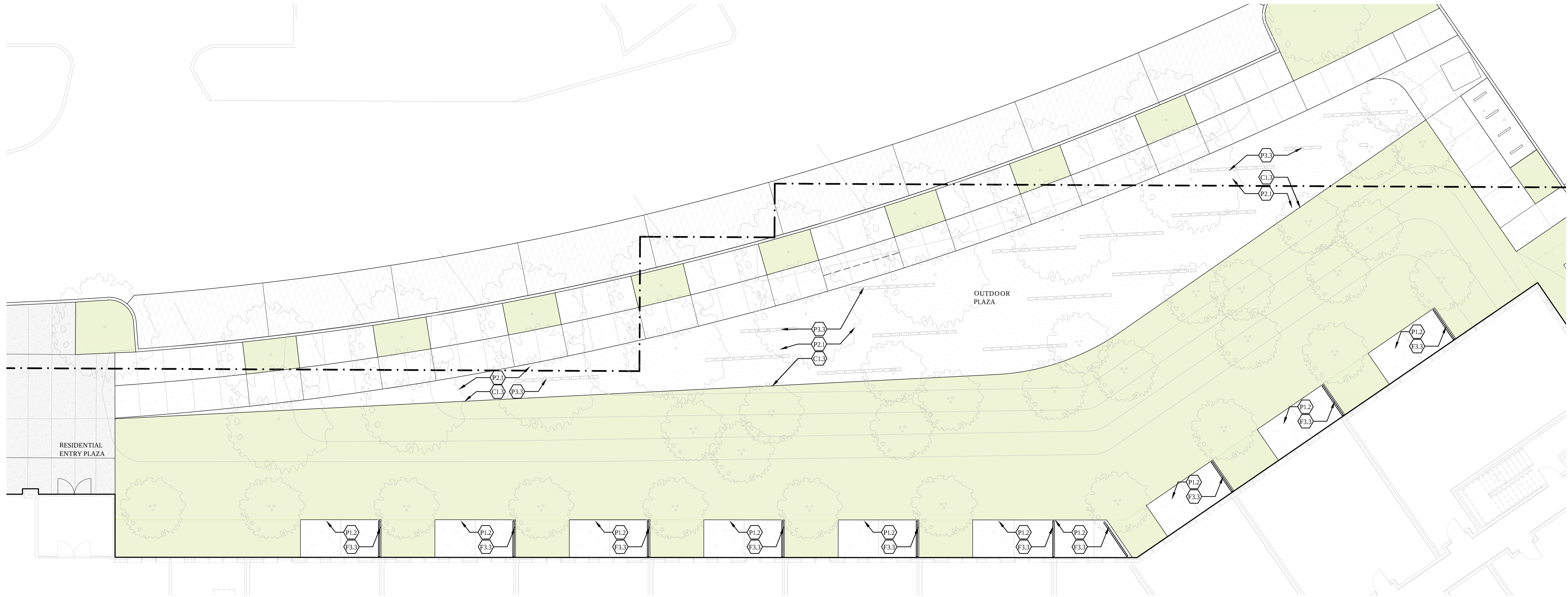


MATERIALS LEGEND

SYMBOL	MATERIAL	DETAIL	SYMBOL	MATERIAL	DETAIL
(P1.0)	ASPHALT PAVEMENT		(F3.0)	DOG PARK FENCING (3' TALL, BLACK PICKET-STYLE FENCE)	
(P1.1)	CONC PAVING - SIDEWALK (R.O.W, STREETSCAPE) (EXPOSED MERAMAC AGGREGATE)		(F3.1)	DOG PARK FENCING (6' TALL, BLACK PICKET-STYLE FENCE)	
(P1.2)	CONC PAVING - SIDEWALK (PRIVATE) (BROOM FINISH)		(F3.2)	GUARD RAIL (42" TALL HORIZONTAL CABLE GUARD RAIL)	
(P1.3)	CONC PAVING - DRIVABLE (BROOM FINISH)		(F3.3)	UNIT SCREEN 6.5' WOODEN SCREENING FENCE, HORIZONTAL CEDAR BOARDS	
(P1.4)	CONC PAVING - DRIVABLE (EXPOSED AGGREGATE)		(F3.4)	HANDRAIL	
(P1.5)	CONC PAVING - AMENITY AREA TYPE 1 (EXPOSED AGGREGATE, INTEGRAL COLOR)		(F4.1)	WOOD SEAT WALL TOP	
(P1.6)	CONC PAVING - AMENITY AREA TYPE 2 (EXPOSED AGGREGATE, INTEGRAL COLOR)		(F5.1)	BIKE RACK	
(P2.1)	GRANITE FINES		(F5.2)	OUTDOOR SHOWER	
(P3.1)	PLANK PAVERS		(F5.3)	FIRE PIT	
(P3.2)	PAVERS IN LAWN		(F5.4)	GRILL	
(P3.3)	PAVERS IN CHAT		(F5.5)	OUTDOOR KITCHEN COUNTER	
(P3.4)	PERMEABLE PAVERS		(F5.6)	TRELLIS	
(P4.1)	POOL COPING		(F5.7)	OUTDOOR TELEVISION	
(P5.1)	ARTIFICIAL TURF		(F6.1)	TRENCH DRAIN	
(C1.1)	CONCRETE BARRIER CURB		(W1.1)	SITE WALL, MODULAR CONCRETE BLOCK PLANTABLE RETAINING WALL SYSTEM	SEE L-501
(C1.2)	CONCRETE FLUSH CURB			PLANTING AREA	SEE L-501
(C1.3)	METAL EDGE			EXISTING PLANTING AREA TO REMAIN	
				EXPANSION JOINT APPROX. EVERY 15'-24"	
				SAWCUT JOINT APPROX. EVERY 5'-8"	
				PROPERTY LINE	



1 LAYOUT & MATERIALS PLAN - SOUTHWEST ENTRY
1" = 10'



2 LAYOUT & MATERIALS PLAN - NORTH PLAZA
1" = 10'



CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141



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Trivers Associates, Inc. 2020

PROJECT # 2054.00

LAYOUT & MATERIALS PLAN - ENLARGED PLANS

L-303

100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

OWNER
ALTUS PROPERTIES
231 S Bemiston Ave, STE 650
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314.569.5000

CIVIL ENGINEER
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St. Louis, MO 63127
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LANDSCAPE ARCHITECT
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CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN - REVISION 1

L. IRENE COMPADRE P.L.A. PRINCIPAL

MO# PL# 2017037530



ARBOLOPE STUDIO LLC
LANDSCAPE ARCHITECTURE
LA 2016030703

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Trivers Associates, Inc. 2020

PROJECT # 2054.00

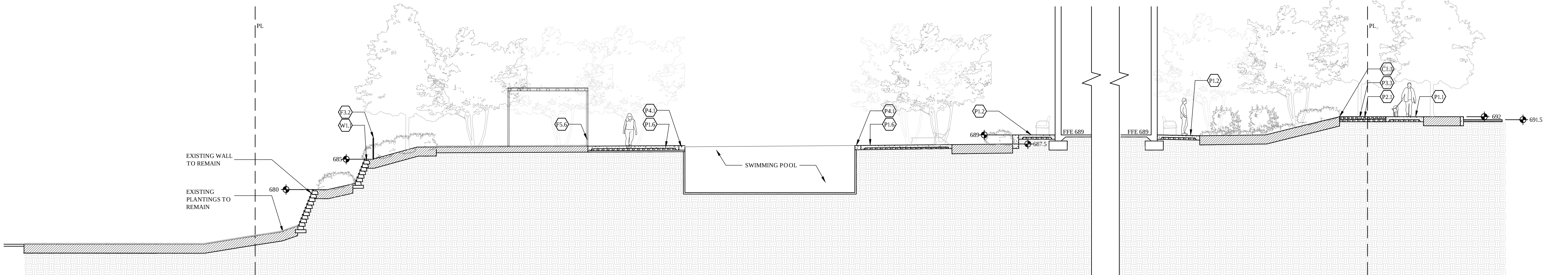
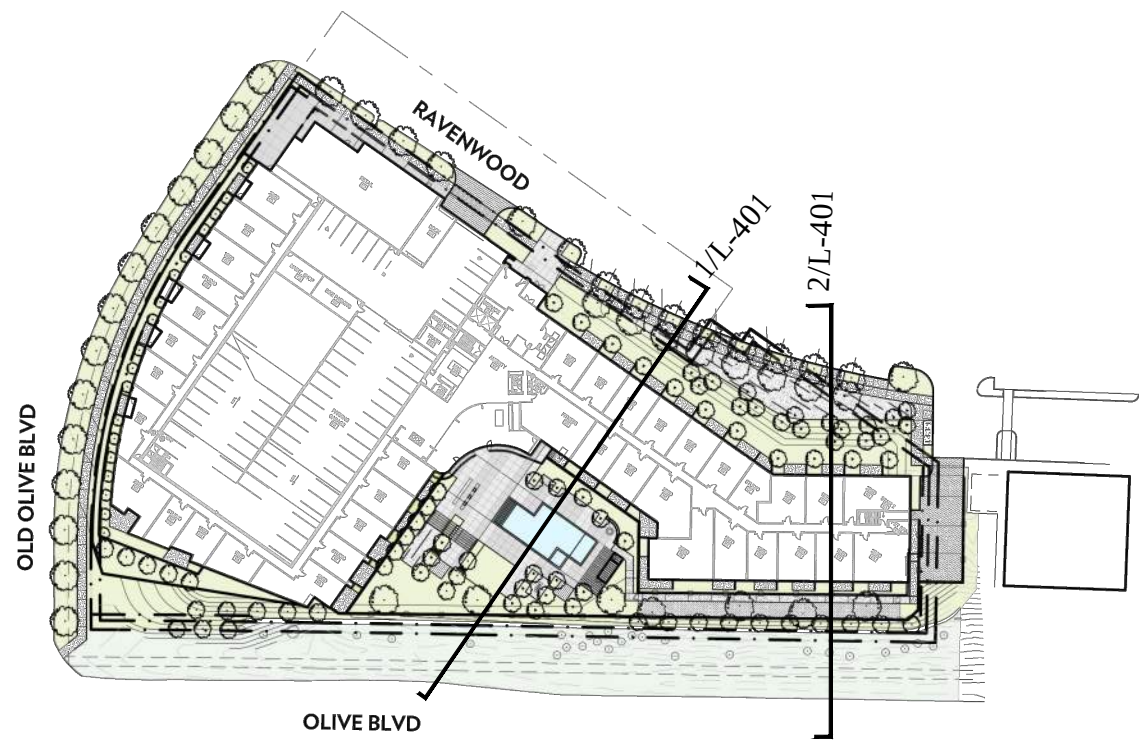
No. Description Date

SITE SECTIONS

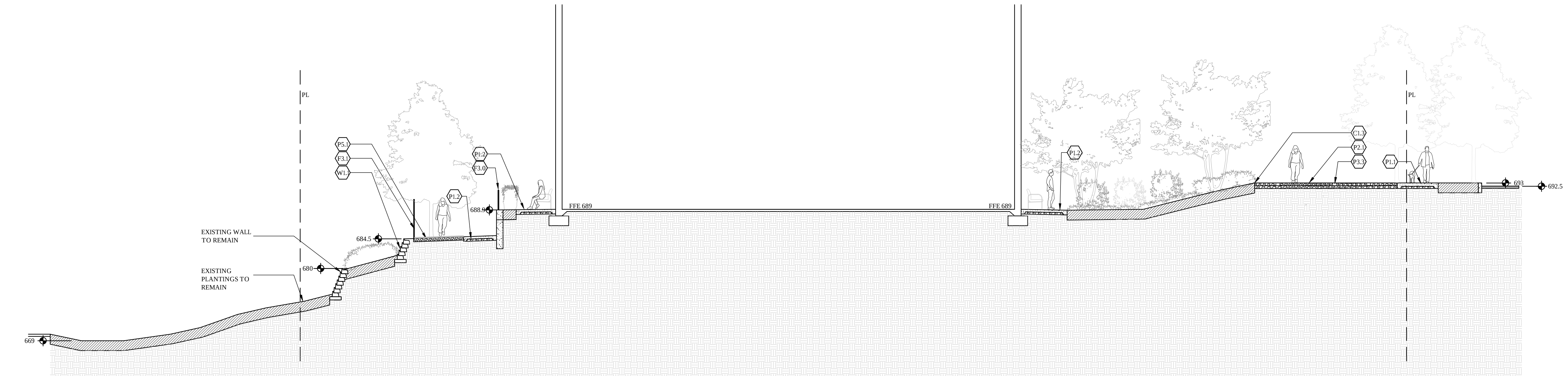
L-401

MATERIALS LEGEND

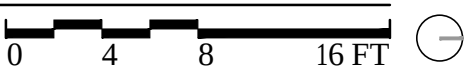
SYMBOL	MATERIAL	DETAIL	SYMBOL	MATERIAL	DETAIL
(P1.0)	ASPHALT PAVEMENT		(F3.0)	DOG PARK FENCING (3' TALL, BLACK PICKET-STYLE FENCE)	
(P1.1)	CONC PAVING - SIDEWALK (R.O.W, STREETSCAPE) (EXPOSED MERAMAC AGGREGATE)		(F3.1)	DOG PARK FENCING (6' TALL, BLACK PICKET-STYLE FENCE)	
(P1.2)	CONC PAVING - SIDEWALK (PRIVATE)		(F3.2)	GUARD RAIL (42" TALL HORIZONTAL CABLE GUARD RAIL)	
(P1.3)	CONC PAVING - DRIVABLE (BROOM FINISH)		(F3.3)	UNIT SCREEN 6'-3" WOODEN SCREENING FENCE, HORIZONTAL CEDAR BOARDS	
(P1.4)	CONC PAVING - DRIVABLE (EXPOSED AGGREGATE)		(F3.4)	HANDRAIL	
(P1.5)	CONC PAVING - AMENITY AREA TYPE 1 (EXPOSED AGGREGATE, INTEGRAL COLOR)		(F4.1)	WOOD SEAT WALL TOP	
(P1.6)	CONC PAVING - AMENITY AREA TYPE 2 (EXPOSED AGGREGATE, INTEGRAL COLOR)		(F5.1)	BIKE RACK	
(P2.1)	GRANITE FINES		(F5.2)	OUTDOOR SHOWER	
(P3.1)	PLANK PAVERS		(F5.3)	FIRE PIT	
(P3.2)	PAVERS IN LAWN		(F5.4)	GRILL	
(P3.3)	PAVERS IN CHAT		(F5.5)	OUTDOOR KITCHEN COUNTER	
(P3.4)	PERMEABLE PAVERS		(F5.6)	TRELLIS	
(P4.1)	POOL COPING		(F5.7)	OUTDOOR TELEVISION	
(P5.1)	ARTIFICIAL TURF		(F6.1)	TRENCH DRAIN	
(C1.1)	CONCRETE BARRIER CURB		(W1.1)	SITE WALL, MODULAR CONCRETE BLOCK PLANTABLE RETAINING WALL SYSTEM	SEE L-501
(C1.2)	CONCRETE FLUSH CURB			PLANTING AREA	SEE L-501
(C1.3)	METAL EDGE			EXISTING PLANTING AREA TO REMAIN	
				EXPANSION JOINT APPROX EVERY 15'-24"	
				SAWCUT JOINT APPROX EVERY 5'-8"	



1 SITE SECTION AT AMENITY DECK
1/8" = 1'-0"



2 SITE SECTION AT NORTH PLAZA
1/8" = 1'-0"



CREVE COEUR PAVILION

10555 OLIVE BOULEVARD

CREVE COEUR, MO 63141

L. IRENE COMPADRE P.L.A. PRINCIPAL
MO# PL# 2017037530
L. IRENE COMPADRE
NUMBER
PL# 2017037530
L. IRENE COMPADRE
LANDSCAPE ARCHITECTURE
LA 2016030703

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Trivers Associates, Inc. 2020

PROJECT # 2054.00

No.	Description	Date
EXISTING TREES PLAN		

L-500

EXISTING TREES LEGEND

SYMBOL	MATERIAL	TOTAL
	REMOVED TREE - MORE THAN 6" CAL	21
	REMOVED TREE - LESS THAN 6" CAL	41
	REMAINING TREE - MORE THAN 6" CAL	1
	REMAINING TREE - LESS THAN 6" CAL	27
	PROPERTY LINE	



1 EXISTING TREES TO BE REMOVED AND TO REMAIN



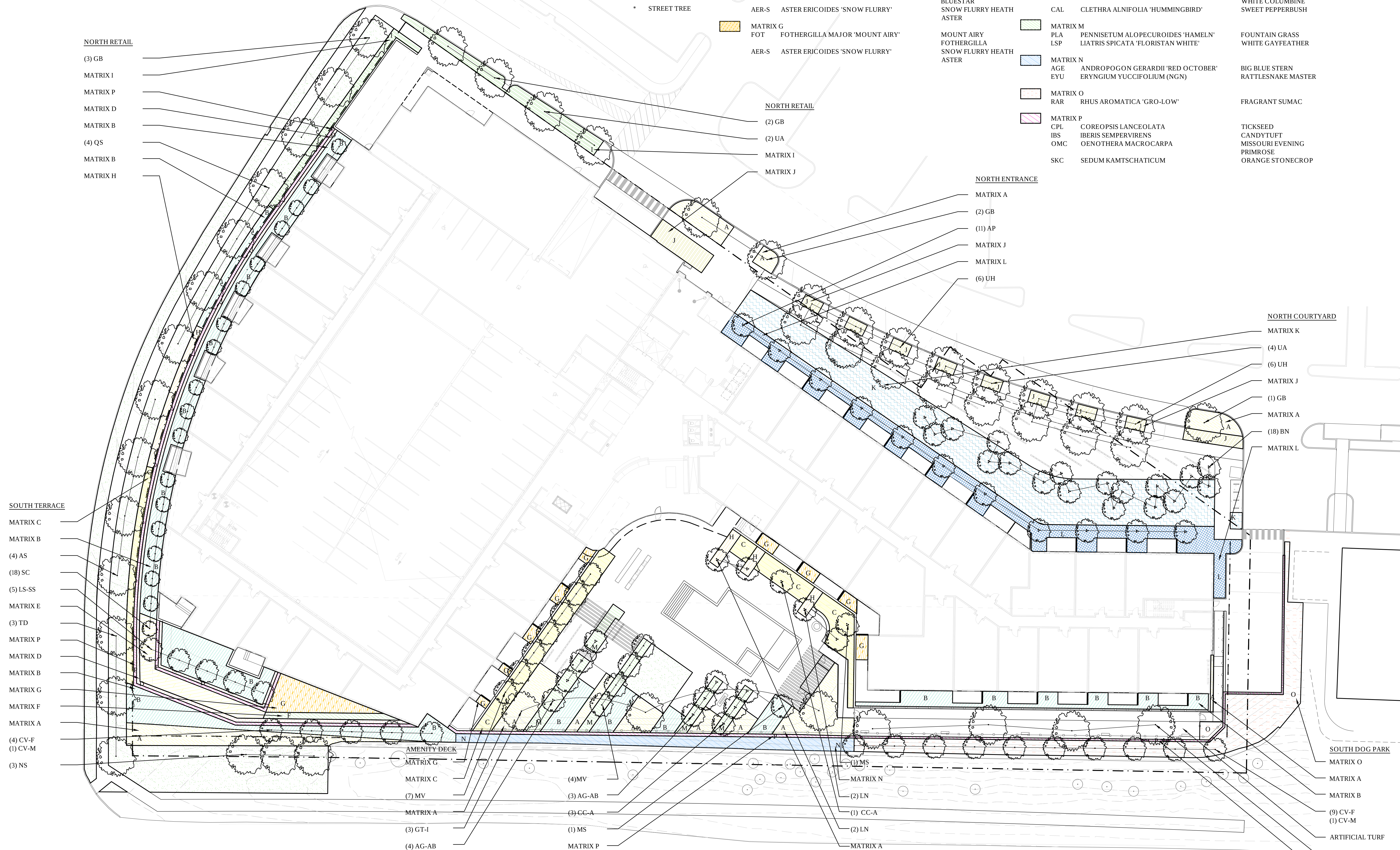
PLANTING LEGEND

SYMBOL	MATERIAL
	FESCUE SOD
	PROPERTY LINE
	CANOPY TREE
	ORNAMENTAL TREE
	MULTI STEM ORNAMENTAL TREE
	EXISTING TREE

ABV.	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES			
(8)	GB GINKGO BILOBA 'AUTUMN GOLD'	GINKO	3' CAL *
(3)	TD TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	BALD CYPRESS	3' CAL *
(4)	AS ACER SACCHARUM FALL FLEWATA (BAILSTA)	MAPLE, SUGAR	3' CAL *
(6)	UA ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	3' CAL *
(12)	UH ULMUS X HYBRID 'PIONEER'	HYBRID ELM	3' CAL *
(5)	LS-SS LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM	3' CAL
(3)	GT-I GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, THORNESS	3' CAL
(3)	NS NYSSA SYLVATICA	BLACKGUM	3' CAL
(8)	QS QUERCUS SHUMARDII	OAK, SHUMARD	3' CAL *
ORNAMENTAL TREES			
(7)	AG-AB AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY 'AUTUMN BRILLIANCE'	8-10' TALL
(11)	AP AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	6' TALL
(18)	BN BETULA NIGRA 'DURA HEAT'	RIVER BIRCH	2.5-3'
(4)	CC-A CERCIS CANADENSIS 'ROYAL WHITE'	REDBUD	8-10' TALL
(2)	MS MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA (WHITE FLOWER)	8-10' TALL
(11)	MV MAGNOLIA VIRGINICA	SWEETBAY MAGNOLIA	8-10' TALL
(3)	CV-M CHIONANTHUS VIRGINICUS MALE	FRINGETREE - MALE	6' TALL
(1)	CV-F CHIONANTHUS VIRGINICUS FEMALE	FRINGETREE - FEMALE	6' TALL
(4)	LN LAGERSTROEMIA 'NATCHEZ'	GRAPE MYRTLE (WHITE)	8-10' TALL
(18)	SC SAMBUCUS CANADENSIS	ELDERBERRY	4' TALL
			* STREET TREE

* STREET TREE

HATCH ABV.	BOTANICAL NAME	COMMON NAME	HATCH ABV.	BOTANICAL NAME	COMMON NAME
	MATRIX A SHE GLI SPOROBOLUS HETEROLEPIS GAURA LINDHEIMERI 'SPARKLE WHITE'	PRARIE DROPSPEED GAURA (WHITE)		MATRIX H CAC CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' ERY ERYNGIUM YUCCIFOLIUM (NGN)	FEATHER REED GRASS RATTLESNAKE MASTER
	MATRIX B SSC SCHIZACHYRIUM SCOPARIUM 'THE BLUES' ASC ASCLEPIAS VERTICILLATA	LITTLE BLUESTEM WHORLED MILKWEED		MATRIX I SHE ASB SPOROBOLUS HETEROLEPIS ALLIUM 'SUMMER BEAUTY'	PRARIE DROPSPEED SUMMER BEAUTY ONION
	MATRIX C PVI PANICUM VIRGATUM 'NORTHWIND' PDI PENSTEMON DIGITALIS	SWITCH GRASS BEARDTONGUE		MATRIX J DCN DESCHAMPSIA CAESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS BLUE MISTFLOWER
	MATRIX D JHO JUNIPERUS HORIZONTALIS	CREEPING JUNIPER		CCO CONOCLINIUM COELESTINUM	
	AER-S ASTER ERICOIDES 'SNOW FLURRY'	SNOW FLURRY HEATH ASTER		MATRIX K CFL CAREX FLACCA 'BLUE ZINGER' OSE ONOCLEA SENSIBILIS SP.	BLUE SEDGE SENSITIVE FERN
	MATRIX E AHU AMSONIA HUBRICHTII	THREAD LEAF BLUESTAR HEATH ASTER		MATRIX L HQU HYDRANGEA QUERCIFOLIA 'ALICE' EAL ERYTHRONIUM ALBIDUM CPE CAREX PENNSYLVANICA ACA AQUILEGIA CANADENSIS 'CORBETTE'	OAKLEAF HYDRANGEA WHITE TROUT LILY PENNSYLVANIA SEDGE CORBETTE WILD WHITE COLUMBINE SWEET PEPPERBUSH
	MATRIX F AHU AMSONIA HUBRICHTII	THREAD LEAF BLUESTAR SNOW FLURRY HEATH ASTER		CAL CLETHRA ALNIFOLIA 'HUMMINGBIRD'	
	AER-S ASTER ERICOIDES 'SNOW FLURRY'				
	MATRIX G FOT FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA SNOW FLURRY HEATH ASTER		MATRIX M PLA PENNISEETUM ALOPECUROIDES 'HAEMEL' LSP LIATRIS SPICATA 'FLORISTAN WHITE'	FOUNTAIN GRASS WHITE GAYFEATHER
	AER-S ASTER ERICOIDES 'SNOW FLURRY'			MATRIX N AGE ANDROPOGON GERARDII 'RED OCTOBER' EYU ERYNGIUM YUCCIFOLIUM (NGN)	BIG BLUE STERN RATTLESNAKE MASTER
				MATRIX O RAR RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
				MATRIX P CPL COREOPSIS LANCEOLATA IBS IBERIS SEMPERVIRENS OMC OENOTHERA MACROCARPA	TICKSEED CANDYTUFT MISSOURI EVENING PRIMROSE ORANGE STONECROP
				SKC SEDUM KAMTSCHATICUM	



1 PLANTING PLAN

CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

L. IRENE COMPADRE PLA, PRINCIPAL
MO# PLA-2017037530



ARBOLEOPE STUDIO LLC
LANDSCAPE ARCHITECTURE
LA-2016030703

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Trivers Associates, Inc. 2020

PROJECT #:	2054.0
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No.	Description	Date
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PLANTING PLAN

I 501

L-301

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Packet Pg. 1

100 North Broadway, Suite 1800
St. Louis, MO 63102
314.241.2900

OWNER
ALTUS PROPERTIES
231 S Bemiston Ave, STE 650
St. Louis, MO 63105
314.569.5000

CIVIL ENGINEER
CEDC
10620 Sunset Office Dr, STE 200
St. Louis, MO 63127
314.729.1400

LANDSCAPE ARCHITECT
ARBOLOPE STUDIO
1219 S. Boyle Ave.
St. Louis, MO 63110
314.769.9492

LIGHTING DESIGNER
ENVISION LIGHTING DESIGN
734 High Hill Ct, STE 920
Lake St. Louis, MO 63367
314.520.6116

CREVE COEUR PAVILION
10555 OLIVE BOULEVARD
CREVE COEUR, MO 63141

2020.11.16 CREVE COEUR PAVILION - SITE DEVELOPMENT PLAN - REVISION 1

L. IRENE COMPADRE P.L.A. PRINCIPAL
MOM PLA 2017037530
L. IRENE COMPADRE
NUMBER
PLA 2017037530
LANDSCAPE ARCHITECTURE
LA 2016030703

ARBOLOPE STUDIO LLC
LANDSCAPE ARCHITECTURE
LA 2016030703

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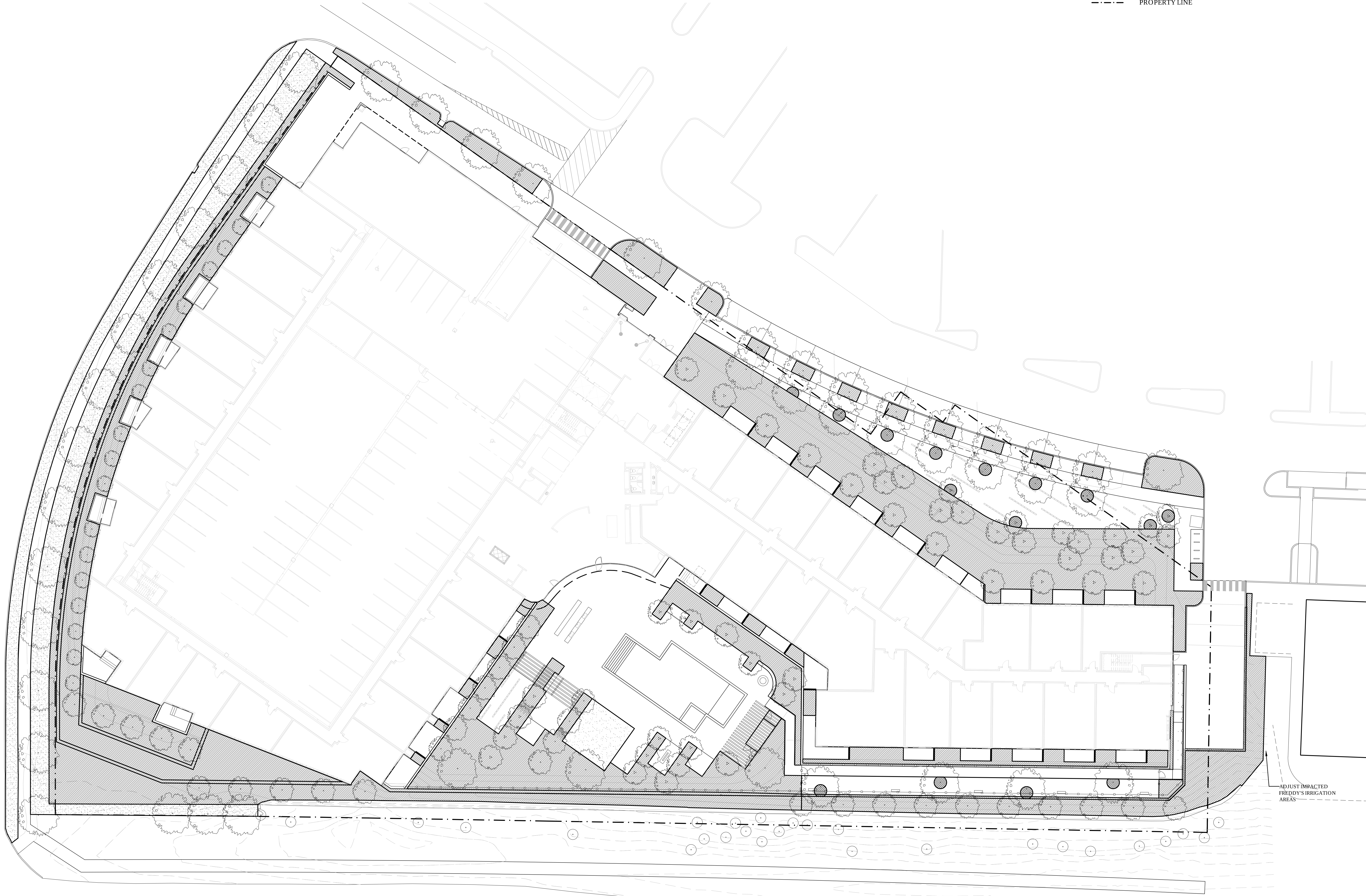
PROJECT # 2054.00

NOT FOR CONSTRUCTION

No.	Description	Date
AREAS TO BE IRRIGATED PLAN		
L-701		

IRRIGATION & WATER SERVICES LEGEND

SYMBOL	MATERIAL
	LAWN SPRAY AREA
	PERENNIALS, SHRUBS, GRASSES, & GROUND COVERS SPRAY AREA
	TREE IRRIGATION AREA
	TREE
	EXISTING TREE
	PROPERTY LINE



1 AREAS TO BE IRRIGATED PLAN



October 23, 2020

Mr. Mark Venturella
Altus Properties
231 S. Bemiston Avenue, Suite 650
St. Louis, Missouri 63105

RE: Traffic Impact Study
Proposed Mixed-Use Redevelopment
Altus Creve Coeur Pavilion
Creve Coeur, Missouri
CBB Job No. 063-20

Dear Mr. Venturella:

As requested, CBB has completed a traffic impact study related to the proposed Mixed-Use Redevelopment at the Altus Creve Coeur Pavilion on the northeast corner of Olive Boulevard and Old Olive Street Road West in Creve Coeur, Missouri. It is our understanding that the mixed-use redevelopment would consist of a multi-family residential building with 230 apartments and a retail space, presumably a restaurant, and an integrated parking garage. Primary access to the site is proposed via Ravenwood Lane to the existing connections on the public road system. The tract is currently occupied by two sit-down restaurants and a surface parking lot, which would be removed as part of the proposed redevelopment. The general site location is shown in **Figure 1**.



12400 Olive Boulevard, Suite 430, Saint Louis, Missouri 63141

T: 314.878.6644

326 S. 21st Street, Suite 504
Saint Louis, MO 63103

119 South Main Street
Saint Charles, MO 63301

4741 Central Street #1354
Kansas City, MO 64112

340 Regency Centre
Collinsville, IL 62234

3231 S. Halsted Street #319
Chicago, IL 60608



Olive Boulevard, Lindbergh Boulevard and Old Olive Street Road West are currently under the jurisdiction of the Missouri Department of Transportation (MoDOT). Pavilion and Ravenwood within the site are private streets owned and maintained by the developer. The zoning and site plan approvals are under the control of the City of Creve Coeur.

The purpose of the traffic study was to estimate the number of net trips that would be generated by the proposed mixed-use redevelopment (discounting for the elimination of the existing uses), evaluate the impact of the additional trips on current operating conditions, and determine the ability of motorists to safely enter and exit the site. Where necessary, roadway improvements (lane additions and/or traffic control modifications) were considered to mitigate the impact of the proposed redevelopment. As typically required for residential projects, the focus of our analysis was the weekday AM and PM commuter peak hours. The parameters of this study were discussed in a scoping meeting with representatives from MoDOT, the City of Creve Coeur and you on September 1, 2020.

It should be acknowledged that CBB does not assign responsibility of off-site improvement costs, but our work would attempt to illustrate whether the increased traffic to the proposed site would be a determining factor in the need for these improvements, if any.

Due to the current effects of COVID-19, current field traffic counts are not considered reliable. Therefore, it was agreed that traffic counts from recently completed projects by CBB, 2016 to date, would be used for these analyses. Planned and funded infrastructure projects were also included in our evaluations, including: the funded folded diamond interchange at Olive and Lindbergh, the funded full access intersection with signal at Lindbergh and Old Olive, the planned Old Olive Great Streets improvements and MoDOT's widening for side-by-side, full-length left-turn lanes on Olive between Spoede and Old Olive West.

The review agencies agreed that the following intersections would be addressed in this study:

- a. Olive and Pavilion;
- b. Olive and Old Olive West;
- c. Olive and Spoede;
- d. Old Olive and King Henry Court;
- e. Old Olive and Ravenwood;
- f. Old Olive and Willowbrook;
- g. Old Olive and Pavilion; and
- h. Old Olive and Guelbreth.



Furthermore, the review agencies agreed that the following scenarios would be evaluated in this study:

- a. 2022 Baseline Conditions (2022 traffic forecasts from the Olive and Lindbergh Interchange Study completed in 2019 by CBB);
- b. 2022 Build Conditions (Baseline volumes plus site generated traffic);
- c. 2040 No-Build Conditions (2040 traffic forecasts from Olive and Lindbergh Interchange Study completed in 2019 by CBB – without future connector roads);
and
- d. 2040 Build Conditions (2040 No-Build volumes plus site generated traffic).

This study does not include an analysis of on-site site circulation, queuing, parking sufficiency or any design details. However, the study will recommend lane configurations of the proposed public street intersections, if necessary, to minimize the impact of congestion and queuing on the approaches to the intersecting public roads.

**Baseline Conditions**

In order to identify the traffic impacts associated with the proposed redevelopment, it was first necessary to quantify the baseline roadway, traffic and operating conditions. To that end, an operational analysis of baseline traffic volumes on the surrounding road system was performed.

Existing Roadways

Olive Boulevard (Missouri Route 340) is a primary, east-west arterial that provides a regional connection between St. Louis City and Western St. Louis County. Olive Boulevard generally consists of a five-lane section (two thru lanes in each direction plus left-turn lanes at the signalized intersections). A raised median divides eastbound and westbound traffic from west of Spoede Road to east of Lindbergh Boulevard. The posted speed limit is 40 miles per hour (mph) east of Old Olive Street Road West and 35 mph to the west. Separate westbound right-turn lanes are provided along Olive Boulevard at Spoede Road, Old Olive Street Road and Pavilion Drive. Westbound left-turn access is not provided from Olive Boulevard into the Bayer campus at the Pavilion Drive signal.

Pavilion Drive is a private two-lane north-south roadway connecting Old Olive Street Road with Olive Boulevard. Pavilion Drive has four commercial entrances serving parking lots and an office building. Pavilion Drive intersects Olive Boulevard at a signalized intersection opposite an access to the Bayer Campus. Southbound Pavilion Drive and eastbound Ravenwood Lane are required to stop at their intersection while northbound Pavilion Drive is free flow from Olive Boulevard to Old Olive Street Road. It was noted during the original data collection that this seemed to cause confusion to northbound drivers as to who has the right-of-way at the intersection.

Olive Boulevard at Pavilion Drive is a signalized intersection with Bayer's west campus access as the southern leg. The southbound through movement is restricted by an island on the the south side of Olive Boulevard. Eastbound Olive Boulevard has two through lanes, a separate left-turn lane and a separate right-turn lane. Westbound Olive Boulevard has two through lanes with a separate right turn lane. No westbound left-turn movement is allowed at this intersection. The traffic signals along Olive Boulevard are part of a coordinated system. The eastbound left-turns operate with protected-plus-permitted Flashing Yellow Arrow phasing, while the northbound and southbound approaches operate under split-phasing.

Old Olive Street Road is an urban collector that provides connections between Olive Boulevard and Lindbergh Boulevard as well as local access to adjacent commercial properties. Old Olive Street Road serves the southbound Lindbergh Boulevard to westbound Olive Boulevard movement in lieu of a direct ramp at the partial cloverleaf interchange. At Pavilion Drive, Old Olive Street Road is marked with three lanes (one lane in each direction plus a two-way left-turn lane). Pavilion Drive is required to STOP at the approach to Old Olive Street Road. At the intersection with Ravenwood Lane, Old Olive Street Road provides one southbound lane and a left-turn lane) and two northbound lanes (a through lane and a separate northbound right-turn



lane). Old Olive Street Road has a posted speed is 30 mph. Old Olive Street Road is referenced as an east-west road at Guelbreth Lane, Pavilion Drive and Willowbrook Dive and a north-south road at Olive Boulevard, King Henry Court and Ravenwood Lane.

Olive Boulevard at Old Olive Street Road West/Schnucks is a signalized intersection with a Schnucks store and an access to Bayer’s west campus on the southern leg. The southbound approach provides a left-turn lane, and a long channelized through/right-turn lane. Eastbound Olive Boulevard has a separate left-turn lane (back to back with the Spoede signal), two through lanes and a separate right-turn lane. Westbound Olive Boulevard has one westbound left-turn lane, two through lanes and a separate right turn lane. The northbound approach has a separate left-turn lane and a shared through/right-turn lane. The traffic signals are part of the coordinated system, and the eastbound and westbound left-turns operate with protected-plus-permitted Flashing Yellow Arrow phasing, while the northbound and southbound approaches operate under permissive phasing.

Olive Boulevard at Spoede Road is a signalized intersection. The southbound approach provides a left-turn lane and a through/right-turn lane, while the northbound approach provides a thought/left-turn lane and a separate right-turn lane. Eastbound Olive Boulevard has a separate left-turn lane, one through lane and a shared through/right-turn lane. Westbound Olive Boulevard has one westbound left-turn lane (back to back with the Old Olive Street Road/Schnucks signal), two through lanes and a separate right turn lane. The traffic signals are part of the coordinated system and the eastbound and westbound left-turns operate with protected-plus-permitted Flashing Yellow Arrow phasing, while the northbound and southbound approaches operate under permissive phasing.

Ravenwood Lane is a two-lane internal road to the Creve Coeur Pavilion site that serves as the backbone street for the development. Ravenwood Lane is required to STOP at the approaches with Pavilion Drive and Old Olive Street Road. The Ravenwood Lane approach widens to provide separate left and right-turn lanes at Old Olive Street Road on the west end.

39 North Project History and Impending Changes

The 39 North Master Plan, completed in 2016, identified transportation connectivity, improved multi-modal mobility and changes to roadway character as critical components of a successful AgTech District in Creve Coeur, Missouri. St. Louis County Economic Development Partnership, who commissioned the original master planning study, has initiated several projects identified by the Master Plan including a proposal to modify the existing cloverleaf interchange at Olive Boulevard and Lindbergh Boulevard to a folded diamond configuration which has since been funded, designed and bid. The interchange project is intended to improve connectivity by allowing all movements at the interchange, relieving Old Olive Street Road West and Old Olive Street Road East from acting as highway ramps; improve multi-modal mobility by adding a sidewalk on the south side of Olive Boulevard from Old Olive Street Road West to Warson Road, removing the



weaving segments along Olive at the interchange, adding traffic signals at the new ramp terminals with marked pedestrian crossings and pedestrian actuation, and providing for a future mixed-use path on the north side of Olive Boulevard through the corridor; and provide opportunities to redevelop the northwest and northeast corner tracts of the interchange by removing the north loop ramps.

CBB completed a study for the proposed interchange in 2019 as an update to the previously published Olive Boulevard and Lindbergh Boulevard Interchange Improvement Study by CBB in 2017. Turning movement counts were collected for the Olive Boulevard and Lindbergh Boulevard corridors in January 2017 and the Old Olive Street Road corridor in May 2018. MoDOT and the City of Creve Coeur selected the option for a future full-access intersection at Lindbergh Boulevard and Old Olive Street Road with a traffic signal.

In addition, MoDOT has secured funding for a complementary project which will reconfigure the westbound Olive Boulevard left-turn bay at Spoele Road and the eastbound Olive Boulevard left-turn bay at Old Olive Street Road West. The left-turn bays would be reconfigured from the existing back-to-back left-turn configuration to side-by-side left-turn configuration which will increase storage capacity for both auxiliary lanes. Both left-turn queues currently spill out of their allotted turn bays, which disrupts through traffic volumes during the PM peak hour. The MoDOT improvement will allow for additional space to accommodate the left-turn queues and keep the through lanes clear.

The interchange study addressed long-term traffic demands by forecasting background linear traffic growth for 2022 Opening Year and 2040 Design Year analysis scenarios. As directed by MoDOT, an annual growth rate of 0.5% per year was used to account for the background traffic growth on the adjacent roadways for a total increase of 2.5% and 12% over the 2017/2018 traffic counts to reflect the 2022 and 2040 base traffic scenarios, respectively. In addition to the background traffic growth, the proposed the 39 North Master Plan anticipates significant redevelopment throughout the study area. The AgTech District is envisioned to include 400 apartment units, 550,000 square feet of office/lab uses, and 85,000 square feet of retail uses, which would translate to 895 and 1,065 new trips on the local roadways during the weekday AM and PM peak hours, respectively in the 2040 (build-out) traffic scenarios. Those additional trips were assigned in the Olive Lindbergh Interchange Study.

Baseline Traffic Volumes

The baseline traffic data for the AM and PM peak hours, taken from the 2022 traffic forecasts from the Olive and Lindbergh Interchange Study completed in 2019 by CBB, are shown in **Exhibit 1**.

Legend

-  = Existing Traffic Signal
-  = Baseline All-Way Stop
-  = Existing Side-Street Stop Control
- XX = AM Peak Hour Traffic
- (XX) = PM Peak Hour Traffic

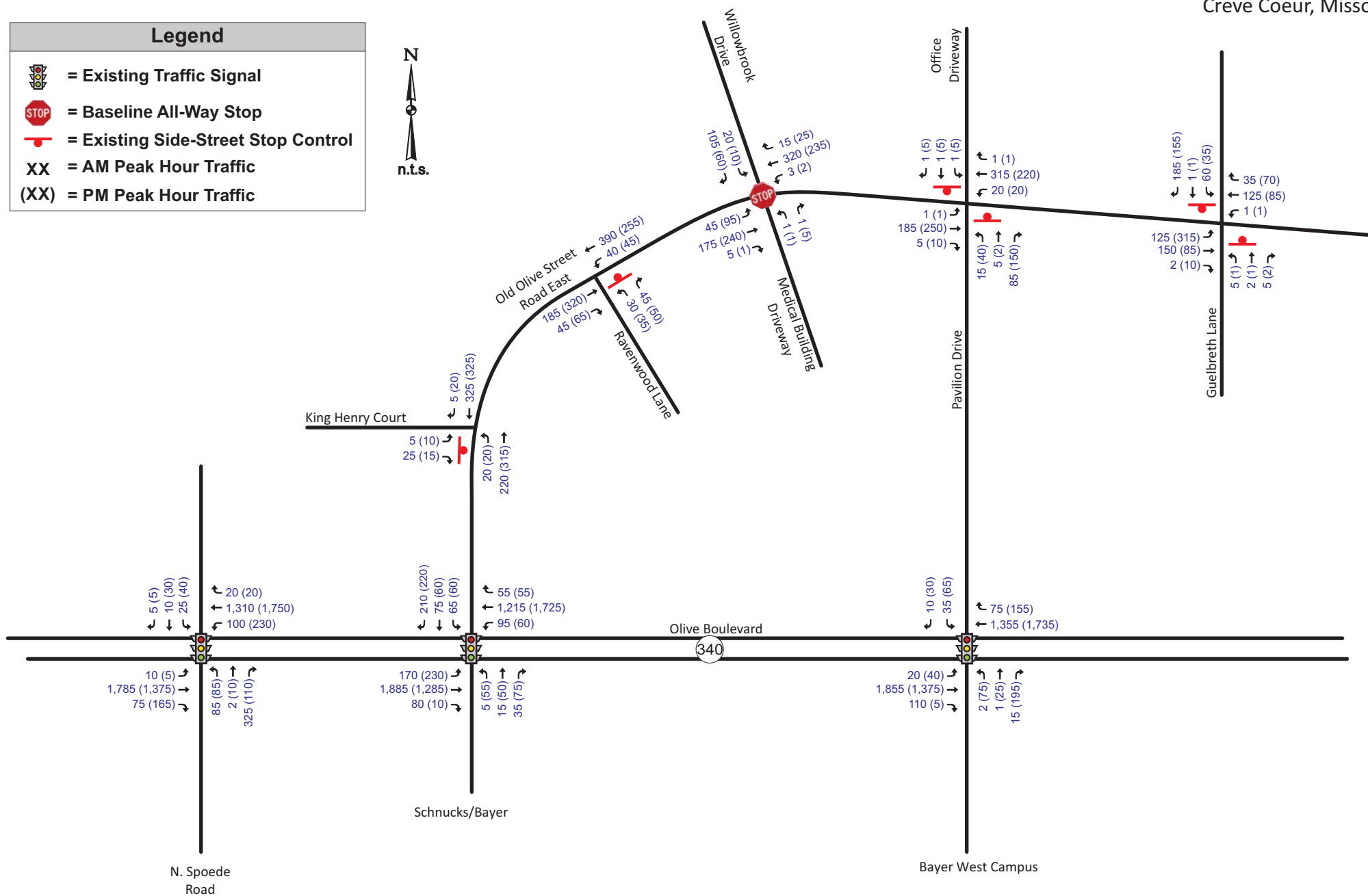


Exhibit 1: 2022 Baseline Traffic Volumes



Proposed Redevelopment

Once the base traffic volumes within the study area were established, it was then necessary to consider the traffic associated with the proposed redevelopment. This section of the report presents the traffic generation forecasts for the area road system associated with the re-occupancy of the site.

It is our understanding that 230 apartment units and a 4,500 square foot restaurant are proposed. Access is proposed via one main driveway on Ravenwood Lane to the integral parking garage. A schematic of the site plan (by others) is shown in **Exhibit 2**.

Trip Generation

As a primary step in the analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed apartments and one restaurant would generate during the peak hours. It should be noted that the net change for restaurant space on the site would be a reduction of 5,000 s.f. of restaurant space. These forecasts were based upon information provided in Trip Generation Manual, Tenth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the trip generating characteristics of various land uses.

The average trip rates were used for Land Use: 221 – Multi-Family Housing (Mid Rise). The peak hour of adjacent street traffic (one hour between 7 and 9 p.m.) was utilized for the AM peak hour, and the peak hour of adjacent street traffic (one hour between 4 and 6 p.m.) was utilized for the PM peak hour.

The average trip rates were used for Land Use: 932 – High-Turnover Sit-Down Restaurant. The peak hour of adjacent street traffic (one hour between 7 and 9 p.m.) was utilized for the AM peak hour, and the peak hour of adjacent street traffic (one hour between 4 and 6 p.m.) was utilized for the PM peak hour.

Since the proposed redevelopment would share access with the Altus Creve Coeur Pavilion center, it is reasonable to believe that there would be some common trips between the center and the restaurant and/or apartments. However, in an attempt to be conservative, no further trip reductions were applied to the proposed trips to account for common trips.

As shown in **Table 1**, the proposed redevelopment is expected to generate a total of approximately 85 and 50 additional trips during the weekday AM and PM peak hours, respectively.

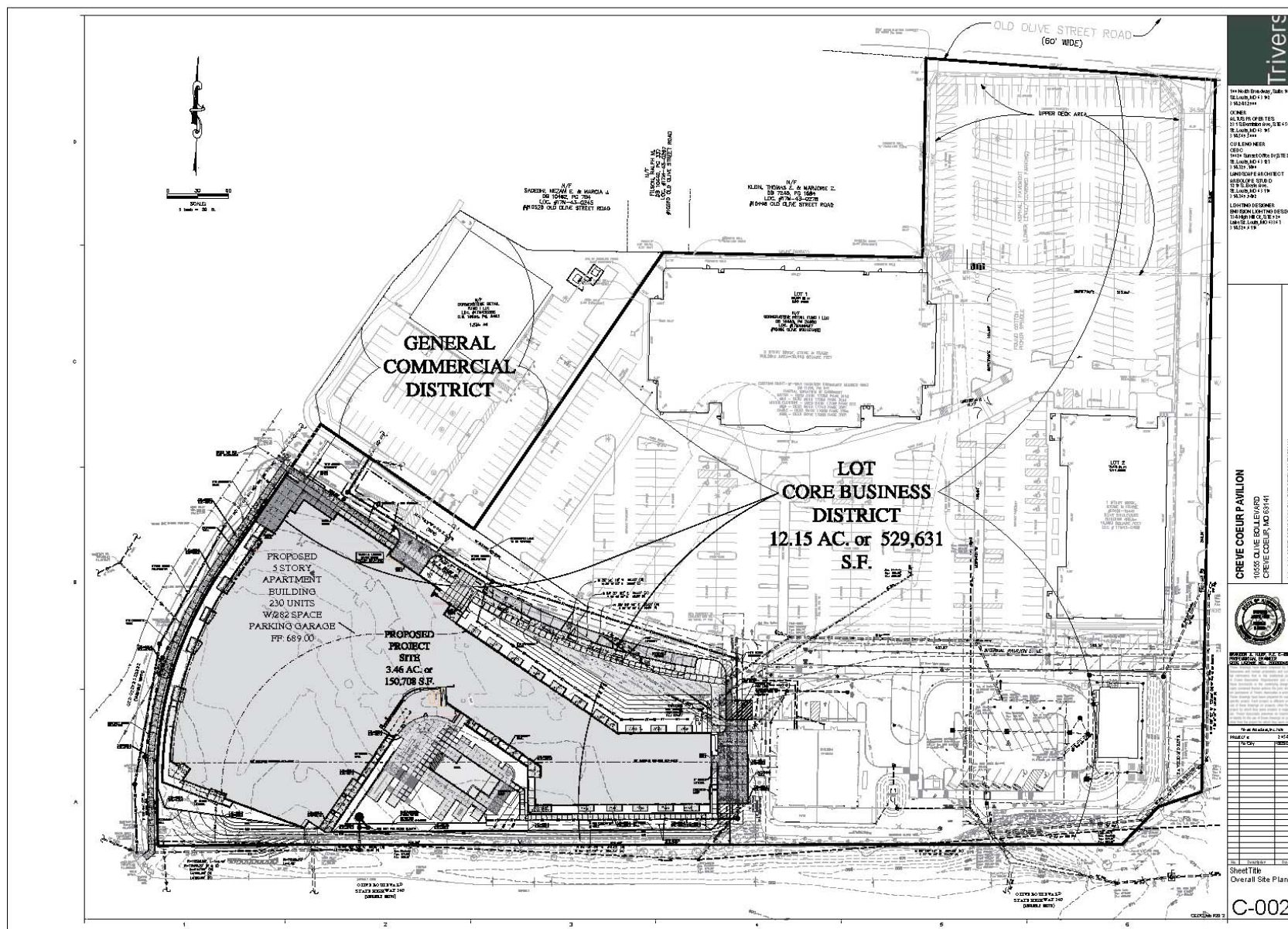


Exhibit 2: Preliminary Site Plan (provided by others)



Table 1: Trip Generation Estimate for Proposed Redevelopment

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multi-Family Housing (Mid-Rise) (ITE Land Use 221)	230 Units	1,252	20	65	85	60	40	100
High-Turnover Sit-Down Restaurant – REMOVED (ITE Land Use 932)	-5,000 S.F.	-561	0	0	0	-30	-20	-50
Net Additional Trips		691	20	65	85	30	20	50

Trip Distribution

The additional traffic generated by the proposed redevelopment was assigned to the adjoining roadway system based on existing and projected traffic patterns, as well as the location of existing access points for the center. The anticipated directional distribution during the peak hours for the new trips accessing the site was assumed to be as follows:

- 45% to/from the East on Olive Boulevard via Pavilion Drive
- 30% to/from the West on Olive Boulevard via Ravenwood Lane and Old Olive Street Road West;
- 15% to/from the East on Old Olive Street Road West (east of Pavilion);
- 5% to/from the North on Guelbreth Lane via Ravenwood Lane and Old Olive Street Road West;
and
- 5% to/from the South on Spoele Road via Ravenwood Lane and Old Olive Street Road West.

Exhibit 3 illustrates the site-generated traffic assignment for the proposed redevelopment at the study intersections. As can be seen, the increase at Pavilion Drive and Ravenwood Lane is expected to be 30 vph oriented to Olive Boulevard during the AM peak hour and 20 vph oriented to Olive Boulevard during the PM peak hour. These trips equate to approximately one vehicle every two minutes on average during the AM peak hour or one vehicle every three minutes on average during the PM peak hour.

Build Conditions

2022 Build Traffic Volumes

The traffic generated by the proposed redevelopment (Exhibit 3) was aggregated with the Baseline Traffic Volumes (Exhibit 1) to reflect the forecasted traffic volumes. **Exhibit 4** reflects the 2022 Build Traffic Volumes.

Legend

-  = Existing Traffic Signal
-  = Baseline All-Way Stop
-  = Existing Side-Street Stop Control
- XX = AM Peak Hour Traffic
- (XX) = PM Peak Hour Traffic

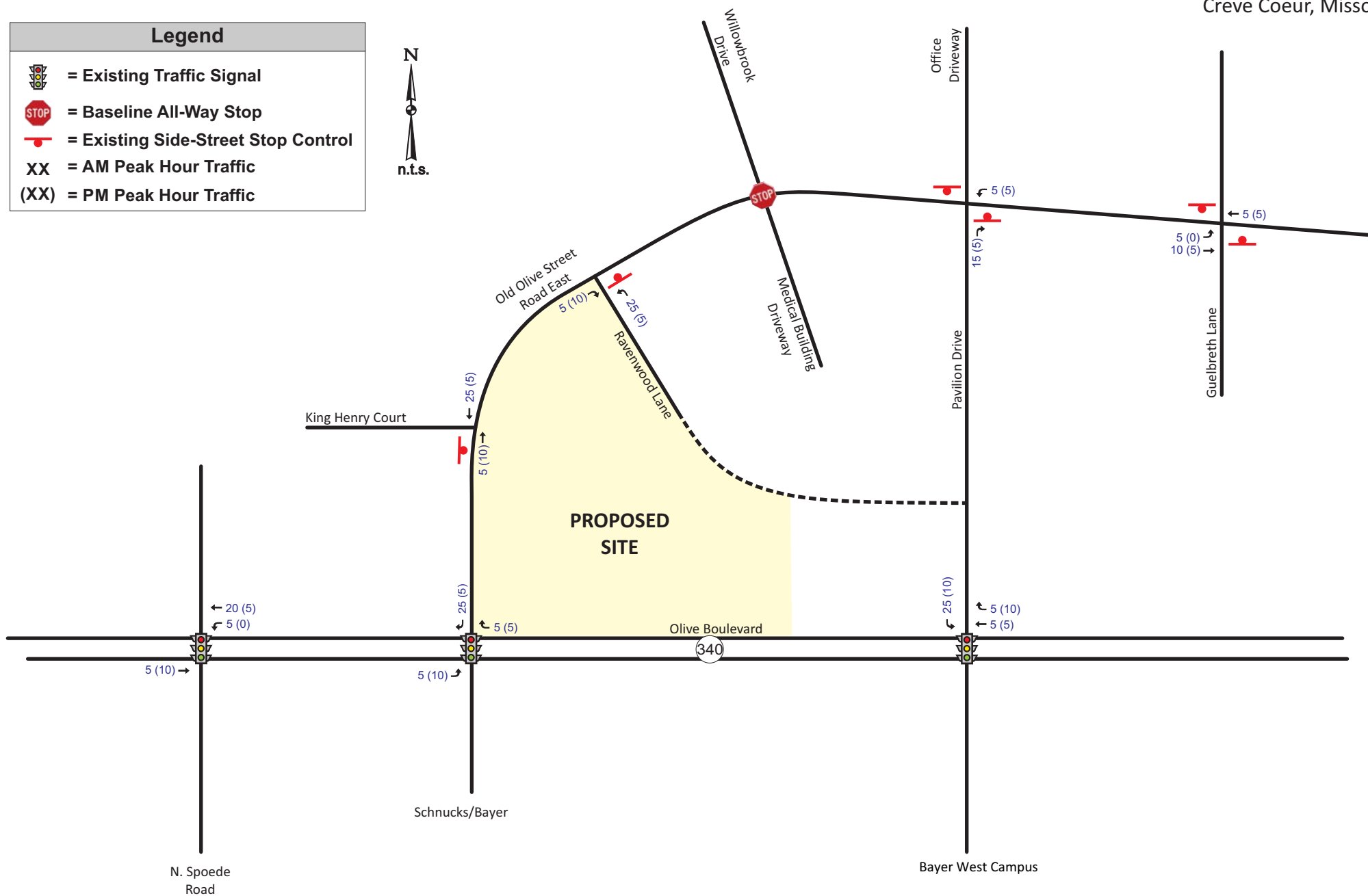
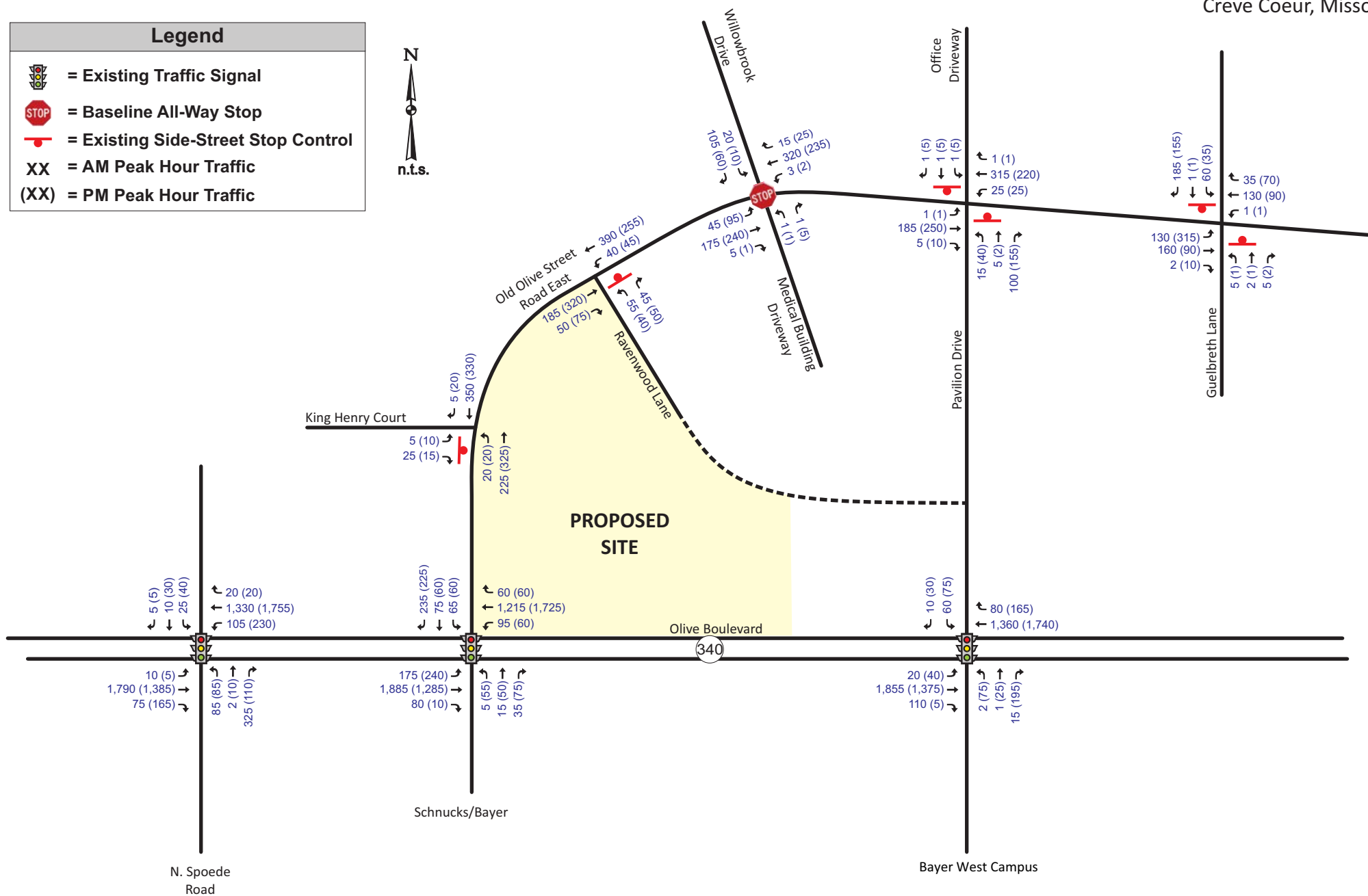


Exhibit 3: Site-Generated Traffic Volumes

Legend

-  = Existing Traffic Signal
-  = Baseline All-Way Stop
-  = Existing Side-Street Stop Control
- XX** = AM Peak Hour Traffic
- (XX)** = PM Peak Hour Traffic





Operating Conditions Analyses

The baseline operating conditions for the study area intersections were evaluated using SYNCHRO 10, which is based on procedures outlined in the *Highway Capacity Manual* to determine estimates of capacity and operational performance of signalized and unsignalized intersections. Our traffic operations analysis includes measures of effectiveness generated by the SYNCHRO software.

The operating conditions were graded in accordance with six levels of traffic service (Level A "Free Flow" to Level F "Fully Saturated") established by the *Highway Capacity Manual*. Levels of service (LOS) are measures of traffic flow which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is generally considered acceptable for peak period conditions in urban and suburban areas. **Table 2** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 2: Level of Service Thresholds

Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

It should be acknowledged that the perception of acceptable traffic service varies widely by area. Specifically, more delay is usually tolerated in urban regions compared to rural areas. Based on the character of this area, we believe that LOS D would be an appropriate target for overall peak period traffic operations. Each of the study intersections was evaluated using the methodologies described above. The results of the SYNCHRO evaluations for the base and build year are summarized in **Table 3**.

As can be seen in Table 3, all intersections operate acceptably overall under 2022 Baseline conditions; however, some side-street approaches at the signalized intersections along Olive Boulevard have poor levels of service. The northbound Spodee Road approach at Olive Boulevard is expected to operate at LOS E during the AM peak hour, and the southbound approach at the intersection is expected to operate at LOS E during the PM peak hour. At the intersection of Olive Boulevard and Old Olive Street Road West/Schnucks-Bayer Entrance, the northbound approach is expected to operate at LOS F during the PM peak hour, and the southbound approach is expected to operate at LOS F during the AM and PM peak hours. At the intersection of Olive



Boulevard and Pavilion Drive/Bayer West Campus, the northbound approach is expected to operate at LOS E during the PM peak hour, and the southbound approach is expected to operate at LOS E during the AM and PM peak hours. Due to the heavy traffic along Olive Boulevard and coordinated system of traffic signals designed to move high traffic volumes efficiently along the main arterial, the longer delays at side-street approaches are expected and generally more tolerable to roadway users. As can be seen in Table 3, the signalized intersections still operate desirably overall.

Table 3: 2022 Baseline and 2022 Build Operating Conditions

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2022 Baseline Conditions	2022 Build Conditions	2022 Baseline Conditions	2022 Build Conditions
<i>Olive Boulevard and Spodee Road – Signalized</i>				
Eastbound Olive Boulevard	C (24.7) 95 TH Queue – 1015' TH	C (25.0) 95 TH Queue – 1015' TH	B (17.2) 95 TH Queue – 710' TH	B (17.4) 95 TH Queue – 720' TH
Westbound Olive Boulevard	A (5.0) 95 TH Queue – 130' TH	A (5.3) 95 TH Queue – 140' TH	A (9.5) 95 TH Queue – 250' TH	A (9.6) 95 TH Queue – 250' TH
Northbound Spodee Road	E (60.7) 95 TH Queue – 355' RT	E (60.7) 95 TH Queue – 355' RT	D (52.7) 95 TH Queue – 150' TH	D (52.7) 95 TH Queue – 150' TH
Southbound Spodee Road	D (54.5) 95 TH Queue – 55' LT	D (54.5) 95 TH Queue – 55' LT	E (58.8) 95 TH Queue – 75' LT	E (58.8) 95 TH Queue – 75' LT
Overall Intersection	C (21.6)	C (21.8)	B (16.6)	B (16.8)
<i>Olive Boulevard and Old Olive Street Road West/Schnucks-Bayer Entrance – Signalized</i>				
Eastbound Olive Boulevard	C (30.6) 95 TH Queue – 565' TH	C (31.1) 95 TH Queue – 565' TH	B (14.5) 95 TH Queue – 245' LT	B (15.1) 95 TH Queue – 280' LT
Westbound Olive Boulevard	A (3.8) 95 TH Queue – 110' LT	A (3.6) 95 TH Queue – 110' LT	A (5.3) 95 TH Queue – 100' TH	A (5.3) 95 TH Queue – 100' TH
Northbound Schnucks-Bayer Entrance	C (28.0) 95 TH Queue – 55' TH	C (28.0) 95 TH Queue – 55' TH	F (96.1) 95 TH Queue – 160' LT	F (96.1) 95 TH Queue – 160' LT
Southbound Old Olive Street Road West	F (96.0) 95 TH Queue – 420' TH	F (109.5) 95 TH Queue – 460' TH	F (92.6) 95 TH Queue – 390' TH	F (94.5) 95 TH Queue – 395' TH
Overall Intersection	C (26.4)	C (28.3)	C (20.6)	C (21.1)
<i>Olive Boulevard and Pavilion Drive/Bayer West Campus – Signalized</i>				
Eastbound Olive Boulevard	A (3.4) 95 TH Queue – 65' TH	A (3.9) 95 TH Queue – 65' TH	A (3.3) 95 TH Queue – 80' TH	A (3.3) 95 TH Queue – 80' TH
Westbound Olive Boulevard	A (5.6) 95 TH Queue – 475' TH	A (6.1) 95 TH Queue – 475' TH	B (17.0) 95 TH Queue – 910' TH	B (17.3) 95 TH Queue – 910' TH
Northbound Bayer West Campus	B (11.1) 95 TH Queue – <25' TH	B (11.1) 95 TH Queue – <25' TH	E (68.8) 95 TH Queue – 230' RT	E (68.8) 95 TH Queue – 230' RT
Southbound Pavilion Drive	E (59.2) 95 TH Queue – 70' LT	F (81.0) 95 TH Queue – 105' LT	E (70.1) 95 TH Queue – 105' LT	F (85.3) 95 TH Queue – 120' LT
Overall Intersection	A (5.2)	A (6.7)	B (17.9)	B (19.0)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

95th % queue notes: (LT) = 95th % queue experienced in left-turn lane, (TH) = 95th % queue experienced in through lane, (RT) = 95th % queue experienced in right-turn lane



Table 3: 2022 Baseline and 2022 Build Operating Conditions (Continued)

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2022 Baseline Conditions	2022 Build Conditions	2022 Baseline Conditions	2022 Build Conditions
<i>Old Olive Street Road West and King Henry Court – Side-Street STOP</i>				
Eastbound King Henry Court	B (11.3)	B (11.5)	B (12.7)	B (12.9)
Northbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
<i>Old Olive Street Road West and Ravenwood Lane – Side-Street STOP</i>				
Westbound Ravenwood Lane	B (12.1)	B (13.6)	B (12.8)	B (13.0)
Northbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Old Olive Street Road West	A (1.0)	A (1.0)	A (1.6)	A (1.6)
<i>Old Olive Street Road West and Medical Building Driveway/Willowbrook Drive – All-Way STOP</i>				
Eastbound Old Olive Street Road West	B (10.2)	B (10.2)	B (12.7)	B (12.7)
Westbound Old Olive Street Road West	B (11.5)	B (11.5)	B (10.9)	B (10.9)
Northbound Medical Building Driveway	A (8.5)	A (8.5)	A (8.5)	A (8.5)
Southbound Willowbrook Drive	A (8.9)	A (8.9)	A (9.2)	A (9.2)
Overall Intersection	B (10.6)	B (10.6)	B (11.4)	B (11.4)
<i>Old Olive Street Road West and Pavilion Drive/Office Driveway – Side-Street STOP</i>				
Eastbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Westbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Northbound Pavilion Drive	B (11.5)	B (11.6)	C (15.2)	C (15.4)
Southbound Office Driveway	B (13.9)	B (14.4)	C (16.9)	C (17.3)
<i>Old Olive Street Road West and Guelbreth Lane – Side-Street STOP</i>				
Eastbound Old Olive Street Road West	A (4.1)	A (4.1)	A (7.2)	A (7.1)
Westbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Northbound Guelbreth Lane	C (17.1)	C (17.6)	C (21.7)	C (22.0)
Southbound Guelbreth Lane	C (15.2)	C (15.7)	C (18.3)	C (18.6)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

Under 2022 Build conditions with added traffic volumes from the proposed site, all study intersections would continue to operate desirably overall. The unsignalized intersections along Old Olive Street Road West would experience increases in delay of less than one second at any individual approach which should not be detectable to roadway users. The signalized intersections along Olive Boulevard would continue to operate desirably overall; however, the southbound Old Olive Street Road West approach at Olive Boulevard would realize some increase in delay while remaining at LOS F, and the southbound Pavilion Drive approach at Olive Boulevard



would degrade from LOS E to LOS F during both peak hours. The southbound Pavilion Drive approach experiences the largest increase in delay due to the assumption that all net site-generated southbound left-turns onto eastbound Olive Boulevard will use this approach (25 and 10 southbound left-turns per hour during the AM and PM peak hours respectively).

It may be possible to mitigate some of the side-street delays on southbound Pavilion Drive at Olive Boulevard by reallocating a few seconds of the signal's green time from the mainline to the side-street approach. The results of potential adjusted signal timing are summarized in **Table 3a**. While the signal timing changes would have some impact on the mainline signal progression along Olive Boulevard, the southbound approaches of Old Olive Street Road West at Olive Boulevard and Pavilion Drive at Olive Boulevard would be improved from LOS F back to LOS E.



Table 3a: 2022 Build Operating Conditions – Signal Timing Adjustments (Signalized Intersections Only)

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2022 Build Conditions (No Adjustments)	2022 Build Conditions (With Adjustments)	2022 Build Conditions (No Adjustments)	2022 Build Conditions (With Adjustments)
<i>Olive Boulevard and Spoele Road – Signalized</i>				
Eastbound Olive Boulevard	C (25.0) 95 TH Queue – 1015' TH	C (28.0) 95 TH Queue – 1015' TH	B (17.4) 95 TH Queue – 720' TH	B (17.4) 95 TH Queue – 720' TH
Westbound Olive Boulevard	A (5.3) 95 TH Queue – 140' TH	A (5.0) 95 TH Queue – 130' TH	A (9.6) 95 TH Queue – 250' TH	A (9.3) 95 TH Queue – 240' TH
Northbound Spoele Road	E (60.7) 95 TH Queue – 355' RT	E (60.7) 95 TH Queue – 355' RT	D (52.7) 95 TH Queue – 150' TH	D (52.7) 95 TH Queue – 150' TH
Southbound Spoele Road	D (54.5) 95 TH Queue – 55' LT	D (54.5) 95 TH Queue – 55' LT	E (58.8) 95 TH Queue – 75' LT	E (58.8) 95 TH Queue – 75' LT
Overall Intersection	C (21.8)	C (23.2)	B (16.8)	B (16.6)
<i>Olive Boulevard and Old Olive Street Road West/Schnucks-Bayer Entrance – Signalized</i>				
Eastbound Olive Boulevard	C (31.1) 95 TH Queue – 565' TH	D (47.9) 95 TH Queue – 740' TH	B (15.1) 95 TH Queue – 280' LT	B (15.2) 95 TH Queue – 280' LT
Westbound Olive Boulevard	A (3.6) 95 TH Queue – 110' LT	A (4.6) 95 TH Queue – 100' LT	A (5.3) 95 TH Queue – 100' TH	A (6.3) 95 TH Queue – 100' TH
Northbound Schnucks-Bayer Entrance	C (28.0) 95 TH Queue – 55' TH	C (25.8) 95 TH Queue – 50' TH	F (96.1) 95 TH Queue – 160' LT	F (93.7) 95 TH Queue – 160' LT
Southbound Old Olive Street Road West	F (109.5) 95 TH Queue – 460' TH	E (77.2) 95 TH Queue – 415' TH	F (94.5) 95 TH Queue – 395' TH	E (76.4) 95 TH Queue – 370' TH
Overall Intersection	C (28.3)	C (34.3)	C (21.1)	B (19.9)
<i>Olive Boulevard and Pavilion Drive/Bayer West Campus – Signalized</i>				
Eastbound Olive Boulevard	A (3.9) 95 TH Queue – 65' TH	A (4.9) 95 TH Queue – 65' TH	A (3.3) 95 TH Queue – 80' TH	A (3.2) 95 TH Queue – 80' TH
Westbound Olive Boulevard	A (6.1) 95 TH Queue – 475' TH	A (6.2) 95 TH Queue – 500' TH	B (17.3) 95 TH Queue – 910' TH	B (17.6) 95 TH Queue – 910' TH
Northbound Bayer West Campus	B (11.1) 95 TH Queue – <25' TH	B (11.1) 95 TH Queue – <25' TH	E (68.8) 95 TH Queue – 230' RT	E (68.8) 95 TH Queue – 230' RT
Southbound Pavilion Drive	F (81.0) 95 TH Queue – 105' LT	E (75.3) 95 TH Queue – 105' LT	F (85.3) 95 TH Queue – 120' LT	E (75.8) 95 TH Queue – 120' LT
Overall Intersection	A (6.7)	A (7.1)	B (19.0)	B (18.7)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

95th % queue notes: (LT) = 95th % queue experienced in left-turn lane, (TH) = 95th % queue experienced in through lane, (RT) = 95th % queue experienced in right-turn lane



Design Year Analyses

2040 Traffic Volumes

As described previously, background traffic growth was added to traffic generated by anticipated redevelopment in the study area to obtain 2040 No-Build traffic forecasts. The 2040 No-Build traffic forecasts from the Olive Lindbergh Interchange Study are shown in **Exhibit 5**. The traffic generated by the proposed redevelopment (Exhibit 3) was aggregated with the 2040 No-Build Traffic Volumes (Exhibit 5) to reflect the forecasted traffic volumes. **Exhibit 6** reflects the 2040 Build Traffic Volumes.

2040 Traffic Operating Conditions

The 2040 No-Build and Build traffic volumes were reanalyzed using the same methodologies applied to the 2022 Baseline and 2022 Build traffic volumes. The forecasted levels of service and average delays at each study intersection for the 2040 No-Build and 2040 Build Conditions are summarized in **Table 4**.

As can be seen in Table 4, the proposed redevelopment trips would have minimal impact on the unsignalized intersections along Old Olive Street Road West and would not increase the overall average delay at any signalized intersection along Olive Boulevard by more than three seconds. As was the case in the 2022 traffic analyses, some approaches already operating at poor levels of service would experience further degradation, namely the southbound Old Olive Street Road West and the southbound Pavilion Drive approaches at Olive Boulevard. Because of the increase in background traffic, it would be difficult to improve levels of service on the side-street approaches without significant capacity improvements along Olive Boulevard.

It may be possible to reduce delay on the side street approaches somewhat by moving a few seconds of green time from the mainline Olive Boulevard to the side-street approaches as was shown for the 2022 Build conditions. However, CBB does not find it useful to show traffic signal timing improvements today based on 20-year projections. Based on these results, no additional physical improvements to study intersections will be necessary due to the addition of traffic from the proposed site redevelopment.

Legend

-  = Existing Traffic Signal
-  = Baseline All-Way Stop
-  = Existing Side-Street Stop Control
- XX = AM Peak Hour Traffic
- (XX) = PM Peak Hour Traffic

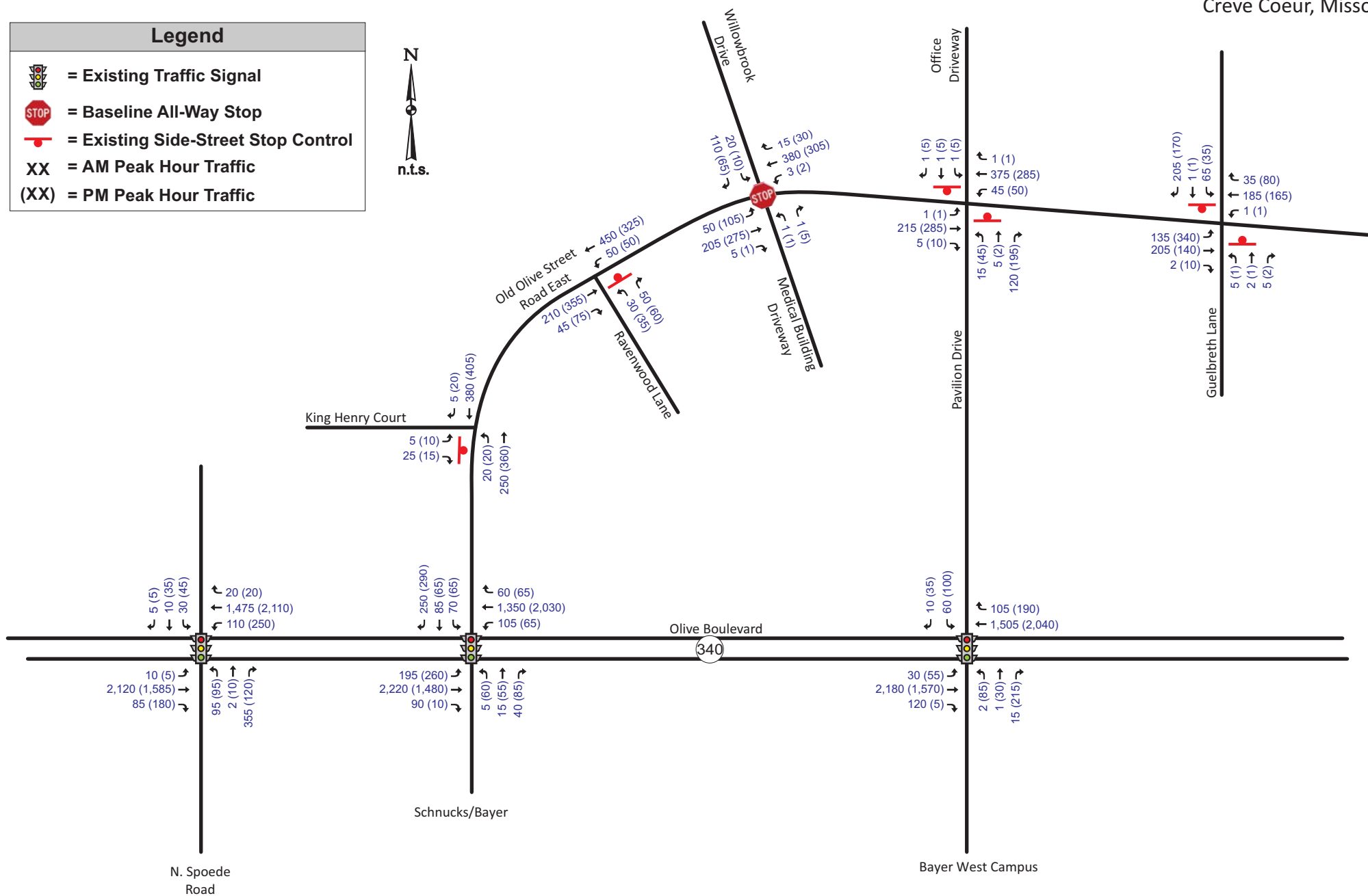


Exhibit 5: 2040 No-Build Traffic Volumes

Legend

-  = Existing Traffic Signal
-  = Baseline All-Way Stop
-  = Existing Side-Street Stop Control
- XX** = AM Peak Hour Traffic
- (XX)** = PM Peak Hour Traffic

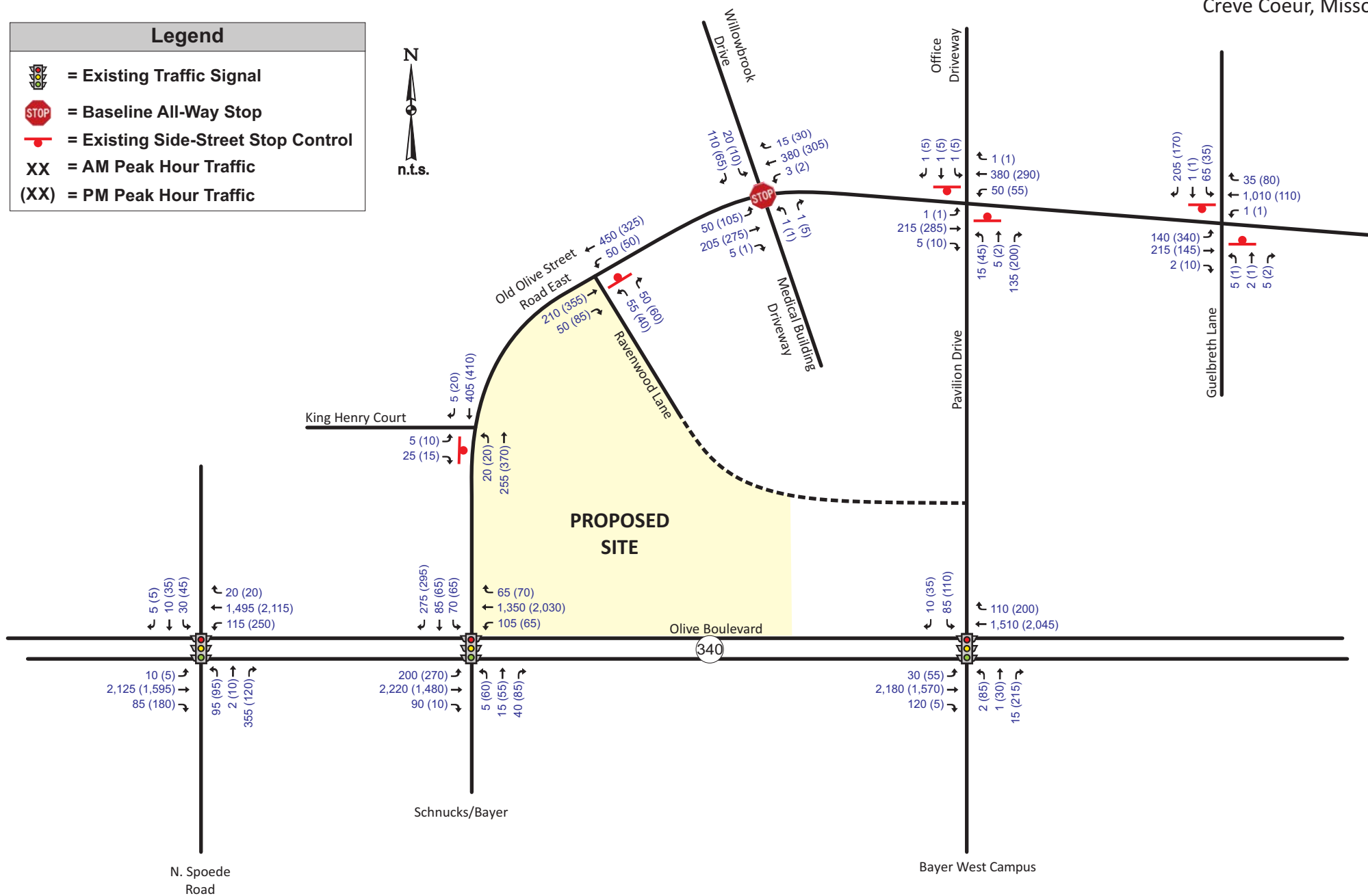


Exhibit 6: 2040 Build Traffic Volumes



Table 4: 2040 Baseline and 2040 Build Operating Conditions

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2040 No-Build Conditions	2040 Build Conditions	2040 No-Build Conditions	2040 Build Conditions
<i>Olive Boulevard and Spodee Road – Signalized</i>				
Eastbound Olive Boulevard	E (73.9) 95 TH Queue – 1455' TH	E (73.9) 95 TH Queue – 1455' TH	C (25.2) 95 TH Queue – 910' TH	C (25.6) 95 TH Queue – 920' TH
Westbound Olive Boulevard	A (5.8) 95 TH Queue – 175' TH	A (6.1) 95 TH Queue – 185' TH	B (12.4) 95 TH Queue – 285' TH	B (12.5) 95 TH Queue – 285' TH
Northbound Spodee Road	E (66.5) 95 TH Queue – 430' RT	E (66.5) 95 TH Queue – 430' RT	E (55.4) 95 TH Queue – 165' TH	E (55.4) 95 TH Queue – 165' TH
Southbound Spodee Road	E (56.6) 95 TH Queue – 65' LT	E (56.6) 95 TH Queue – 65' LT	E (60.4) 95 TH Queue – 85' LT	E (60.4) 95 TH Queue – 85' LT
Overall Intersection	D (48.7)	D (48.6)	C (21.2)	C (21.4)
<i>Olive Boulevard and Old Olive Street Road West/Schnucks-Bayer Entrance – Signalized</i>				
Eastbound Olive Boulevard	E (55.0) 95 TH Queue – 1155' TH	E (55.0) 95 TH Queue – 1155' TH	B (15.1) 95 TH Queue – 240' LT	B (15.9) 95 TH Queue – 270' LT
Westbound Olive Boulevard	A (6.2) 95 TH Queue – 140' TH	A (6.2) 95 TH Queue – 140' TH	C (21.7) 95 TH Queue – 1100' TH	C (22.9) 95 TH Queue – 1100' TH
Northbound Schnucks-Bayer Entrance	C (26.7) 95 TH Queue – 55' TH	C (26.7) 95 TH Queue – 55' TH	F (106.2) 95 TH Queue – 170' LT	F (106.2) 95 TH Queue – 170' LT
Southbound Old Olive Street Road West	F (139.3) 95 TH Queue – 525' TH	F (158.1) 95 TH Queue – 565' TH	F (143.7) 95 TH Queue – 515' TH	F (146.2) 95 TH Queue – 520' TH
Overall Intersection	D (44.6)	D (46.9)	C (34.0)	D (35.2)
<i>Olive Boulevard and Pavilion Drive/Bayer West Campus – Signalized</i>				
Eastbound Olive Boulevard	B (14.1) 95 TH Queue – 65' TH	B (145.0) 95 TH Queue – 65' TH	A (4.3) 95 TH Queue – 90' TH	A (4.3) 95 TH Queue – 90' TH
Westbound Olive Boulevard	A (3.8) 95 TH Queue – 155' TH	A (4.0) 95 TH Queue – 155' TH	E (56.6) 95 TH Queue – 1265' TH	E (57.5) 95 TH Queue – 1275' TH
Northbound Bayer West Campus	B (11.1) 95 TH Queue – <25' TH	B (11.1) 95 TH Queue – <25' TH	E (78.4) 95 TH Queue – 275' RT	E (78.7) 95 TH Queue – 275' RT
Southbound Pavilion Drive	F (81.0) 95 TH Queue – 110' LT	F (120.2) 95 TH Queue – 175' LT	F (146.2) 95 TH Queue – 170' LT	F (182.5) 95 TH Queue – 230' LT
Overall Intersection	B (11.3)	B (13.5)	D (42.8)	D (45.6)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

95th % queue notes: (LT) = 95th % queue experienced in left-turn lane, (TH) = 95th % queue experienced in through lane, (RT) = 95th % queue experienced in right-turn lane



Table 4: 2040 Baseline and 2040 Build Operating Conditions (Continued)

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2040 No-Build Conditions	2040 Build Conditions	2040 No-Build Conditions	2040 Build Conditions
<i>Old Olive Street Road West and King Henry Court – Side-Street STOP</i>				
Eastbound King Henry Court	B (11.9)	B (12.2)	B (14.2)	B (14.4)
Northbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
<i>Old Olive Street Road West and Ravenwood Lane – Side-Street STOP</i>				
Westbound Ravenwood Lane	B (12.9)	C (14.9)	B (13.7)	B (14.1)
Northbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Old Olive Street Road West	A (1.2)	A (1.2)	A (1.6)	A (1.6)
<i>Old Olive Street Road West and Medical Building Driveway/Willowbrook Drive – All-Way STOP</i>				
Eastbound Old Olive Street Road West	B (11.2)	B (11.2)	C (15.3)	C (15.3)
Westbound Old Olive Street Road West	B (13.5)	B (13.5)	B (13.5)	B (13.5)
Northbound Medical Building Driveway	A (8.8)	A (8.8)	A (9.0)	A (9.0)
Southbound Willowbrook Drive	A (9.4)	A (9.4)	A (9.8)	A (9.8)
Overall Intersection	B (12.0)	B (12.0)	B (13.7)	B (13.7)
<i>Old Olive Street Road West and Pavilion Drive/Office Driveway – Side-Street STOP</i>				
Eastbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Westbound Old Olive Street Road West	A (1.2)	A (1.3)	A (1.6)	A (1.7)
Northbound Pavilion Drive	B (12.7)	B (12.9)	C (20.9)	C (21.4)
Southbound Office Driveway	C (17.1)	C (17.8)	C (24.7)	D (25.5)
<i>Old Olive Street Road West and Guelbreth Lane – Side-Street STOP</i>				
Eastbound Old Olive Street Road West	A (3.9)	A (3.9)	A (7.4)	A (7.4)
Westbound Old Olive Street Road West	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Northbound Guelbreth Lane	C (21.9)	C (22.8)	D (31.3)	D (31.9)
Southbound Guelbreth Lane	C (20.7)	C (21.8)	D (30.1)	D (31.1)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)



Conclusions

CBB completed the preceding study to address the anticipated traffic impacts associated with the proposed Mixed-Use Redevelopment at the Altus Creve Coeur Pavilion on the northeast corner of Olive Boulevard and Old Olive Street Road West in Creve Coeur, Missouri. The following is a summary of the findings:

- The proposed mixed-use development includes 230 apartment units with integrated structured parking and a 4,500 square-foot restaurant use. The proposed development is replacing the existing two restaurants on-site; therefore, there will be a net reduction of 5,000 s.f. of restaurant space.
- Due to COVID-19, current traffic volumes are not representative of typical conditions. For this reason, CBB relied on traffic volume data from previously completed studies, which incorporated recent traffic counts and projected appropriate levels of background growth and traffic generated by expected developments to estimate baseline traffic conditions for 2022 and 2040.
- Primary access to the site is proposed via one full-access driveway on Ravenwood Lane.
- The proposed mixed-use development is expected to generate a net total of 85 trips during the AM peak hour and 50 trips during the PM peak hour.
 - With a peak outbound net total of 65 vph during the AM peak hour, the peak frequency of vehicles entering or leaving the site would be roughly one vehicle per minute.
- Under 2022 Baseline conditions, all study intersections operate at desirable levels of service overall, with some north/south side-street approaches operating poorly at signalized intersections along Olive Boulevard, including the southbound Old Olive Street Road West and southbound Pavilion Drive approaches at Olive Boulevard.
- Under 2022 Build conditions, all study intersections are expected to operate at acceptable levels of service overall, but poor baseline levels of service at the southbound approaches on Old Olive Street Road West at Olive Boulevard and Pavilion Drive at Olive Boulevard would be made worse by the added traffic.
 - It may be possible to reallocate a few seconds of green time from the mainline Olive Boulevard to the side street at these signalized intersections to achieve southbound approach levels of service that are similar to or improve upon 2022 Baseline conditions. This would have a slight negative impact on signal progression along Olive Boulevard.
 - No physical improvements would be necessary at any of the study intersections.
- Under 2040 No-Build conditions, the signalized intersections along Olive Boulevard would experience further strain due to background traffic growth but would operate acceptably overall. Site-generated traffic under 2040 Build conditions would have little effect on study intersections with the exception of the southbound approaches on Old Olive Street Road



West at Olive Boulevard and Pavilion Drive at Olive Boulevard, where poor approach levels of service would be made worse.

- Changes to traffic signal timing could help alleviate southbound delays at the possible expense of mainline Olive Boulevard signal progression, but no additional physical improvements to study intersections will be necessary due to the addition of traffic from the proposed site.
- Some local trips may travel to and from the proposed development via Willowbrook Drive and Guelbreth Lane. That number is expected to be very low and would be associated with local residents in the area headed to the proposed restaurant or possibly some apartment residents traveling to local destinations along Schuetz Road.
 - The additional traffic on those roads is not expected to reach noticeable levels.
- As noted above, the additional net traffic from the proposed site does not create impact which necessitates mitigating improvements
 - The site was built several years ago with infrastructure designed to access Creve Coeur Pavilion as a whole.
 - CBB is aware of several improvements to the corridors through the Olive and Lindbergh Interchange project and the Old Olive Great Streets project.
 - While we do not believe it will be the responsibility of the developer to build any of those improvements, it may be appropriate to consider accommodating the necessary right-of-way or easements for those improvements by others
- The location of the proposed garage access on Ravenwood Lane directly opposite the existing driveway to the retail center, which includes St. Louis Bread Co., is appropriate.
- Based on the trip levels entering and exiting the garage, one entering lane and one exiting lane should be sufficient.
 - We would expect a significant amount of the traffic headed east on Olive Boulevard, including access to Lindbergh Boulevard, to use Pavilion Drive instead of Old Olive Street Road West to Olive Boulevard. These would be right-turns out of the proposed garage.
- Adequate intersection site distance is required for safe operations. While there do not appear to be any concerns for the proposed garage access, we recommend that the site civil engineer show sight triangles along Ravenwood Lane over the existing site plan to show that no existing or planned obstructions are placed there, including vegetation, signage, berms, etc.
- Pedestrian, bicycle, and transit accommodations are important for residential and other types of developments. The site plan appears to reconnect the proposed facility to the existing pedestrian accommodations on the site, which connect to the existing facilities



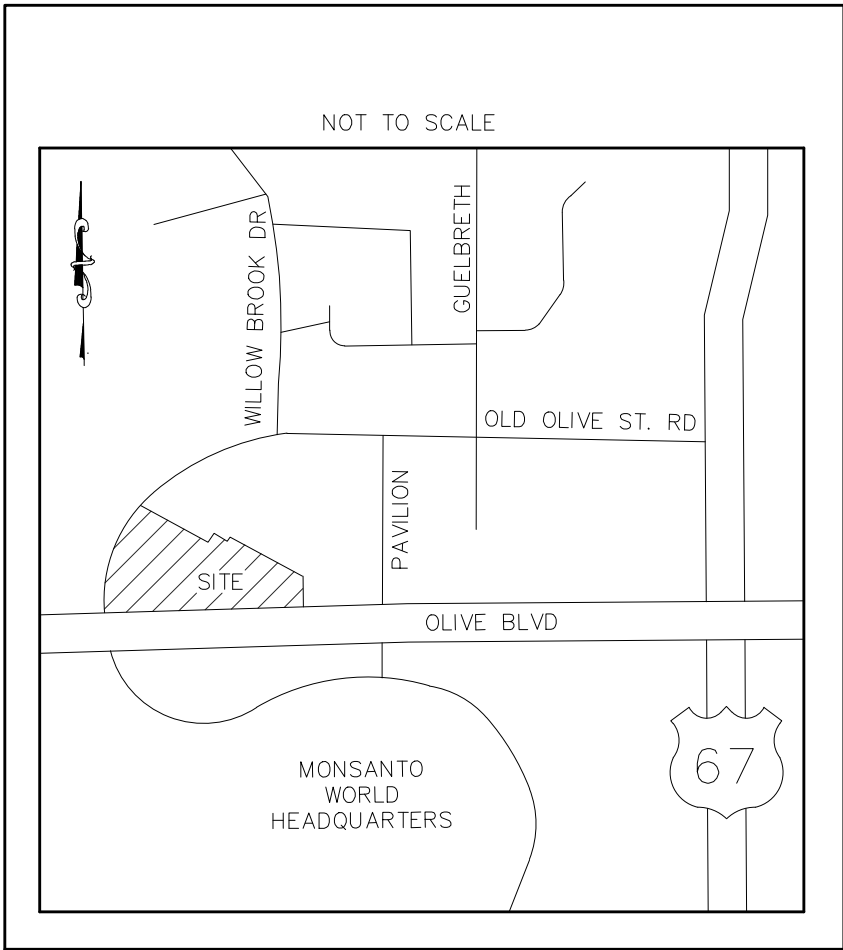
on the public system; however, bicycles are not currently accommodated in separate facilities on the Creve Coeur Pavilion site.

- Various bus transit stops in close proximity to the site are accessible via the sidewalks noted above.

We trust that you will find this report useful in evaluating the potential traffic impacts associated with the proposed mixed-use development at Creve Coeur Pavilion in Creve Coeur, Missouri. Please contact me at (314) 308-6547 or Lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

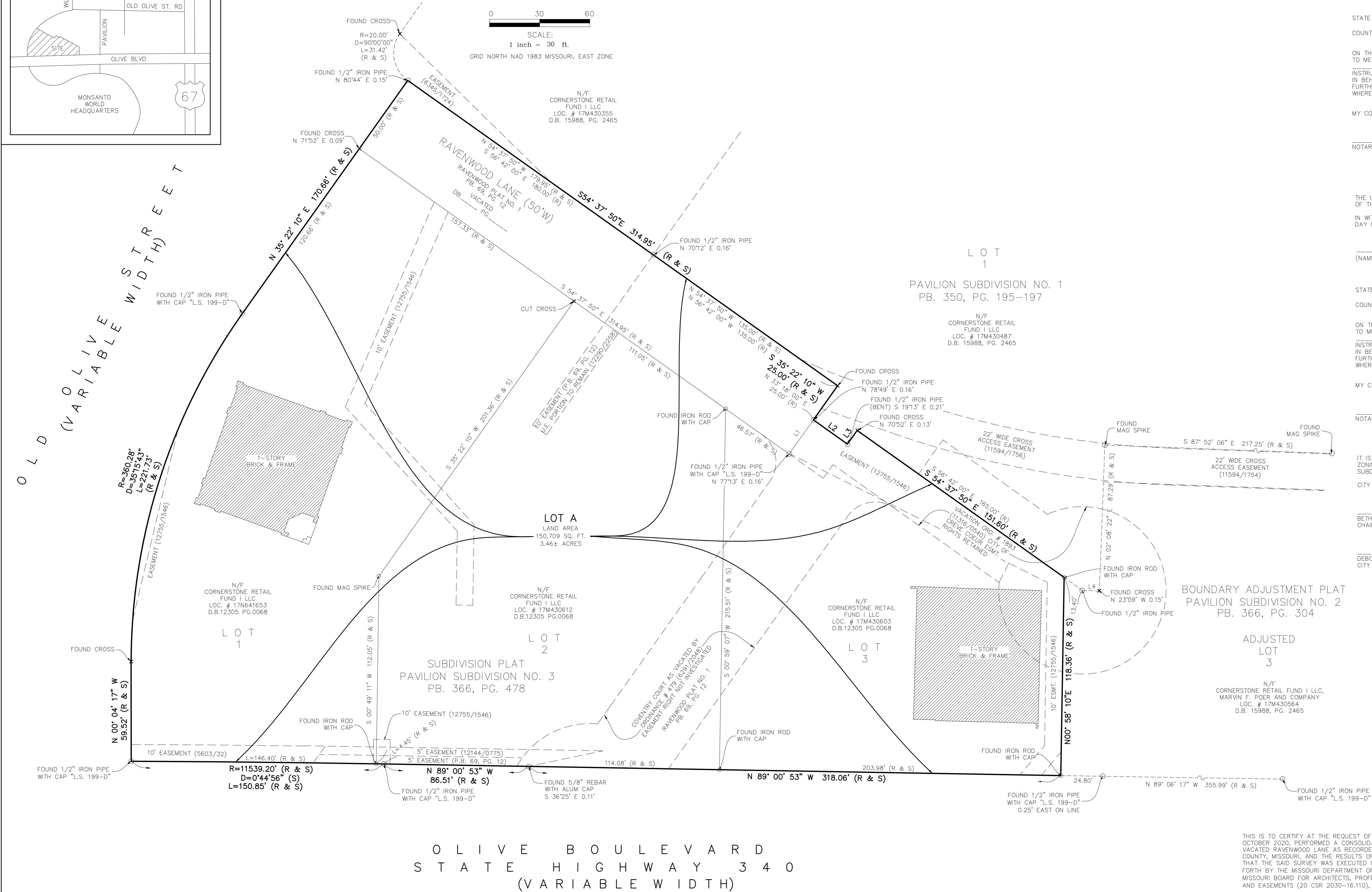
Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer



LINE LABEL CHART
L1 = N 35° 22' 10" E 25.00' (R & S)
L2 = S 54° 37' 50" E 25.00' (R & S)
L3 = N 35° 22' 10" E 10.00' (R & S)
L4 = S 87° 36' 28" E 10.16' (R & S)

CONSOLIDATION PLAT
OF
PAVILION SUBDIVISION NO. 3
VACATED RAVENWOOD LANE



OWNER'S SCRIPT

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACTS OF LAND TO BE CONSOLIDATED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "CONSOLIDATION PLAT OF PAVILION SUBDIVISION NO. 3, VACATED RAVENWOOD LANE".
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS ____ DAY OF _____, 2020.

(OWNER'S NAME/TITLE PRINT)

(OWNER'S SIGNATURE)

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

ON THIS ____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED _____ OF _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK ____ PAGE ____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS CONSOLIDATION PLAT.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS ____ DAY OF _____, 2020.

(NAME/TITLE PRINT)

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

ON THIS ____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED _____ OF _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY SCRIPT

IT IS HERBY CERTIFIED THAT THIS CONSOLIDATION PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2020, PURSUANT TO SECTION 410.030.D OF THE SUBDIVISION. REGULATIONS, IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR.
CITY OF CREVE COEUR, MISSOURI

BETH KISTNER
CHAIRMAN, PLANNING & ZONING COMMISSION*

DEBORAH RYAN, MPCC
CITY CLERK

BOUNDARY ADJUSTMENT PLAT
PAVILION SUBDIVISION NO. 2
PB. 366, PG. 304

ADJUSTED
LOT
3

N/F
CORNERSTONE RETAIL FUND I LLC,
MARVIN F. POER AND COMPANY
LOC. # 17M430564
D.B. 15988, PG. 2465

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF _____, WE HAVE DURING THE MONTH OF OCTOBER 2020, PERFORMED A CONSOLIDATION PLAT OF PAVILION SUBDIVISION NO. 3, A SUBDIVISION RECORDED IN PLAT BOOK 366 PAGE 478 AND VACATED RAVENWOOD LANE AS RECORDED IN DEED BOOK ____ PAGE ____ OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING.
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED APRIL OF 2011. (URBAN GLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS ____ DAY OF _____, 2020.

R = RECORD
S = SURVEYED

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.
FILE NO.: 1704813

By: MARTY L. MARLER
MISSOURI P.L.S. 2501

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JOB NO. 2010-031

DRWN BY: D.R.G.

MARLER
SURVEYING COMPANY, INC.

11402 GRAVVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

DEPUTY M.S.

CHK'D BY: M.L.M.

THIS PLAT CONTAINS 150,709 SQ. FT. OR 3.46± ACRES



MEMORANDUM

To: Jason Jaggi, AICP (City of Creve Coeur)
Whitney Kelly, AICP (City of Creve Coeur)

From: J. Kyle Evans, P.E., PTOE
Dave Mennenga, P.E., PTOE

Date: November 19, 2020

Subject: Proposed Altus Creve Coeur Pavillion – Traffic Impact Study Engineering Review

As requested, GBA staff has completed a review of the traffic impact study report submitted in association with the proposed mixed-use redevelopment for Altus Creve Coeur Pavillion, located in Creve Coeur, Missouri in the northeast quadrant of Olive Boulevard and Old Olive Street Road West. The study was prepared by CBB Transportation Engineers and Planners and submitted in October 2020.

It is our understanding from the report that the proposed redevelopment will replace two existing restaurant commercial properties in the northeast corner of the intersection and that primary access to the site is proposed via Ravenwood Lane. The proposed location and site improvements are shown in **Figure 1** and **Exhibit 1** of the report.

The project involves the removal of the two existing restaurant commercial properties and construction of 230 apartment units and a 4,500 square foot restaurant. The site will also include an integral parking garage.

The project is proposed to be completed in a single phase, with analysis completed for the 2022 Baseline Conditions and 2022 Build Conditions. As noted in the study, due to the uncertainty in traffic volumes associated with the COVID-19 pandemic, 2022 traffic forecasts from the Olive and Lindbergh Interchange Study completed by CBB in 2019 were utilized for the baseline condition volumes. These volumes address the changing traffic patterns associated with the reconstructed interchange, as well as additional traffic volumes associated with development tied to the 39 North Master Plan. Additionally, the capacity analysis models incorporated intersection/corridor improvements proposed along Olive Boulevard.

Access to the site will be accomplished through the existing “T”-intersection site driveway from Ravenwood Lane onto Old Olive Street Road West and the site driveway of Ravenwood Lane where it intersects with Pavillion Drive. In addition to the two combined site driveways, the study analyzed the impacts of the redevelopment site traffic at the intersections of:

- A. Olive Boulevard and Pavillion Drive;
- B. Olive Boulevard and Old Olive Street Road West;
- C. Olive Boulevard and Spoede Road;
- D. Old Olive Street Road West and King Henry Court;
- E. Old Olive Street Road West and Willow Brook Drive;
- F. Old Olive Street Road West and Pavillion Drive; and
- G. Old Olive Street Road West and Guelbreth Lane.

The trip assignment was based on the existing trip volumes from the study area intersections. It is our opinion that this approach is a valid application.

As part of this study, CBB utilized trip generation estimates based upon data provided in the Institute of Transportation Engineer's (ITE) "*Trip Generation Manual, Tenth Edition*" for Land Use Categories 221 – Multi-Family Housing (Mid Rise) and Land Use 932 – High Turnover Sit-Down Restaurant. This method for trip generation is based on industry standards for the development of trip generation volumes.

Based upon the trip generation rates for the apartments and proposed restaurant, and accounting for both the construction of the new development and removal of the two existing restaurants, the development is forecasted to increase site generated trips to/from the site by 85 trips and 50 trips in the morning and evening peak hours, respectively. Of these trips, the inbound versus outbound number of trips were calculated based upon ITE's percentages for inbound/outbound directional distribution. The trip generation forecasts are shown in **Table 1** on page 9 of the report.

The traffic impact study stated the site-generated traffic was assigned to the adjoining roadway system based on existing traffic patterns within the study area. The new trips are shown in **Exhibit 3** on page 11. It should be noted that there is a slight error on this exhibit in terms of inbound trips. North of Olive Boulevard at Old Olive Street Road West, the number of vehicles passing King Henry Court and entering Ravenwood Lane should be 10 vehicles in the morning peak hour and 15 vehicles in the evening hour.

The 2022 Baseline and Build condition Synchro outputs were reviewed to determine the impact of the development traffic on the study intersections. The proposed redevelopment is not expected to have an unfavorable impact on the surrounding roadway network.

Based on the relatively low increase in peak hour volumes, the study has no recommended geometric improvements. It was noted that the opportunity exists to make minor modifications to the signal timings at Pavillion Drive and Old Olive Street Road West to reduce delays on the side street approaches for the 2022 Build Scenario.

As previously noted, the traffic analysis was completed for the 2022 Baseline and Build Conditions; analysis was also completed for the future 2040 No-Build and Build Conditions. The study noted some deficiencies at specific approaches to the various study area intersections in both the Baseline and Build Conditions. The study showed that as the volumes increased for the 2040 scenarios that further strain would be placed upon the study intersections; however, they would still operate acceptably overall.

Summary of TIS Review

As requested, GBA staff has completed a review of the traffic impact study report submitted in association with the proposed apartments and restaurant associated with the Altus Creve Coeur property redevelopment, located in Creve Coeur, Missouri in the northeast quadrant of the Olive Boulevard and Old Olive Street Road West intersection.

Below is a summary of our comments and recommendations from this traffic impact study review:

- Review of this document shows that the methods for existing peak hour volumes, trip generation estimation, trip distribution/assignment and intersection capacity analysis followed current guidelines and were completed in a manner typical for a site redevelopment project.

cc: file



***St. Louis Economic Development Partnership
7733 Forsyth Blvd, Suite 2200
St. Louis, MO 63105***

December 3, 2020

Whitney Kelly, AICP

City Planner
City of Creve Coeur, Missouri
300 N. New Ballas Road
Creve Coeur, MO 63141
t: (314) 442-2087
f: (314) 872-2505
wkelly@crevecoeurmo.gov

RE: #20-034: Rezoning and Site Development Plan, 10590 Old Olive Street Road and 10598 Olive Blvd.

Dear Ms. Kelly:

Since 2016, the City of Creve Coeur and the St. Louis Economic Development Partnership have worked together on the planning and implementing the innovation district called 39N, which is being developed to attract new employees and new companies in the agriculture/technology sector to St. Louis. Specifically the district is defined as the 600 acres in Creve Coeur which encompasses Bayer, the Danforth Plant Science Center, BRDG Park, EDGE@BRDG, the Helix Center, and the City of Olivette, but the idea is broader to encourage innovation and a more entrepreneurial workforce.

The crux of the 39N Master Plan, the Old Olive Great Streets Plan, the redesign of the Olive/Lindbergh intersection and the building of a 39N Greenway is to encourage connectivity. Creating transportation systems that encourage walking, biking and shorter vehicular commute times. Of course, the transportation system directly impacts where people decide to live as does their choice of career. The new residential development being proposed by Altus at the

corner of Old Olive and Olive Blvd., is a great example of the type of development which allows people to live close to where they work. Younger workers or workers new to St. Louis are looking for a high-quality environment with shopping, restaurants and recreational facilities.

As the VP of 39N, I whole heartedly support this rezoning and the building of this development for the long-term.

Thank you,

Sincerely,

Janet Wilding
Vice President
Major Projects and 39N



Whitney Kelly <wkelly@crevecoeurmo.gov>

RE: Public Planning Hearing Tonight

Brenda Mahr <brendamahr@gmail.com>

Mon, Dec 7, 2020 at 3:01 PM

To: wkelly@crevecoeurmo.gov

Cc: brendamahr@gmail.com

#20-034 – on Olive. I registered, but will I get a link to attend the meeting?

I want to know if the developer is the same one who has developed the structurally unsound and ugly apartments on Old Olive behind the car wash?

I live at 1040 Nobleman Drive in Briarcliff Condos

Brenda Mahr-Douglas

314-580-5155 - mobile



Whitney Kelly <wkelly@crevecoeurmo.gov>

Comments for 12/7 PZC meeting

Gordon Phillips <agordon.phillips@gmail.com>

Mon, Dec 7, 2020 at 12:09 PM

To: wkelly@crevecoeurmo.gov, Gordon Phillips <agordon.phillips@gmail.com>

Hello Whitney -

If possible, I would like to have the following concerns addressed at tonight's meeting. These pertain to the mixed use apartment development within the Creve Coeur Pavilion Shopping Center.

1. I'm concerned about the ratio of units (230) to garage parking spaces (281). The ratio feels very tight and I'm wondering how overflow parking for residents will be accommodated.
2. The Olive/Old Olive intersection is already quite dangerous and I have seen accidents and the debris from accidents on numerous occasions. During rush hours I've had difficulties turning on to Olive off of King Henry Court due to traffic back ups. I'm concerned these issues will be exacerbated by the additional traffic associated with the project, and would like to know how the developer and City will be addressing traffic-related issues.

Thanks in advance for bringing my questions to the attention of the appropriate parties!

Regards,

Gordon Phillips
10802 Charlton Court



Whitney Kelly <wkelly@crevecoeurmo.gov>

Apartment Building proposal for Creve Coeur Pavilion Shopping Center

1 message

Irving Koch <kochlaw1@gmail.com>

Thu, Dec 17, 2020 at 4:50 PM

To: wkelly@crevecoeurmo.gov

As a resident of the Briarcliff Condominium Association, I want to express my strong objection to the proposed giant apartment building for the Creve Coeur Pavilion Shopping Center. My wife and I reside on King Henry Court backing up to the large apartment complex on Old Olive that the City previously authorized. That complex in itself has caused considerable congestion, particularly when one tries to enter King Henry Ct. from Old Olive. I can't imagine the density and traffic explosion that will be produced with this proposed giant apartment building. Further, it is my understanding that the proposed building will accommodate 230 units on an "actual" 3.5 acre footprint which reduces to 66.5 units per acre, more than triple the current zoning provision of 20 units per acre.

I presume that the developers are contending that the zoning provision contemplates using the parking area plus the actual "footprint" of the building in calculating the units per acre but I can't imagine that would be accepted if litigated.

There are more than enough multi-story apartments in the immediate area. It's time to cease further development in this area. Please consider the interests of the nearby residents and decline the developer's proposal at the forthcoming meeting of the Planning and Zoning Board on December 21.

Thanks,
Irving H.Koch
[1050 King Henry Ct.](#)
[St. Louis, MO 63146](#)
314-496-8229



Whitney Kelly <wkelly@crevecoeurmo.gov>

OPPOSITION and OBJECTION to change of zoning to allow mixed use development on Old Olive Blvd: Creve Coeur Pavilion

1 message

Susan Koch <sgkoch97@gmail.com>
To: wkelly@crevecoeurmo.gov

Fri, Dec 18, 2020 at 11:04 AM

Dear City Planner Kelly,

As a resident of the Briarcliff Condominium Association, I strongly OBJECT to the proposed giant apartment building for the Creve Coeur Pavilion Shopping Center. I reside on King Henry Court backing up to the large apartment complex on Old Olive that the City previously authorized. That complex in itself has caused considerable congestion, so I can't imagine the density and traffic explosion that will be produced with this proposed giant apartment building. Further, it is my understanding that the proposed building will accommodate 230 units on an "actual" 3.5 acre footprint which reduces to 66.5 units per acre, more than triple the current zoning provision of 20 units per acre. The current zoning is reasonable, and it is disgraceful that the City's response is to change the zoning to the detriment of the residents and taxpayers who currently reside in the area!

I presume that the developers are contending that the zoning provision contemplates using the parking area plus the actual "footprint" of the building in calculating the units per acre but I can't imagine that would be accepted if litigated.

There are more than enough unsightly multi-story apartments in the immediate area. Not all of the Vue is rented (the renters I've spoken with say that it is very poorly constructed), the "retail" shops envisioned on the first floor have never appeared, and so it's time to CEASE FURTHER DEVELOPMENT in this area. Please consider the interests of the nearby residents and decline the developer's proposal at the forthcoming meeting of the Planning and Zoning Board on December 21.

Thank you,
Susan Koch



Whitney Kelly <wkelly@crevecoeurmo.gov>

Fwd: Comments to Application# 20-034

1 message

Jessica Stutte <jstutte@crevecoeurmo.gov>

Mon, Dec 21, 2020 at 12:00 PM

To: Whitney Kelly <wkelly@crevecoeurmo.gov>, Jason Jaggi <jjaggi@crevecoeurmo.gov>

Jessica Stutte

Planning Division Assistant
City of Creve Coeur
(314) 872-2501 jstutte@crevecoeurmo.gov

Planning Division Building Division Public Records Request Form

Please don't print this e-mail unless you really need to. Be Green!

----- Forwarded message -----

From: **Qi Wang** <wangqi0126@gmail.com>
Date: Mon, Dec 21, 2020 at 10:22 AM
Subject: Comments to Application# 20-034
To: <jstutte@crevecoeurmo.gov>

Hi Jessica,

I hope you and your family are doing well.

My wife and I are living in Briarcliff community. We saw that Giant Apartment Building proposed for Creve Coeur Pavilion shopping center at Olive and Old Olive. The proposal addressed that there will be 230 units on an actual 3.5 acre footprint which means 66.5 units per acre. This is more than triple the current zoning of 20 units per acre. This is too much and crowded for the neighborhood and community including the traffic, living space, and so on. Also, this apartment doesn't match the planning for the N39 area. There should be more environmentally and neighborhood friendly green business planning in this small area but not apartments. So, we do NOT agree with this proposal for apartment building. Please bring our comments to the committee members.

Thank you very much!

Sincerely,

Qi Wang & Jiani Yang



Whitney Kelly <wkelly@crevecoeurmo.gov>

apartment building

1 message

charles zagarri <charleszagarri@yahoo.com>

Mon, Dec 21, 2020 at 12:29 PM

To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

my name is charles zagarri and i live in briarcliff condos across from califorina pizza and behind waterway this project is not going to be very good for all the traffic it is going to create i highly oppose it and i will get all my neighbors against it



Whitney Kelly <wkelly@crevecoeurmo.gov>

Apartment building proposed @ Olive and Old Olive

1 message

Maria Snider <mariasnider@sbcglobal.net>

Mon, Dec 21, 2020 at 2:03 PM

Reply-To: Maria Snider <mariasnider@sbcglobal.net>

To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Ms.Kelly,

I am writing as a concerned citizen who has lived at [1054 N Spoele Rd](#) for 31 years.

The proposed complex is very concerning to me for many reasons.

- 1) Traffic Major concern, the intersection is not designed to handle any additional strain.
- 2) People cutting through Briarcliff to avoid the Old Olive light and back ups on olive to get around the jams. We have a peaceful neighbor where kids ride there bikes and play, also lots of walkers.
- 3) Olive Street, this proposed complex would ruin the look and feel of the neighborhood not to mention the traffic Jams. This is a main thoroughfare for Emergency Services this would impede their response.

Please do not approve this complex it would ruin our neighborhood. And its eyesore.

Sincerely,

Maria Snider

[Sent from AT&T Yahoo Mail on Android](#)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Regarding Application #20-034 at Old Olive Street Rd.

1 message

Sarajane Alverson <justsarajane@gmail.com>
To: wkelly@crevecoeurmo.gov

Mon, Dec 21, 2020 at 2:22 PM

Ms. Kelly,

I'm writing to you regarding the application for a 5-story Mixed Use development (application #20-034) at Old Olive Street Road and Olive Blvd. I'm a Creve Coeur resident; I live nearby the proposed site at BriarCliff.

I'd like you to know that I am strongly opposed to this new development for a handful of reasons:

1. The increase in traffic, both during and after construction, poses a risk to residents. There are already multiple car accidents (probably at least one per week) at the stoplight there; the increased traffic is only going to increase this concern.
2. That particular site has already tried to become a community/shopping area, and the results have been lackluster. Even pre-pandemic, Stir Crazy was on the verge of shutting down, and other businesses haven't done well either. What makes us think this new development will fare any differently?
3. The parking lots in the area are already a bit of a nightmare, particularly around Freddy's and Panda Express. I highly doubt that adding a mixed business-residential building is going to help with that problem at all.
4. I am concerned about what this will do to neighboring Laverne Collins Park. While the proposed building wouldn't tear down the park itself, I wonder what it will do for access to the park or even crowding into the green space there.

As a concerned resident, I would ask that you deny this application from Altus Properties.

Sincerely,

Sarajane Alverson, M.A.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: New development between stir crazy and CPK

1 message

Jessica Stutte <jstutte@crevecoeurmo.gov>

Mon, Dec 21, 2020 at 2:26 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

----- Forwarded message -----

From: **ted collins** <tedc53@gmail.com>

Date: Mon, Dec 21, 2020 at 1:58 PM

Subject: New development between stir crazy and CPK

To: <jstutte@crevecoeurmo.gov>

Hi there -

Happy holidays to you. I hope all is well. A quick comment on the proposed new development for more apartments since I can't listen in tonight nor sign up to say something. I am a resident at 1010 thoreau court in the Briarcliff Condos and am deeply concerned about that proposed use of that space

Ideally, we would put high end condos vs. more apartments if housing is the only alternative. I frankly hate to see more of the same. The density of the apartments seems unusually high as well. Traffic is always an issue and this will only lead to more congestion beyond what was originally intended for that area I would imagine.

That is it for now. Please don't let this move forward as is proposed.

Blessings Ted Collins



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: New apartment development at Olive and Old Olive

1 message

Jessica Stutte <jstutte@crevecoeurmo.gov>

Mon, Dec 21, 2020 at 2:27 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

----- Forwarded message -----

From: **Anne Collins** <achriscoll@icloud.com>

Date: Mon, Dec 21, 2020 at 2:16 PM

Subject: New apartment development at Olive and Old Olive

To: <jstutte@crevecoeurmo.gov>

Hi Jessica... wanted to voice my concerns about this proposed development. This is not a good use of that space as the density is extremely high, too many cars going in and out increasing the traffic flow, too many units and no need for more apartments. We already have the two on Old Olive and one of them is not even full and the construction was not up to code.

It would be better to have condos which would have more value and each owner would have more responsibility. We need more condos in this area, not apartments.

I live in the Briarcliff subdivision.

Please do not allow this.

Thank you for your help in denying these apartments.

Hope you have a wonderful holiday.

Sincerely,

Anne Collins

1010 Thoreau Court

Sent from my iPhone



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: Building proposal for Creve Coeur Pavilion Shopping Center

1 message

Jessica Stutte <jstutte@crevecoeurmo.gov>

Mon, Dec 21, 2020 at 2:27 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

----- Forwarded message -----

From: **Nancy Hammerman** <ngh30@yahoo.com>

Date: Mon, Dec 21, 2020 at 2:22 PM

Subject: Building proposal for Creve Coeur Pavilion Shopping Center

To: <jstutte@crevecoeurmo.gov>

Hi Jessica,

My name is Nancy Hammerman. I live in Briarcliff condominiums.

I am writing to state my opposition to the proposed apartment/shopping center project.

I notice too much congestion in our area with the standing buildings off Old Olive/Olive Street Road, as is.

Creve Coeur is a lovely area. I grew up in a home off Spode Road.

Happy Holidays,
Nancy

Sent from Yahoo Mail for iPad



Whitney Kelly <wkelly@crevecoeurmo.gov>

Regarding Creve Coeur Pavilion at Olive and Old Olive

1 message

kkriegel@earthlink.net <kkriegel@earthlink.net>

Mon, Dec 21, 2020 at 2:44 PM

To: wkelly@crevecoeurmo.gov

Ms. Kelly,

Please know that I am VERY AGAINST the proposed apartment building at Olive and Old Olive. I live in Briarcliff Condominiums. Based on the footprint and the size of the building, there will be approximately 66.5 units per acre. The current zoning permits 20 units per acre. This is absolutely awful for several reasons.

1. The traffic coming out of King Henry Court onto Old Olive already makes it dangerous for our residents trying to go north on Old Olive. The traffic study appeared to be by the book rather than a reality study. And certainly in this time of diminished traffic, the numbers from the meeting did not make sense.
2. This area does not need MORE apartments. We already have two large buildings on Old Olive and another 20 units going in on Olive between Spoede and Barre Haven. What we DO need is more shops and restaurants to make this area vibrant and a lovely place to live.
3. This will not increase tax revenues the way I'm sure you'd like. These are apartment dwellers who will not provide property taxes to Creve Coeur. Businesses will add to the revenue pot.

I am hoping that the Planning and Zoning committee comes to its senses and revisits the intended use for this area.

Thank you,
Kris Kriegel
1049 King Henry Court

Scanned by McAfee and confirmed virus-free.
Find out more here: <https://bit.ly/2zCJMrO>



Whitney Kelly <wkelly@crevecoeurmo.gov>

apartment building

1 message

Clare Chapman <ecchapman@gmail.com>
To: wkelly@crevecoeurmo.gov

Mon, Dec 21, 2020 at 2:50 PM

The proposed apartment building is much too dense for this area. I do not think it should be allowed.
Clare Chapman
10821 Charlton Way



Whitney Kelly <wkelly@crevecoeurmo.gov>

resident/concern

1 message

laurienest@charter.net <laurienest@charter.net>

Mon, Dec 21, 2020 at 4:34 PM

To: "wkelly@creveCoeurmo.gov" <wkelly@crevecoeurmo.gov>

Hello Ms. Kelly,

As a resident of Creve Coeur in the Briarcliff community I am opposed to the new apartment complex. The intersections at Old Olive and Olive and Olive and Spoede are dangerous due to so much merging, and those that do not yield. It is not uncommon to see shattered glass on the streets.

Our subdivision is responsible for the streets and can't handle the drive through traffic.

The number of cars that would be added and the heavy traffic on Old Olive is of great concern.

I hope these important safety issues will be reconsidered.

Thank you,

Laurie



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: Creve Coeur PavilionShopping Center

1 message

Jessica Stutte <jstutte@crevecoeurmo.gov>

Mon, Dec 21, 2020 at 4:56 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

----- Forwarded message -----

From: **Gary Otten** <gotten53@hotmail.com>

Date: Mon, Dec 21, 2020 at 4:53 PM

Subject: Creve Coeur PavilionShopping Center

To: <jstutte@crevecoeurmo.gov>

Cc: Gary Otten <gotten53@hotmail.com>

Hello, I wish to go on record stating that there are many concerns I have with this Rezoning and the project itself. The rush to pass this in the middle of the holiday season and in the worst pandemic in our lifetimes does not give adequate time or information to the community of Creve Coeur that the Planning and Zoning Commission represents.

Gary Otten
10804 Charlton Way
Creve Coeur, Mo.

Sent from my iPad



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: Planned development

1 message

Jessica Stutte <jstutte@crevecoeurmo.gov>

Mon, Dec 21, 2020 at 5:07 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

----- Forwarded message -----

From: **Angela Kelly** <akelly@ladueschools.net>

Date: Mon, Dec 21, 2020 at 4:59 PM

Subject: Planned development

To: <jstutte@crevecoeurmo.gov>

I am very concerned with the plan for an apartment development on the current site of California Pizza Kitchen, etc.

I am a homeowner living at 1005 N Spoede Rd, St. Louis, MO 63146.

I am worried about the density of these apartments, the loss of business in that area, and the negative impact on our community.

I will be attending the meeting this evening on this project.

Angela Kelly

1005 N Spoede Rd, St. Louis, MO 63146.

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, DECEMBER 7, 2020

5 6:30 P.M.

6 VIA ZOOM

7 PUBLIC HEARING

8 APPLICATION NO. 20-034

9
10 THOSE IN ATTENDANCE:

11 Ms. Beth Kistner, Chairman

12 Mr. Tim Carney

13 Ms. Muriel Hall

14 Mr. James Myers

15 Mr. Gene Rovak

16 Mr. Larry Potashnick

17 Mr. 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: All right. Good evening,
2 Everyone.

3 This is the Planning and Zoning Commission
4 meeting for the City of Creve Coeur, Missouri, Monday,
5 December 7th, 2020.

6 We'll start with our call to order.

7 Mr. Carney?

8 MR. CARNEY: Present.

9 CHAIRMAN KISTNER: Ms. Hall?

10 VOICE: She's muted.

11 MR. JAGGI: So she'll need to --

12 CHAIRMAN KISTNER: We'll come back to her,
13 but --

14 MR. JAGGI: Beth --

15 CHAIRMAN KISTNER: -- Muriel, you'll need
16 to unmute -- yes.

17 MR. JAGGI: -- I'm sorry. She'll need to hit
18 Star 6 on her phone, then that should work.

19 CHAIRMAN KISTNER: Muriel -- Muriel, can you hit
20 Star 6 on your phone, please.

21 MS. HALL: Present.

22 CHAIRMAN KISTNER: Okay. Thank you.

23 Mr. Myers?

24 MR. MYERS: Present.

25 CHAIRMAN KISTNER: Mr. Rovak?

1 MR. ROVAK: Present.

2 CHAIRMAN KISTNER: Mr. Potashnick?

3 MR. POTASHNICK: Present.

4 CHAIRMAN KISTNER: Mr. Streiler?

5 MR. STREILER: Present.

6 CHAIRMAN KISTNER: We have City Attorney, Carl
7 Lumley?

8 MR. LUMLEY: Present.

9 CHAIRMAN KISTNER: Director of Community
10 Development, Jason Jaggi?

11 MR. JAGGI: Present.

12 CHAIRMAN KISTNER: City Planner, Whitney Kelly?

13 MS. KELLY: Present.

14 CHAIRMAN KISTNER: And Planning Assistant and
15 Recording Secretary, Jessica Stutte?

16 MS. STUTTE: Present.

17 CHAIRMAN KISTNER: Okay. Well, welcome,
18 Everyone.

19 So now we will go to our first item for tonight.
20 It's going to be a public hearing, Application No. 20-034:
21 Rezoning and Site Development Plan Approval for a 5-Story
22 Mixed-Use, 230 Unit Apartment Development Within the Creve
23 Coeur Pavilion Shopping Center, with Boundary Adjustment.

24 At this point, I'm starting to see our
25 applicants coming in, so as soon as you all have entered

1 the meeting, if we could have all those people who plan to
2 speak to this matter be present for swearing in.

3 (The speakers were sworn in by the court
4 reporter.)

5 CHAIRMAN KISTNER: With that, I think we -- we
6 usually start with our applicant, so I'm not sure who's
7 speaking for the applicant, but if you want to kick us
8 off.

9 MR. UDELHOFEN: Sure. Thank you, Chairwoman
10 Kistner.

11 My name is Josh Udelhofen. I lead the
12 development team here at Altus Properties.

13 In addition to myself, Joel Fuoss with our
14 architect Trivers will be a co-presenter this evening.

15 Beyond that, we do have additional members of
16 our team from the civil engineering, landscape
17 architecture and traffic study team available as well for
18 questions at the end of the presentation should we not
19 cover some items that the Commission Members, staff or
20 members of the public may have some questions on.

21 Those -- those participants will be available throughout
22 the evening.

23 I'm going to share my screen here, and I'll get
24 the presentation started.

25 Everyone see my screen okay?

1 (People responded yes.)

2 MR. UDELHOFEN: Thank you.

3 Well, again, I'm Josh Udelhofen. I'm leader of
4 the development team here at Altus Properties.

5 Altus, while not a widely known name, is an
6 active real estate investor and developer in the St. Louis
7 region. Actually at one point, we officed in the second
8 floor of Creve Coeur Pavilion above the Panera Restaurant.
9 We're led by our founder Bob Johnson. I lead our
10 development efforts, and my colleague, Steve Alex lead the
11 other executive team of the project -- or of the -- the
12 company.

13 Previously I actually led development efforts at
14 the Koman Group, so I have had the great opportunity to do
15 a lot of work in Creve Coeur over the years in various
16 roles from asset management to development, so it's --
17 it's exciting to be back in Creve Coeur, and, hopefully,
18 looking to develop another exciting project.

19 Altus has been in Creve Coeur for quite some
20 time.

21 It started with our acquisition of the West Park
22 Retail Development down near BJC Hospital Center on the
23 west side of I-270. Then we purchased Creve Coeur
24 Pavilion in 2004. And ultimately Questover Shoppes in
25 2008.

1 These assets are still owned by us, with no
2 intention of divesting of them. And, in fact, we're
3 looking to re-invest in the Creve Coeur Pavilion, which
4 will be the subject of our discussion this evening with
5 our proposed mixed-use project.

6 These assets make up a sizeable portion of our
7 overall portfolio. However, again, despite not being a
8 widely known name, we do own quite a few assets around the
9 St. Louis region. Currently have about 40 assets and 50
10 team members at the Altus headquarters.

11 Digging into the team that's going to be
12 presenting here this evening and that has been working on
13 the proposal that is in front of this Commission this
14 evening, of course, we have ourselves Altus Properties.

15 In addition to requesting the opportunity to
16 develop the proposed project, we'll actually be the
17 longterm owner of the project as well. But does make us
18 unique to many of the other developers.

19 Trivers Architecture. Trivers is also a
20 St. Louis based firm. I have had the great opportunity to
21 design and develop one building with the Trivers team in
22 my previous role with the Koman Group. That is a project
23 by the name of The Euclid that resides in the Central West
24 End neighborhood, better known as the home of the first
25 Shake Shack. That seems to be its claim to fame.

1 Although, I think the architecture is maybe more notable
2 than the tent.

3 We've also engaged Holland as our construction
4 manager and preconstruction teammate throughout this
5 process. That gives us great insight into the
6 buildability and unforeseen issues that arise during the
7 construction process. And they've really been engaged
8 since day one. This will be my fourth project that I've
9 worked with with the Holland team, so a long-standing
10 relationship there provides for better projects ultimately
11 for all stakeholders.

12 CEDC Engineering, Brandon Harp, is available
13 this evening on behalf of CEDC. They will be handling our
14 entire civil design for the proposed project, perhaps, as
15 notable as their longterm engagement with the Creve Coeur
16 Pavilion project. They've been involved in the last two
17 development proposals that were delivered on the project
18 about two years ago; the mixed-use building where Freddy's
19 exist, and then next to that with the Panda Express. So
20 Brandon -- Brandon Harp has a longterm and deep knowledge
21 of the -- of the center.

22 Per staff request, we also completed a
23 significant traffic study on the site with CBB. CBB, as
24 you'll see in your packet, provided for no additional
25 changes required as a -- as a result of our traffic impact

1 study that was completed and submitted with our
2 application.

3 And Arbolope Studio has provided our initial
4 landscape design that was submitted as part of our
5 application.

6 And they -- both representatives from CBB and
7 Arbolope are available this evening should the Commission
8 have questions that they would like to ask them directly.

9 Have the team in place. From our perspective as
10 developer and owner, is really kind of the first of many
11 steps that are critical in designing and developing a
12 project that will be a longterm benefit to our investment,
13 as well as the community stakeholders that make up the
14 Creve Coeur community.

15 As we do with all projects, once we put the
16 correct team in place, make sure they understand, not only
17 our vision as the owner and developer, but, of course, the
18 vision that is laid out by the City's Master Plan, and in
19 this case the 39 North Master Plan Overlay given our very
20 unique location adjacent to the Bayer campus and the 39
21 North Innovation District anchored by Donald Danforth
22 Plant Science Center.

23 This team that is presenting to you this evening
24 has reviewed these documents in significant detail, and,
25 hopefully, that'll be properly displayed this evening as

1 we go through the various components of our proposal and
2 how we believe they not only fit into those master plans,
3 but really further some of the initiative that have been
4 laid as critical initiatives for the city and the 39 North
5 Overlay District.

6 Jumping into our site. I think there's a couple
7 of components of the site that are a meaningful
8 discussion. Really set the stage for the -- the broader
9 development discussion.

10 First and foremost, there is a zoning change
11 request as part of our project.

12 We interpret this as a remnant of the two-phase
13 nature of the initial project.

14 The initial phases of this project include the
15 building that currently houses Panera, as well as the
16 California Pizza Kitchen and now Stir Crazy buildings on
17 the southwest corner of the site.

18 Their original zoning designation was General
19 Commercial, and they still exist within that zoning
20 definition today.

21 However, the balance of our site, which makes up
22 the majority of the acreage, is actually zoned as Core
23 Business. That includes the AMC Theater, the adjacent
24 building that houses some restaurants, as well as the two
25 now out lot buildings that were developed two years ago

1 that houses the Panda Express and Freddy's.

2 We think it not only benefits our project, but
3 benefits the city to have a comprehensive zoning overlay
4 for our project that better reflects the goals outlined in
5 the 2030 Comprehensive Plan.

6 We believe the rezoning directly reflects and
7 allows for those goals by allowing for a mixed-use
8 multifamily development, as we are proposing this evening.

9 From the ownership perspective, again, we've
10 owned this project for nearly 20 years. We are hopeful
11 that we will own it for at least 20 more, as we are big
12 believers in the value proposition that Creve Coeur
13 presents on a multitude of fronts from daytime employment
14 numbers to diversity of housing stock and lifestyle that
15 the community offers.

16 However, there are certain facts that existed
17 pre-March of 2020, and were exacerbated in March of 2020
18 with COVID-19.

19 And that is the strategic change of the retail
20 world that we're seeing each and every day; to wit, this
21 year we've had three restaurants close as result of
22 COVID-19. We expect that impact to get worse before it
23 gets better, as many of our colleagues do in the real
24 estate community.

25 We also expect to be -- it to be seismically

1 changed post COVID-19 world. We are seeing consumer
2 habits shift, and we don't expect that shift to come back
3 immediately once this problem is solved.

4 As such, and knowing that this is such a key
5 piece of real estate within, not only the Creve Coeur
6 community, but the broader St. Louis community given our
7 adjacencies to Bayer, 39th North, and, of course, the
8 great interchange of Lindbergh and Olive, we have been
9 looking for a way to strategically reposition this land to
10 continue to provide us in ongoing real estate investment
11 that we would like to ongoing forward.

12 That really culminates in the development that
13 you're going see to here this evening, which is a proposal
14 for 230 luxury residential units over a first floor
15 amenity and retail platform that my architect Joel Fuoss
16 will get into in further detail here momentarily.

17 Our goal with this project, and what we believe
18 furthers those desires outlined the 39 North District
19 Overlay is providing a housing option that does not
20 currently exist in the Creve Coeur community today that
21 will provide housing options for the employees that we are
22 seeing in those two different office campuses directly to
23 our south and east at 39 North and Bayer.

24 Those types of renters, that younger up and
25 coming demographic, wants to have heavily amenitized

1 options to live at. They wanted to have a walkable
2 lifestyle, both to their personal evening enjoyment, as
3 well as access to their place of business.

4 We are one of the few communities in Creve Coeur
5 that could offer that in a truly luxury multifamily
6 environment. And Creve Coeur Pavilion, already having a
7 strong retail base, will benefit by having the evening
8 population that this development has the ability to offer.

9 So we feel that this provides an opportunity for
10 not only a stand-alone success, but to further the success
11 of our existing retail and the adjacent campuses around
12 us; to wit, I believe the Commission and staff received a
13 letter of support from the vice president of 39 North at
14 the SLAUP organization.

15 Some of the uniquenesses that need to be
16 accommodated in our proposal have to do with the types of
17 units that we are delivering, the sizing of the units and
18 the unit mix.

19 As noted in Ms. Kelly's report, we do have some
20 smaller units that would have otherwise been provided for
21 in adjacent developments in the Creve Coeur community.

22 And our overall average size, square foot size,
23 is smaller than those being seen in the other older -- or
24 residential multifamily communities there in Creve Coeur.

25 We believe this provides a -- a new housing

1 option for those that may not have a housing option that
2 works for them today.

3 And, certainly, as we appeal to that younger
4 demographic that may be coming in from more metropolitan
5 communities across the United States, we provide something
6 that they're more accustomed to seeing in terms of size
7 and, of course, the coordinated price line that will go
8 along with that size.

9 Notwithstanding our desire, obviously, to
10 accommodate a broader base of demographics in the
11 building, we, of course, want to make sure this building
12 fits into the community of Creve Coeur's fabric, as well
13 as our fabric at Creve Coeur Pavilion.

14 As such, hopefully, what you're seeing in the
15 architectural drawings that are provided as part of our
16 application reflect a project that, to steal some of my
17 architect's verbiage, is of today, but timeless. We're
18 using materials that we see throughout the Creve Coeur
19 Pavilion development as it stands here today, as well as
20 materials that you see throughout the broader Creve Coeur
21 community, which we think will lend to a development
22 that'll feel just as appropriate and just as relevant ten
23 years from now as it does today.

24 We also recognize the significance of our
25 project. What it means for Creve Coeur and various

1 stakeholders, business around our community.

2 As such, we have undertaken a deep engagement
3 with the various jurisdictional authorities that
4 have oversight over our project, and, of course, it
5 includes the Creve Coeur planning staff. We've been
6 working with Mr. Jaggi and Ms. Kelly at length, and
7 they've been extremely helpful to date in helping us craft
8 a proposal that, hopefully, will be well received by this
9 Commission and ultimately the City Council.

10 We've also engaged with MoDOT, the building
11 department, the fire protection district and MSD. Various
12 components of those engagements are outlined in greater
13 detail in our application, and will be touched on a little
14 bit later during my presentation from my architect Joel
15 Fuoss.

16 I think we're -- I won't go through each one of
17 these, but I think we've had a dozen or more meetings with
18 all of these stakeholders, and have received preliminary
19 feedback, and in some cases more advanced feedback from
20 are those various jurisdictions and have been able to
21 incorporate that feedback in nearly every instance into
22 the presentation that you're going to be seeing this
23 evening to assure that you're viewing of project that has
24 been well-vetted by your -- your (indiscernible) and
25 stakeholders that are helping guide this project.

1 With that, I'm going to turn it over to Joel
2 Fuoss, who's the lead designer at Trivers Architecture and
3 has been leading our efforts on the design and
4 engineering.

5 Joel will go through a more detailed description
6 of the project, site plan and landscaping that's
7 associated with it.

8 MR. FUOSS: Josh, I'm going to pull up my slides
9 here.

10 Can everyone see that okay?

11 CHAIRMAN KISTNER: Yeah, we can see it.

12 MR. FUOSS: Okay. Great. Thank you.

13 Good evening, everyone. I'm Joel Fuoss,
14 principal at Trivers Architects here in St. Louis.

15 As Josh had mentioned, we've been working on
16 this project for quite some time now, but he and I have
17 had a privilege to work together on a previous project,
18 and -- and can say he's a person of high integrity who
19 wants to really do quality work and very thorough in
20 everything that he does. So he's holding us to a high
21 standard here as we get into it, so.

22 You know, when -- when we first look at a site,
23 obviously, we look at the opportunities, the challenges
24 that -- that lie within, and seeing the opportunity for
25 this site to be re-imaged, re-envisioned for a future of

1 Creve Coeur, one that you guys have already started to
2 outline what that can look like with the Master Plan as
3 Old Olive winds through to the north and along Olive
4 Boulevard there, I think East/West Corridor connecting the
5 Bayer campuses and Plant Sciences.

6 And really think about how Old Olive can become
7 much more of a pedestrian friendly street than it is today
8 and where this site is positioned uniquely to help further
9 that along.

10 With the -- with the history of the agricultural
11 community in the Plant Sciences District here, we would be
12 foolish not to look at that for -- for inspiration and a
13 start to a full concept of what we're trying to do.

14 And this is a slide that our landscape architect
15 pulled together when we started really thinking about
16 concepts, you know, can form, strategies behind the site
17 of the building and landscape strategies.

18 And you can see about the agriculture imagery to
19 the right-hand side of this slide, as well as some other
20 items noted on -- on the Old Olive Great Streets Plan and
21 the old north -- or the Old Olive Master Plan.

22 You know, this is really a palate that we start
23 to look at, start to think about how it can form the
24 design of the building and how we can start to weave these
25 concepts into the architecture, as well as the landscape

1 architecture, knowing the site designs has such a critical
2 impact to how the building sits on the site.

3 And so then landscape plan really informed, you
4 know, every aspect of this site. This site, interestingly
5 enough, we joked about it throughout the process here,
6 doesn't really have a backside to it, right. You're
7 fronting Olive Boulevard; you're fronting Old Olive;
8 you're fronting the center, and, you know, we're really
9 thinking about how all those sides are treated and how the
10 landscape help reinforce that.

11 And so our treatment to the south, along the
12 existing retaining wall where we have our amenity deck
13 location is much different as you move up the Old Olive
14 side where we have the incorporated site plan, bike path
15 and walking paths, street trees, and then as you come
16 around the corner, obviously, as you come into the
17 Ravenwood entry and how that's much different as you
18 transition from a more retail corner into a residential
19 side of where we have this northwest plaza -- I'm sorry --
20 northeast plaza as it affronts toward the AMC parking at
21 Freddy's edge.

22 As Brandon can attest, working on Creve Coeur
23 Pavilion for a few years, again, a lot of the challenges
24 that we've been working through, really for a majority of
25 the summer and into the fall here, on storm sewer,

1 rerouting MSD requirements, site topography, we do have a
2 subterranean basin that we're relocating and re -- putting
3 under the pool area.

4 And Brandon and Arbolope have really been
5 working together for us to work that through with MSD,
6 make sure they get all the requirements. You know, but
7 it's one thing to solve engineering requirements, it's
8 another thing to lead them into a place that people want
9 to be and people want to experience. And those are all
10 the things that we've been keeping in mind as we've been
11 moving through this, working together, and really trying
12 to hit Altus' goals to make this a sense of place and a
13 sense of being that people want to come to live, shop and
14 be a part of the Creve Coeur community.

15 As we get into the architecture of the building,
16 one of the things that really try to talk about is -- is
17 Josh had mentioned, looking through the guidelines, you
18 know, and talking to Mr. Jaggi, Ms. Kelly on this whole
19 process, it's really thinking about those elements that
20 make a building experience enjoyable for somebody at the
21 pedestrian level. And especially in a residential
22 component for multifamily projects that you guys have
23 outlined in your criteria.

24 And, you know, a lot of that is -- is
25 materiality. It's materiality. It's masking. It's

1 thinking about how people are going to move through a
2 building, move through a site. And, you know, we really
3 try to make this building, as Josh had mentioned, of
4 today, but timeless.

5 And, you know, using durable materials.
6 Thinking about them in an elegant way. Staying away from
7 trendy colors and material appliques, and try to make
8 something of rich and -- and permanence here.

9 It's a very prominent corner here. It's going
10 to be highly visible. And this is something that we
11 really been working through with Altus and, certainly,
12 working with Ms. Kelly and Mr. Jaggi through this whole
13 process to really try to hit the marks there.

14 And so, as you can see, there's a sample of our
15 material palette here on the screen. I think you guys
16 have some samples there at the city -- city building.
17 But, you know, these are a sample of what we're doing that
18 really invokes a little bit of the richness, a little bit
19 of that, what we say, kind of that connection to the soil,
20 the light colors that are already present in the AMC
21 facility, you know, and the surrounding areas to really
22 try to emphasize that.

23 And how that translates into a -- a building
24 that's designed for the site, you know, it's always
25 interesting.

1 I think architects, you know, we, as a firm,
2 like the -- the restraints that we have on a site. And
3 that starts to make these buildings very unique for the
4 site that they're in, based on the requirements that we're
5 given and how we really make something special and unique
6 for that.

7 As you can see, the parking facility there is
8 the large rectangle to the left surrounded by residential,
9 really hiding any influence of structured parking there
10 whatsoever.

11 Every facade is articulated in a little bit
12 different manner. You can see the change in materiality
13 that we have; one to break up the rhythm of the facade,
14 and this was something that was very important to the
15 group when we were working through.

16 Those requirements, not to have these long
17 continuous facades, have them broken up, and, quite
18 frankly, it creates more of a intimate residential
19 experience. You know, people like to know where they're
20 living in a facility that houses multiple units. And
21 being able to do that with different materialities,
22 different articulations, different balcony fenestrations,
23 terracing, really starts to drive that home.

24 You know, and, as you can see, as I mentioned,
25 you know, one facade where is -- is really not the same on

1 each -- each view here. A curve, reflect a little bit of
2 the curve on the Old Olive side as you are pointed more
3 towards the intersection. It really creates a marker, a
4 sense of presence there as you come into the Creve Coeur
5 Pavilion, working with the existing retaining wall, you
6 know, working with the requirements of keeping the walls
7 at a manageable height to really influence that pedestrian
8 experience, and thinking about the people that are living
9 there.

10 Part of the challenge on this site is that it's
11 a very visible site, which is a great aspect of it.
12 Another detriment of that is a very visible site, and a
13 lot of times when people are -- are living in their living
14 rooms or in their bedrooms they don't always want to be
15 seen. So we have to think about how people are going to
16 live and how people are going -- but, really, the
17 essential note of that is this amenity courtyard. This
18 amenity area is right in the center of your screen. This
19 is going to be the main amenity, open space, active space
20 for the building. Open to the south. It's visible, you
21 know, over the -- overlooking Olive Boulevard to the
22 south. Plenty of sunlight, activity, and is -- it's
23 private, but open in a very deliberate way that we look
24 for that.

25 That view that you guys were looking at was a

1 bird's view eye, and this is just kind of sliding back
2 down on -- on Olive Boulevard here.

3 And this is looking back at the building, again,
4 trying to be very timeless with materiality, you know, a
5 lot of this comes from Altus' commitment to have this site
6 be a longterm goal for them. They've made this abundantly
7 clear to us that they're committed to this site, and this
8 is not something they're looking to walk away from, so
9 it's very important that we think about the detail,
10 intimacy, how the building breaks down in the scale from a
11 mast in standpoint, and, you know, as I mentioned, don't
12 have different openings. And even in the center of the
13 building we have a metal portion at the top level on the
14 fifth story there, that even though the building is five
15 stories, it's the same height as the bookends of the
16 building. Just the articulation of that really brings the
17 scale back down and makes it a little bit more intimate
18 feel from a -- from a lasting standpoint.

19 This is a view from the corner at Old Olive and
20 Olive Boulevard. You see the -- the pavilion
21 articulation. You see a couple of these pergola type
22 items. And this was a way to bring the pavilion language
23 into the architecture of the building, and so, you know,
24 we try to use that as a bit of a signpost for the
25 building. You'll see in the next view, you see that as

1 well.

2 Again, you can see the way that the arcing of
3 the curb side on the western edge along Old Olive starts
4 to receive the eye as you turn towards the north and go up
5 the street, it creates a little bit of a reveal. You
6 don't see a massive facade on that side. It starts to
7 peel away. It becomes more visible as you move around,
8 and really try to think about that pedestrian experience,
9 if somebody is moving through, you know, from the south to
10 the north along here.

11 You can also see what is the, perhaps, the
12 busiest intersection here, how that actually screens the
13 intimacy of the pool area, I was mentioning on a previous
14 slide. And it creates a way to really think about how,
15 again, people are a little bit more -- gives it a little
16 more sense of privacy, you know, without closing off the
17 building entirely.

18 And then, again, we've been very deliberate
19 about the plant selections, plant materials. Use them
20 from the Master Plan selections. Our friends at Arbolope
21 are very skilled at creating beautifully detailed native
22 plantings, as we move through this, and, you know, that's
23 executed as we go through the planting plan as well.

24 And then, finally, the -- the corner here at
25 Olive and Ravenwood, the entry into the site, this was,

1 perhaps, you know, one of the biggest conversation pieces
2 that we had early on with Mr. Jaggi and Ms. Kelly.

3 This is incorporating a retail corner bay as you
4 enter into the facility. Again, really created a marker
5 on this corner. Really maybe a retail establishment, a
6 restaurant, maybe something that's not offered currently
7 there that really gives people the opportunities for
8 outdoor dining, some visibility, some walkability by the
9 new streetscape that we're tied into from the Master Plan.

10 A little bit of sense of the pavilion there at
11 the top. Again, bit of a nod to the -- kind of the
12 signpost, the namesake of the entire development.

13 And then this is a good, I think, view to see
14 the different vantage points for people to live. We have
15 different terracing on the right-hand side; we have
16 projected balconies, inset balconies, Juliet balconies,
17 other recessed balconies.

18 And, again, it just creates a variation. Not
19 everybody wants the same things when they come to a
20 building. This gives a different offering, and it really
21 breaks up the monotony of the way a multifamily building
22 can be articulated, and it really starts to really make it
23 unique and desirable to a wide -- wide array of people.

24 And, then, finally, I think, because of all
25 those things, I believe gives it, again, a sense of this

1 timelessness, this permanence, that has really been a key
2 to thinking about how we're, you know, building this
3 building, skinning the building and articulating this
4 for -- for the future.

5 You know, this -- these buildings we see as a
6 longterm investment and a piece to a very big puzzle that
7 you guys have been thinking about for a long time in your
8 community, and how can this building, you know, really be
9 a key to that or a catalyst to additional development
10 for -- for Creve Coeur for years (indiscernible).

11 But, that's all for me.

12 MR. UDELHOFEN: Thanks, Joel.

13 I'll take it quickly here before we turn it back
14 over to Ms. Kelly and Mr. Jaggi.

15 Just one -- couple final comments here more on
16 the technical side of things.

17 We, of course, have been working with Ms. Kelly
18 very intimately to -- to work through the more specific
19 details as it relates to the code and requirements that
20 they are suggesting be added as conditions our approval.

21 We have read Ms. Kelly's staff report into
22 detail, and are accepting of all the conditions that have
23 been added for your consideration.

24 Of the most probably significant note, of
25 course, is the parking solutions that need to be solved

1 longterm, given the various legal parcels that exist
2 within the broader Creve Coeur Pavilion and uses.

3 There's a substantial amount of work that needs
4 to be done to solve all those from a technical
5 documentation standpoint, whether those are recorded CCRs,
6 leases, lease exhibits, et cetera, and we are prepared to
7 execute upon that once -- or should we be so fortunate to
8 receive an approval of our various applications here this
9 evening.

10 And, with that, I will turn it back over to
11 Ms. Kelly, and, of course, our entire team is available
12 for any questions the Commission Members may have.

13 CHAIRMAN KISTNER: Whitney, before staff begins,
14 I think maybe it would be a good time to ask if the
15 Commission Members have questions for the applicant.

16 MS. KELLY: Yes, that would be preferable,
17 actually, yeah.

18 CHAIRMAN KISTNER: Any -- any questions?

19 One that -- that came to mind for me was when I
20 saw the sign out front that said Creve Coeur Pavilion, it
21 makes it look like, you know, because there's such a
22 massive building on the -- on that corner, that that's now
23 the name -- that that's announcing the name of the
24 apartment complex, not what used to be, you know, the --
25 the development as we know it today.

1 Do -- what was the intention with that sign, and
2 is there a name for this particular building?

3 MR. UDELHOFEN: Sure. Great -- great question.

4 Really, that is just an architectural and
5 rendering placeholder. As noted in the staff report, we
6 will be required to go and -- and develop, design and get
7 approved a master signage plan for the overall center.

8 There was very little proactive thought into the
9 rendering. We know that the center wants some signage up
10 there. It is much more likely to be a -- a signage that
11 identifies various components of the project, whether
12 that's the new mixed-use multifamily, whether that's the
13 AMC Theater or a combination thereof. So, you know, there
14 was not intent to suggest that that was our final signage
15 package, simply a placeholder.

16 And then to answer your question on the naming.
17 We have not begun to really evaluate naming options for
18 the -- the new mixed-use building. Certainly, we will,
19 you know, design and evolve that within the, you know, the
20 language of Creve Coeur Pavilion, but no specific name has
21 been identified today.

22 CHAIRMAN KISTNER: Because today there is a -- a
23 pretty significant landscaping feature in that -- that
24 place that I'm -- I'm guessing is -- would disappear.
25 There's a -- like a waterfall feature that --

1 MR. UDELHOFEN: That's --

2 CHAIRMAN KISTNER: -- announces that, and -- and
3 it looks, on the drawings, like that would be pretty much
4 eliminated because the building would, you know, take over
5 that corner.

6 MR. UDELHOFEN: That's correct. We would be
7 changing out the landscaping in that corner as illustrated
8 on our elevations and our isometric views.

9 We have several terraced landscaped areas that
10 would -- would replace that area that are pretty
11 significantly more substantial than the -- than the small
12 landscape architecture feature that exists today. We'd
13 have significantly more plantings and more visual
14 interest, both at the pedestrian level, as well as for the
15 residents that would be looking down from the individual
16 units.

17 And, really, again, the signage was -- was
18 really a placeholder. Was not intended to reflect a final
19 design element, cause we knew we had to work through a
20 master signage plan, and that'd be integrated into the
21 landscaping features that would be the more prominent
22 features on the corner.

23 CHAIRMAN KISTNER: Other questions from
24 Commission Members?

25 MR. CARNEY: I have a couple quick questions.

1 It looks to me like on the renderings that
2 there's either like a walking path or a sidewalk on Olive,
3 on the, I guess it would be the south side, or is that
4 just part of the retaining wall or what is that?

5 MR. UDELHOFEN: So, yeah, per staff request,
6 which I think was actually a part of the 39 North Master
7 Plan was the installation of a pedestrian (indiscernible)
8 along Olive Boulevard. We've kind of included that as
9 part of our application. I think it was initially only to
10 the edge of our site on the eastern boundary, and staff
11 did recommend that that go down the entire length over to
12 Cinema Drive.

13 So that would be a new sidewalk that would exist
14 to add pedestrian safety. And probably have the most
15 meaningful impacts for those -- for those visitors that
16 are residents that are utilizing the Metro bus system for
17 the stop that it currently exists and its service simply
18 from the shoulder of Olive Boulevard.

19 MR. CARNEY: Okay, good, that's great.

20 And the other question I had was about the
21 retail parking. It doesn't look like there's any parking
22 on Ravenwood.

23 Would you designate parking in the garage for
24 that retail location or would there be parking --
25 additional service parking somewhere?

1 MR. UDELHOFEN: So, yeah, so, that's a great
2 question.

3 So, we've been working with Mr. Jaggi and
4 Ms. Kelly on this item and they've made, I think, a lot of
5 positive requests that we've been able to incorporate.

6 So, we don't have a good site plan now. But if
7 you had a first first floor plan, which we can certainly
8 make available for -- for the Commission, you would see
9 that when you pull into the garage, there actually is a
10 direct access into the retail from behind it. That not
11 only will accommodate a additional parking within the
12 garage, but that also is how we're going to solve our ADA
13 spaces as well, to make that path of travel as small as
14 possible for the ADA patrons and employees that would be
15 coming in and out of the site.

16 The balance of the parking for -- for the retail
17 patrons would be accommodated in the surface lots that
18 exist directly across Ravenwood, and as part of the -- the
19 staff conditions that were placed on the request of us,
20 there'd be new pedestrian crosswalks with the, you know,
21 stamped pavers and other items identifying those as
22 pedestrian ways.

23 MR. CARNEY: Okay. Thank you.

24 CHAIRMAN KISTNER: I don't know if you know the
25 answer to this, and it might be a staff question, but does

1 the sidewalk require MoDOT approval? Is that in MoDOT
2 right-of-way?

3 Jason is shaking his head yes, it is.

4 MR. JAGGI: It is, yes.

5 MS. KELLY: Also, if I could interject here.

6 If you look at page 59 of the packet on Sheet A
7 302, that has the first floor plan where you can see the
8 parking inside the garage for the retail center. There's
9 about -- I think there was 17 spaces there, and then the
10 rest of the garage further back, about the first about
11 three apartments in on the left is when it will be gated
12 for resident access.

13 CHAIRMAN KISTNER: What page was that again? I
14 missed it.

15 MS. KELLY: 59.

16 MR. UDELHOFEN: Actually, Joel, if you could
17 pull that up. I think Joel has it at his fingertips, he
18 just texted me. We could pull that up and illustrate it
19 on screen.

20 Maybe zoom in a bit, Joel, if possible.

21 MS. KELLY: I think mine shows -- might show it
22 better, if I could show mine.

23 MR. UDELHOFEN: Okay. If you have your screen,
24 that'd be great.

25 MS. KELLY: So there you go.

1 So this is the retail corner. And then about
2 right back here is where the gate would be for the
3 resident parking.

4 So there's a few here, plus there's a few
5 perpendicular -- I mean parallel parking spaces along
6 Ravenwood Drive right -- right in there that would be
7 developed as part of this request.

8 CHAIRMAN KISTNER: Other questions from
9 Commission Members for the applicant?

10 MR. POTASHNICK: So how many (indiscernible)
11 would that be for the retail center --

12 MS. KELLY: I'm sorry what did you say?

13 MR. POTASHNICK: -- (indiscernible).

14 MS. KELLY: Larry, you got cut off, could you
15 repeat your question.

16 MR. POTASHNICK: So how many parking spots are
17 there (indiscernible) --

18 MS. KELLY: It was 17 for the --

19 MR. POTASHNICK: -- parking?

20 MS. KELLY: -- 17 for the retail.

21 MR. CARNEY: I have one more question. It's
22 kind of related to this.

23 Is that the primary trash pick up right through
24 that gate too, is that where the trash trucks will be
25 coming and going?

1 MR. UDELHOFEN: It's all -- all back of house
2 functions; move in, move out for the residents, trash,
3 et cetera, all happen inside the parking garage.

4 There'll be a secondary actual full loading dock
5 that will be accessible off of Ravenwood adjacent to the
6 primary entrance, which really allows us to address all
7 those items internally, which, really, quite frankly, was
8 necessary.

9 As Joel mentioned earlier, there really is no
10 back side of this building given its unique site.

11 MR. CARNEY: And so no outdoor trash enclosures
12 or anything like that?

13 MR. UDELHOFEN: No, sir.

14 MR. CARNEY: Okay. Thank you.

15 CHAIRMAN KISTNER: Others?

16 Seeing none, Whitney, I think you're up.

17 MS. KELLY: All right. Well, Jason was going to
18 present the first part and then I'll jump in.

19 CHAIRMAN KISTNER: Okay.

20 MS. KELLY: Okay.

21 CHAIRMAN KISTNER: Okay.

22 MR. JAGGI: Thank you.

23 Good evening, Everyone. Jason Jaggi, Director
24 of Community Development with the City of Creve Coeur.

25 As Whitney mentioned, I'll start and then I'm

1 going to turn over to her to present some of the items for
2 you tonight.

3 And then we can conclude with any discussion and
4 comments you may have of staff.

5 Mrs. Kistner, before I begin, we are seeing some
6 comments come in, some raising of hands from attendees.

7 We may want to take the opportunity to just give
8 them some information how we're going to accept public
9 comments tonight, since we are seeing some of those come
10 in already.

11 CHAIRMAN KISTNER: That would be really helpful.

12 Do you want to just explain?

13 MR. JAGGI: Sure.

14 So I think the plan is after -- after staff
15 comments and after the Commission asks any questions
16 that -- that you may have of staff, we'll open up the
17 public hearing for public comment.

18 And then the order that we're going to do that
19 is if you have registered on our website to speak tonight,
20 we're going to take those comments first. We have a list
21 of all the citizens that have registered to speak. And
22 then we'll go in the order received. And then after those
23 residents have been able to speak, then we would turn it
24 over to anyone else who would like to provide comments
25 that didn't register. And then, finally, I think there'll

1 be some consideration given for any written comments that
2 we've received as well during the meeting.

3 So I think and that -- that order is the plan
4 for tonight's public comment portion.

5 CHAIRMAN KISTNER: Thank you.

6 And to add to that that the commenters are
7 requested to limit their comments to three minutes apiece.
8 That's our standard public comment timeframe.

9 MR. JAGGI: Okay. With that, I'll go ahead and
10 start our presentation. I'm going to share a screen.

11 And we'll go through the staff review, and then
12 we'll highlight some areas of our staff report for you
13 tonight.

14 Okay. Hopefully, you can see this okay.

15 CHAIRMAN KISTNER: Yeah.

16 MR. JAGGI: Okay. Perfect. Thank you.

17 So, again, I think the applicants did a very
18 good job explaining the project covering a lot of elements
19 of the proposal, the meetings we've had with the
20 applicants, the conferring that we've done with them to
21 comment on their project.

22 What we want to go through that tonight, and I
23 apologize if some of this is redundant again, they did do
24 a very good job going through the various components of
25 it.

1 So we're going to cover some of this information
2 tonight; confirm the location, the zoning aspects of it, a
3 brief summary. We're going to review our -- our take on
4 the Comprehensive Plan review, as well as the Design
5 Guidelines that we have. And within the Comprehensive
6 Plan, we're also going to look at 39 North, as well as the
7 Great Streets Plan that are components of our longterm
8 planning in that area of town.

9 And then Whitney is going to review some of the
10 particulars with respect to the zoning ordinance with how
11 we review the density that's being established and so
12 forth.

13 And then I'll wrap up the -- the presentation
14 touching on the traffic impact studies, and also give the
15 opportunity for the City's traffic consultant, Mr. Kyle
16 Evans to provide his comments on the traffic study, and
17 then leave you with a little bit of list of items,
18 perhaps, for further discussion.

19 So with that background information, as the
20 applicant pointed out, this is the location. It's on the
21 northeast corner of Old Olive and Olive. And I think they
22 did a good job explaining the areas that would be subject
23 to rezoning from CB to -- I'm sorry -- from GC to CB.

24 You can see the address -- the addresses of the
25 parcels in question on -- on the slide. As we all know,

1 this is part of the 39 North Master Plan, as well as the
2 Old Olive Great Streets Plan. And one of the reasons for
3 rezoning is -- is, as has been mentioned, part of the
4 center's been rezoned already. There has been trends to
5 rezone some of this area over the past few years.

6 The Vanguard, for example, was rezoned from
7 General Commercial to CB, and a lot of the reason for that
8 is is because residential uses are not permitted at all in
9 the GC District, so you have to undergo a rezoning to
10 achieve that. And in this case, you know, a lot of the
11 center's already zoned that way, so this would be a
12 logical extension of the CB District to cover the proposed
13 project site.

14 When we do that, the entire center is 13.3 acres
15 with everything included. The CB portion, upon approval
16 of a rezoning, would result in 12.15 acres. So vast
17 majority of the site would be zoned under CB. The area
18 that is not zoned CB would be the -- the two-story
19 building where the Bread Company is located on the ground
20 floor. There's some longer term zoning impacts with --
21 with looking to rezone that, namely, that we might have a
22 situation where we don't have enough land that's left over
23 to be -- to be left as GC District across the street.

24 So I think we've all decided it would be best to
25 save that portion for a later day.

1 But for now, the rezoning that's contemplated
2 would facilitate the approval of this project.

3 Also, before you tonight, I don't want to
4 forget, is a boundary adjustment that does require action
5 on the Commissions' part that would consolidate these
6 parcels into 13.46 acres, which would be the same land
7 area that the project site is located upon.

8 So with our Comprehensive Plan, as you all know
9 and have been part of it, we've had a lot of long range
10 planning activity in this area, namely, our Comprehensive
11 Plan Creve Coeur 2030 that was approved by the Commission
12 in 2017. We followed that up with the 39 North Master
13 Plan, and then the 39 North Old Olive Great Streets Plan,
14 so this area has been subject to a high degree of
15 long-range planning initiatives.

16 And with our Comprehensive 2030 Plan, you can
17 see here it's located in mixed-use Innovation District,
18 which is the same boundaries as the 39 North Plan.

19 And the Comprehensive Plan envisions, you know,
20 has a vision for this area as a sustainable hub for
21 cutting-edge research, job opportunities, community
22 amenities that encourage the innovation, collaboration and
23 entrepreneurship in a vibrant mixed-used development or
24 environment that's supported by diverse housing options,
25 active uses and other community amenities in support of 39

1 North Master Plan.

2 And so the plan recommendations in our comp plan
3 speak to encourage active office residential ground floor
4 uses, provide public site amenities to promote district
5 vibrancy and encourage parking within shared facilities
6 and establish landscaping and pedestrian amenities along
7 Olive Boulevard. And those page references are cited
8 there for you.

9 With the 39th North Master Plan, moving on to
10 that, this area is -- is the number three, as you see here
11 on the map, which is the core retail component of the 39
12 North area.

13 Olive Street Road is identified as the primary
14 frontage road. So if you remember, that's kind of the
15 Main Street feel that is envisioned by the 39 North Plan
16 to connect the areas east of Lindbergh to the areas west
17 of Lindbergh, and this is viewed as a central arterial for
18 that to happen.

19 And the corner of Old Olive is an entrance to
20 the Creve Coeur Pavilion, in this case, that would include
21 a retail restaurant -- retail restaurant component of just
22 over 4,000 square feet.

23 So this proposal does kind of address the ground
24 floor use, the active amenity space that's envisioned on
25 the 39 North Plan along Old Olive.

1 Again, here, you can see the last bullet point
2 that says, the Old Olive Street Road area has the
3 recommendations for that. So buildings closer to the
4 street and ground floor retail and services that address
5 the street and interact with the street.

6 This is a section of the Old Olive Great Street
7 Plan, so we're moving on to the Old Olive Great Street
8 Plan.

9 And you can see the concept that was envisioned
10 for this -- this section, which is adjacent to their
11 proposed development.

12 In general, the Old Olive Great Street Plan
13 recommends enhanced streetscapes to support the
14 connectivity and the transformation of Old Olive Street
15 Road. Like I mentioned, as the real artery that connects
16 main portions of the district.

17 This area adjacent to the proposed development
18 would contain a shared use path that's envisioned along
19 with enhanced lighting and landscaping along the
20 streetscapes. And these improvements would largely be
21 conducted outside of the private property or within the
22 right-of-way.

23 And this diagram actually shows a narrowing of
24 the pavement of Old Olive in this particular section, so I
25 think the bottom line with this proposal is that what

1 they're proposing fits in with the -- with the concept of
2 the plan and the planned enhancements in this area.

3 We worked with them to provide a standard with
4 sidewalk, but to place it so that it would not interfere
5 with street tree plantings in this area, so when those
6 public improvements come along, hopefully, they will be
7 minimal destruction to what has already been planted and
8 built in this area.

9 I would also add that during our discussions we
10 did request a sidewalk along the full frontage, and as you
11 heard the applicant mention, they are in agreement with
12 that, and that's also recommended in our plan is to have
13 pedestrian facilities on the north side as -- of Olive as
14 those opportunities come along.

15 So moving then from a long-range planning
16 guidelines to the recommendations of our Design
17 Guidelines, which are applicable to any project.

18 You know, our Design Guidelines speak of a lot
19 of things related to articulation of buildings; that
20 they're made with high-quality materials; that they're
21 architectural and urban scale compatible with neighboring
22 developments, so they have a relationship to what's around
23 them; natural building materials are -- are preferred and
24 that, you know, there's consistency with all of these
25 elements between different buildings.

1 Specifically for the Creve Coeur Pavilion, I
2 think the objective here is to have a relationship between
3 this building utilizing the colors of materials to other
4 buildings within that development.

5 You know, we -- our objective for staff is, you
6 know, so that it looks like it's always meant to be there,
7 that it's always been there. And we've kind of had that
8 view with some of the other newer developments within that
9 center. You know, they brought over some of the brick
10 colors, and there's a sense of compatibility amongst all
11 the developments.

12 We also have guidelines within our Design
13 Guidelines that speak to specifically to multifamily
14 developments. And you can see here, basically, just
15 looking at different articulation, different materials and
16 different plane adjustments, so that you don't have a boxy
17 massing building with no -- with no design considerations.

18 So, in summary, of this proposal in relation to
19 those guidelines, this certainly continues the trend with
20 density increases in the area. We saw that within the
21 past ten years with The Vue and the Vanguard where those
22 project representative, you know, substantially more dense
23 projects.

24 This is a prominent, highly visible corner of
25 Creve Coeur. I think -- I think this is a -- one of those

1 sites that you're going to see it. It's prominent. It's
2 the entry to 39 North District, to the Old Olive Corridor
3 that we're trying to reimagine, so it's -- it's an
4 important site for the city as a whole.

5 And just to give you an idea of how this
6 proposal compares with other projects in the area, I've
7 listed that here for you.

8 So the Vanguard was approved in 2013. That
9 density is 48 units an acre. It has four stories and
10 there's 174 individual units with structured parking.

11 The Vue across Old Olive, kind of on the curve
12 there, that was approved shortly thereafter, in 2013. And
13 that has a density of 23 units an acre, and it was
14 originally approved by the city for five stories for the
15 building that fronts Old Olive, but they actually revised
16 that and only four stories were built. And the approval
17 granted a -- a use of 182 apartment units with 4600 square
18 feet of ground floor commercial.

19 Now, to date, none of the ground floor
20 commercial there has been leased, so that is something to
21 consider, but -- but it did have a -- a retail component
22 to it.

23 This proposal, in reference to these other
24 projects, proposes 19 units an acre for the density, five
25 stories in height, 230 units and about 4100 square feet of

1 ground floor retail.

2 Whitney is going to talk about how that density
3 is calculated and so forth in her discussion with respect
4 to the zoning ordinance.

5 So, looking at materials, as well as a summary,
6 this does provide the primary material of being masonry
7 veneer, which I think we -- we look for, and we -- we want
8 to see with projects, especially projects of this type of
9 scale and given this location, that high-quality materials
10 is -- is of the utmost importance on this corner.

11 This project does provide that. It pulls from
12 the color palettes of other developments in the area, as
13 well as within the Creve Coeur Pavilion development
14 itself.

15 The applicant has indicated they've actually
16 chosen three different brick colors to provide a variation
17 in the appearance. There's articulation. There's
18 offsets. It's not just one long building. So, those are
19 all things that we do look for and our Design Guidelines
20 speak to.

21 In addition, you can see there's recesses with
22 the balconies and the Juliet balconies, as well, so
23 there's a lot of variation to this building.

24 And then the parking garage is -- is completely
25 concealed. So all of the units wrap around it. You

1 really don't see much of the parking garage at all except
2 for the entrance on Ravenwood Drive.

3 So all that appears to speak very well to the
4 Design Guidelines.

5 And these, as the applicant has already shown
6 you, these are the elevations of the material palettes,
7 and you can see it's predominantly in masonry brick
8 building with different colors of brick with some metal
9 cladding as accents and a little bit of fiber cement
10 siding with some of the inserts around the windows.

11 And I'll -- I won't spend too much time here,
12 cause I think the applicants covered a lot of this for
13 you.

14 With that, I will turn it over to Whitney and
15 she's going to talk about the zoning code review.

16 MS. KELLY: Thank you.

17 Whitney Kelly, City Planner, on behalf of the
18 City of Creve Coeur.

19 As you're aware, the applicant is seeking to
20 rezone the property to CB, Core Business District. And as
21 part of that, we do a review against the Core Business
22 District requirements, which include that 50 percent of
23 the buildings are to be a maximum 80 feet from Olive
24 Boulevard and 15 feet from any other street, this being
25 the Old Olive Street Road.

1 The proposed building is 65.3 percent of the
2 building frontages within Olive Boulevard and -- and
3 15 feet from Old Olive Street Road.

4 Any building exceeding six stories or 90 feet
5 shall receive a conditional use permit, and the proposed
6 building is a height of 68.5 feet to the very top of the
7 mechanical screen wall and 59.7 feet to the top of the
8 parapet of the actual building.

9 Therefore, it is -- does not require a
10 conditional use permit.

11 For multifamily dwellings this code does require
12 private usable open space to be a minimum of 20 percent,
13 and the applicants are proposing -- are showing a private
14 usable open space of 26.3 percent.

15 Jason.

16 So this gets into how we've calculated the
17 density.

18 As part of the Core Business District, medium
19 density multifamily dwellings of up to 20 units per acre
20 are a permitted use. Anything over 20 units per acre are
21 considered a conditional use.

22 The applicants are utilizing the entire
23 12.15 acres that will be under common ownership and zoned
24 CB, and that would allow them to have the permitted use
25 of -- of yield of 20 -- of just under the 20 units per

1 acre at 18.93.

2 However, we are just looking at the project site
3 of 3.46, the density is 66.47 units per acre.

4 The zoning code does allow us to consider the
5 larger site, and so this is where we really wanted you to
6 understand how the density is calculated.

7 As part of the definition of a lot, we are
8 allowed to consider the lot itself, as well as the
9 development as -- that is under single ownership.

10 So as the 12 units -- 12 acres are all under
11 single ownership and it's part of the Creve Coeur
12 Pavilion, we have calculated it as under the 20 units per
13 acre for this development.

14 But just to provide a comparison, we have also
15 included the distinctions of should it be reviewed as a
16 conditional use permit, which requires that any
17 development, multifamily development over 20 units per
18 acre shall be on at least 3 acres, have an average
19 dwelling unit of 80 -- 860 square feet, and an -- or
20 that's average, sorry, and a minimum dwelling unit of
21 650 square feet, and 70 percent of the required vehicular
22 parking shall be provided within a garage that is part of
23 the overall structure.

24 They are providing approximately 73 percent of
25 the required parking within their parking garage.

1 But it is important to note that they are asking
2 for, as part of a permitted use, they would be allowed
3 smaller units as there are no stated conditions or
4 requirements for permitted residential developments.

5 So they are seeking approval for a unit size of
6 488 square feet and an average unit size of 781 square
7 feet.

8 Next we get into the overall parking for the
9 entire Creve Coeur Pavilion Center.

10 As part of the theater parking requirements, if
11 you're part of a multi -- part of a shopping center, the
12 parking ratio is giving at a lower rate the larger the
13 shopping center.

14 With the loss of the two restaurants, this
15 parking rate for the AMC Theater then gets lowered to one
16 space per five seats for the theater. And then for a
17 shopping center you're allowed to even take a 15 percent
18 reduction of the retail components of -- of the shopping
19 center.

20 And this is allowed and the various properties
21 within the shopping center is allowed a shared parking
22 agreement under Section 405.800 (G) (2) .

23 And, additionally, the theater and the
24 multifamily dwelling units are allowed a 50 percent
25 reduction under a joint parking agreement provided that

1 that is recorded and reviewed by the City Attorney.

2 So, therefore, in looking at all of these, for
3 all of the uses within the center, we did find that the
4 total parking spaces provided with this new development is
5 1,114 parking spaces.

6 If we look at the straight list of all of the
7 uses within the center per the conditional use permits
8 that were originally issued, they are required to provide
9 100 -- 1,092 spaces, and that includes the 15 percent
10 reduction for the retail center. This is showing a 78
11 spaces shortfall.

12 However, in 1990 -- oh, I'm sorry -- in -- in
13 2018, the AMC Theater originally received their CUP for
14 2,150 seats. In 2018 they went through a remodel and
15 lowered the seat count to 777 seats. So, therefore, that
16 would eliminate the surplus -- that would eliminate the
17 shortfall and have a surplus of almost 200 parking spaces.

18 And the applicants have indicated they are
19 working through with AMC Theater to revise their CUP and
20 to help -- and to do a joint parking agreement that would
21 additionally lower that parking requirement, and we could
22 see a possible surplus of 465 spaces.

23 Therefore, we feel like there's adequate parking
24 with all of these requirements and the parking -- the
25 condition would be that those parking agreements would

1 become realized with the building permit, so.

2 MR. JAGGI: Thank you, Whitney, for all that
3 information with parking. It gets rather complex.

4 MS. KELLY: Yeah.

5 MR. JAGGI: Now I'll speak to the traffic impact
6 study.

7 Included as part of this process was the traffic
8 impact study prepared by their traffic engineer, CBB.
9 That study was reviewed by the city's traffic consultant,
10 Mr. Kyle Evans with GBA. He is on the line tonight and
11 can answer any questions after -- after I'm done here with
12 respect to his comments on the traffic study.

13 But, essentially, what -- what went into the
14 study is that the traffic counts were included in the 2022
15 forecast from the Olive and Lindbergh interchange study
16 that was completed by their traffic engineer in 2019.

17 So that information was used to establish the
18 baseline.

19 Current conditions weren't used because of the
20 impacts of COVID, we felt didn't represent a -- an
21 accurate traffic count, so recent counts were used in --
22 incorporated into the study.

23 And so these -- these volumes then addressed the
24 changing traffic patterns associated with the
25 reconstructed interchange, as well as additional traffic

1 volumes associated with development tied to the 39 North
2 Plan, as well as MoDOT's projects that they're looking at
3 along the Olive Boulevard Corridor.

4 Built into the study was the forecast assumed a
5 high turnover seat restaurant for the retail portion
6 development, and the concluding traffic impacts of the
7 study was forecast to increase site generated trips to and
8 from the site by 85 trips in the morning and 50 trips in
9 the evening during those peak hours.

10 So based on the relatively low increase in peak
11 hour volumes, the study has no specific recommended
12 changes to the existing roadway.

13 Perhaps we might have some timing adjustments,
14 but no physical off-site traffic improvements were
15 required.

16 And I would note, we just received some comments
17 from MoDOT just before the meeting. And we might have an
18 opportunity to go into that, but, again, we just received
19 those, and it doesn't look like MoDOT is requiring -- they
20 agree they're not requiring any additional off-site
21 mitigation with the exception of some timing adjustments,
22 perhaps.

23 And with that, I will -- I think I'd like to ask
24 Mr. Evans if he can join in and provide any comments on
25 his review of the traffic impact study.

1 MR. EVANS: Thanks, Jason.

2 Again, my name is Kyle Evans with GBA in
3 Chesterfield.

4 I was given the opportunity to review the
5 document that CBB had prepared for the development.

6 In my review, I found that they had followed all
7 the general standards that are typically applied when
8 looking at a redevelopment of a site.

9 They accounted for the future trips. They also
10 accounted for the existing trips that were in place. They
11 had found what the differences were there. They also took
12 into account all the effects that are going to be
13 happening with the modifications to the Olive Boulevard
14 interchange area and Lindbergh.

15 So from what I could see, everything looked to
16 be according to standards, and the results that they found
17 kind of fell in line with those expectations.

18 MR. JAGGI: Thank you, Mr. Evans.

19 And, again, Mr. Evans will be available for any
20 questions or comments from the Commission or the public as
21 we proceed tonight.

22 With that, I think that wraps up our -- our
23 remarks on the proposal.

24 Maybe some thoughts for the Commission would be,
25 you know, to review the compliance with this project with

1 respect to our long-range plans, which there are many in
2 this area.

3 We certainly wanted you to understand how the
4 density calculation was -- was arrived at; how this site's
5 a little different with respect to that than some of the
6 other similar projects in the area, and also wanted to
7 point out the unit size difference.

8 This project does not require conditional use
9 permit, but, again, we want to just provide that
10 comparative information because there are some recent
11 projects that did have to abide by that information based
12 on those characteristics.

13 Obviously, the scale design and materials has
14 been discussed, and you've been given a lot of information
15 on that, and the traffic impact study as well.

16 I'm certain traffic impacts are -- are of
17 interest to the public on this particular project.

18 I would also note that the applicant is
19 requesting some leeway on the timeframe for the approval,
20 so in the event this project were to be approved, and it
21 does require the Commission's recommendation with City
22 Council issuing final approval, that they would like to
23 have a longer timeframe for the -- for the approval of --
24 of the site development plan.

25 And we have reviewed that information, and I

1 don't believe there's any leeway toward that, but -- but
2 it is in the material, it is in the request by the
3 applicant, so I wanted you to be aware of that. But our
4 standard timeframe would be one year from date of approval
5 that the project must be under construction, so.

6 I would also note that we have not prepared a
7 draft ordinance. We are not suggesting final conditions
8 at this time. It's a large project. We felt that it was
9 important for the Commission to review it, ask questions
10 and -- and provide direction to staff and the applicant
11 for a future meeting, and at that time we can prepare a
12 draft ordinance for consideration.

13 So that concludes our remarks. Be happy to
14 answer any questions.

15 CHAIRMAN KISTNER: Thanks, Jason and Whitney.

16 A couple of -- so several things that you said
17 at the end, I have some questions on, and then I'll ask
18 the -- the rest of the Commission.

19 What kind of longer approval timeframe is the
20 applicant looking for?

21 MR. JAGGI: Well, I think we'll want to defer
22 back to the applicant specifically. But I believe from
23 their -- from their request, due to their funding
24 obligations and how they're financing the project, their
25 timeframe for when they believe they will actually

1 commence construction does not fall in line with our
2 ordinance timelines for approval.

3 So, when I say timelines, if the City Council
4 ultimately approves rezoning for this site, the rezoning
5 would stay. There's no -- there's no limitation on how
6 long, you know, the zoning would not revert back. So
7 there is no timeline on the rezoning. That would move
8 forward regardless of whether this project proceeds or
9 not.

10 However, the site plan, which approves the
11 actual project that they're proposing, that has a 12-month
12 limitation on it. So it's -- the approvals by the city
13 are only good for 12 months, unless a building permit is
14 issued and the project is underway and the foundations of
15 the new building are -- are in and inspected by the city.

16 That's our requirement. If all that's done
17 before 12 months, their period -- their zoning is approved
18 and the timeframe has been met.

19 If that has not been the case, they have the
20 right and ability to request an extension, and that
21 extension would be sent to the City Council, and, perhaps,
22 P&Z, but, certainly, to the City Council, and they could
23 request an extension of approval, and that can happen in
24 multiple iterations, so that can be extended two or three
25 times if -- if -- if deemed appropriate by the city.

1 CHAIRMAN KISTNER: So if the -- the allocation
2 is for both the rezoning and the site plan approval, but
3 if they're really not ready for the site plan -- site plan
4 approval within the one year, it would be one of our
5 options to approve the rezoning, but not the site plan
6 approval, is that correct?

7 I mean I'm not suggesting that --

8 MR. JAGGI: No.

9 CHAIRMAN KISTNER: -- I'm just asking.

10 MR. JAGGI: Yeah, I would recommend that because
11 the applications in front of you are both. They're for
12 the rezoning and the site plan.

13 So if, really, I think it's -- it's up to the --
14 the applicant to determine how they move forward given the
15 city's processes and ordinances.

16 So if this was approved, they have a year. They
17 have a year to start pulling permits and building the
18 project. And if they don't -- if they can't get that done
19 in -- within the year's timeframe, they can come back
20 prior to the expiration of those approvals, they can come
21 back to you and request an extension. And that extension
22 can be valid for, I believe, at least six months, it might
23 be even a year --

24 MS. KELLY: It's --

25 MR. JAGGI: -- for site plans.

1 MS. KELLY: Yeah, it's up to a year, but it's
2 six-months increments.

3 MR. JAGGI: Yeah. So --

4 MS. KELLY: Yeah.

5 MR. JAGGI: -- and that happens. It's not
6 uncommon for that to happen where extensions are -- are
7 requested and granted because sometimes projects take
8 longer to get underway, so.

9 MS. KELLY: As Josh is available to address this
10 question as well, but he has indicated to us that they
11 don't anticipate being able to start construction until
12 the spring of 2022.

13 It just -- they are working through contract
14 negotiations with some of the existing tenants on the site
15 and getting the final drawings prepared for building
16 permits does take a significant amount of time.

17 But, Josh, if you want to add to that.

18 MR. UDELHOFEN: Yeah, sure. Thanks. And I'll
19 add on to that.

20 So there's a couple of item -- items that just
21 create constraints for us, and we thought it better to
22 make the Commission and staff aware of it upfront as
23 opposed to having the issue rise later.

24 Those two issues are, we do have a tenant that
25 is in place up there, California Pizza Kitchen. They have

1 leasehold rights until the second quarter of 2022, so we
2 have no ability to start construction, of course, until
3 those leasehold rights have expired.

4 Our goal is to begin construction, essentially,
5 immediately thereafter, however, you know, should we, you
6 know, be successful in receiving approval by City of Creve
7 Coeur in the first quarter of '21, we would already be,
8 you know, out of time, so to speak, as it relates to that
9 12-month window, and we just thought it best to go ahead
10 and daylight that. So it's not that we're not ready in
11 terms of our -- our site development plan, it's that there
12 are constraints.

13 The other component to it is, and I think
14 Ms. Kelly led to this, this is a complicated project.
15 It's a five-story building wrapped around a four-story
16 parking garage with a substantial amount of subsurface
17 stormwater retention work, and, of course, a substantial
18 retaining wall.

19 It simply takes us a while to design and
20 engineer all those things. I think, ultimately, though,
21 the longer constraint will be the tenancy related to
22 California Pizza Kitchen. It's not that we couldn't
23 accept the extension later and pursue, we just, again,
24 thought it better to be transparent in our efforts and
25 just get out in front of this as early as we could, so

1 that we could plan and prepare and be best positioned for
2 a successful construction project. But, of course, there
3 are just simply some constraints there that we can't
4 overcome with our current tenant.

5 CHAIRMAN KISTNER: Understood.

6 The other thing, I really was a little bit
7 confused by the density discussion, Jason, the
8 explanation, you know, it's either 19 units an acre or
9 almost 67 units an acre, and, obviously, those are very
10 different. And I wanted to try to equate them to the
11 other two apartment buildings that are nearby, and I -- it
12 sounds like -- so what's the name of the one that's on
13 that same general site? It may not be literally the site,
14 but the same --

15 MS. KELLY: The Vue?

16 CHAIRMAN KISTNER: -- The Vue is to the east?
17 To the west?

18 MR. JAGGI: The Vue is across the street on the
19 curve of Old Olive.

20 CHAIRMAN KISTNER: Okay.

21 MR. JAGGI: Vanguard is further east on the same
22 side of the street across from Pavilion Drive.

23 CHAIRMAN KISTNER: So the -- so how does
24 Vanguard calculate theirs on what site, and why is that
25 really -- why should we look at them any differently?

1 MR. JAGGI: Okay. And those are good questions,
2 and we want you all to be aware that there are
3 differences, and because of that, that's why this project
4 is proceeding the way it is.

5 So, to answer your question, the Vanguard had
6 one piece of property. It was one project on one piece of
7 property. And it -- it needed to be rezoned to CB to
8 allow that use.

9 So the density there is calculated based on it
10 being one owner, one property, one project on one site.

11 And -- and different from that, you have The
12 Vue, which is the -- the development on the curve that I
13 was mentioning. That actually had a whole different
14 zoning process. That was a Planned Residential
15 development. So as a plan development, it's a site
16 specific zoning attached to a specific development plan.
17 So there's flexibility there to establish the density, to
18 establish, you know, basically, all aspects of that
19 proposal. So that's a planned development proposal.

20 Just for reference, what's a planned
21 development? We don't get many of those, but the HBE
22 project was the equivalent process of that except for that
23 was a Commercial Planned Development, and The Vue across
24 the street is a Residential Planned Development.

25 So totally different process. Totally different

1 zoning review process.

2 This site is more close to the Vanguard proposal
3 in that it's a straight rezoning, but the density is
4 calculated using the entire land area of the Creve Coeur
5 Pavilion Shopping Center. Cause it's not just one
6 building on one lot, it's multiple buildings on a
7 coordinated development site.

8 And so we tried showing you that definition of
9 what's termed, you know, what -- what a site is, what is a
10 development area, and it's pretty broad, and it says if
11 it's all under one ownership and there's multiple parcels,
12 that is the site.

13 So this project relies on that, and that's how
14 it becomes a permitted use, and that's how it is -- it's
15 20 units or less per acre. In this case it's 19 units an
16 acre.

17 So there are distinctions. It's not
18 transferable. The same thing through all these sites,
19 there is differences to them with how they're -- with how
20 the zoning code applies.

21 I will just say, and, again, we pointed this
22 out, well, if you use the most, you know, if, you just use
23 this site where it's located, this is not a stand-alone
24 site, it's a -- it's a site within a coordinated
25 development. So I think it makes sense to view the whole

1 shopping -- the whole Creve Coeur development as -- as one
2 development with different components to it.

3 And that's, essentially, what we're doing. If
4 you did say, well, this -- just this one site, it meets
5 all the requirements for a conditional use except for the
6 unit sizes are smaller than what would normally be
7 allowed, otherwise it complies with the -- with the
8 standards of the CUPs for this type of use.

9 I hope that's a little clear. I'm sorry if it's
10 somewhat technical, but that is -- that is -- those are
11 the differences.

12 CHAIRMAN KISTNER: It is.

13 And can you remind me, if it -- under
14 conditional use the unit size would have been what?
15 Minimum?

16 MR. JAGGI: Yeah, I have -- let me look that up
17 here. I have it in front of me.

18 Hold on just a second.

19 Do you have that yet?

20 MS. KELLY: Yeah, I'm in.

21 MR. JAGGI: Okay. Whitney's looking up.

22 MS. KELLY: So as a conditional use, the average
23 dwelling unit size shall not be less than 860 square feet
24 per unit, 860 feet, and no unit shall be less than
25 650 square feet.

1 CHAIRMAN KISTNER: And here the -- what is
2 the average?

3 MS. KELLY: The average is 781 square feet with
4 the smallest unit size being shown at 488 square feet.

5 CHAIRMAN KISTNER: Okay.

6 Questions by other -- for the staff by other
7 Commission Members?

8 MR. MYERS: I had a followup question to Beth's
9 question about the unit density.

10 So if the calculation's using all 12.15 acres of
11 the Pavilion property, is the remainder -- or if the
12 property were to be in the future subdivided in some way
13 or ownership transfer transferred away that this proposed
14 apartment is under one ownership and the rest is under
15 another ownership, would there be additional apartments
16 allowed on the remainder of the site, or has this
17 proposal, in a sense, used up the allotment for apartments
18 for the entire site of in (indiscernible) to?

19 MR. JAGGI: I would -- I would say yes, we did
20 look at that.

21 And this does, basically, capture all the
22 available density for that site under the permitted use
23 path.

24 MR. MYERS: So even if this were, just to
25 confirm, even if this property were sold at a future date,

1 no one could come in upon -- elsewhere on the Pavilion
2 site in the future, propose additional apartments without
3 having to go through a conditional use process?

4 MR. JAGGI: That is correct. This project
5 relies on common ownership and a multisite development
6 area, which is -- which is what we have today. You're
7 right --

8 MR. MYERS: So, in essence, this -- if we were
9 to approve this, this would be the last available approval
10 for an apartment complex --

11 MR. JAGGI: On this site.

12 MR. MYERS: -- in this greater area?

13 MR. JAGGI: Within the Creve Coeur Pavilion
14 Development Center, the whole -- the whole property is
15 zoned CB, that is correct.

16 MR. MYERS: Okay. I just wanted to confirm
17 that.

18 Thank you.

19 MR. JAGGI: Yep.

20 CHAIRMAN KISTNER: Jason, and that's true even
21 if, as -- as Mr. Myers suggested, it was later portions
22 were sold, would they not be able to add density to
23 whatever the new smaller site would be?

24 MR. JAGGI: No, not under -- so they're at 19
25 units an acre in consideration of -- of the whole -- the

1 whole development that's zoned CB, so they're right up at
2 the ceiling almost under the permitted use path.

3 Now, so I think that takes up all of their --
4 their availability for multifamily on that site.

5 They could come through and propose a
6 conditional use permit to add more, you know, another
7 building with higher density, but that's a conditional use
8 permit -- permit path. Their intention, we've asked that
9 question of them, they understand the limitations that the
10 zoning has for this site with respect to any future
11 multifamily. They have confirmed with staff that that is
12 not their intention long-range is to build another
13 apartment building on this site, so, but if it is sold
14 off --

15 CHAIRMAN KISTNER: (Indiscernible.)

16 MR. JAGGI: Yeah, go ahead.

17 CHAIRMAN KISTNER: But if some think there was,
18 you know, was, you know, pieces were sold -- Mr. Lumley
19 wants to say something.

20 MR. JAGGI: Yeah, Mr. Lumley has his hand up.

21 MR. LUMLEY: Yeah, we're going to address this
22 in the shared parking to make sure these restrictions will
23 apply to avoid the circumstance your -- your hypotheses,
24 you know, entails where somebody says, well, I wasn't part
25 of that, I bought this, and I want to develop it. Well,

1 the recorded restrictions will address that.

2 CHAIRMAN KISTNER: Okay.

3 So, if -- even if it ends up being split up into
4 various 5-acre pieces, you know, a newly constituted
5 5-acre piece cannot then add additional residential to
6 that 5-acre piece because they are no longer part of this
7 13-acre piece, correct?

8 MR. LUMLEY: Correct. Just as they wouldn't be
9 able to eliminate the shared parking spaces.

10 CHAIRMAN KISTNER: Okay. Thanks.

11 Other Commission questions for staff?

12 MR. STREILER: I have a few.

13 Well, I guess this first one's to Jason.

14 Jason, you mentioned that The Vue has some
15 commercial space that is -- is without a -- a tenant.

16 I'm curious, if this were to be built, we'd --
17 we'd have about 600 units, rental units, introduced to
18 this Old Olive Street Road in the last five years or so.

19 So, I guess my question is, what are the vacancy
20 rates for the other two apartments, the Vanguard and The
21 Vue --

22 MR. JAGGI: Yeah, I --

23 MR. STREILER: -- with regard to residential
24 units?

25 MR. JAGGI: I don't have an exact percentage on

1 that cause we don't really track that.

2 But we did ask the applicant if they're -- I
3 think they're aware of the market. They might be able to
4 speak to that based on their research, their due diligence
5 in proposing this project.

6 My sense, though, from our staff, we are now
7 performing inspections on these buildings, and my sense is
8 is that they're -- they're pretty well occupied. That
9 there's -- there's not a lot of vacancies, but to put a
10 number on it, I just don't have that information cause we
11 don't track it.

12 MR. STREILER: Okay.

13 The other question I have is, typically, when we
14 do these vertical or horizontal mixed-use developments and
15 plop them in an otherwise Commercial District, we try to
16 eliminate residents or even office, for that matter, on
17 the main levels to create a sense of privacy as folks are
18 enjoying the 26 percent of private open space.

19 I'm curious, what, if anything, has been done to
20 shield or protect the privacy of some of the tenants on
21 the first floor in these apartments when they're outward
22 facing and surrounded by sidewalks.

23 Perhaps Joel can address that.

24 MR. JAGGI: Yeah, I would refer that --

25 MR. STREILER: Is it a zoning issue, Jason?

1 MR. JAGGI: No.

2 MR. STREILER: The comprehensive Plan would --
3 would --

4 MR. JAGGI: Yeah, it's not --

5 MR. STREILER: -- suggest it.

6 MR. JAGGI: Yeah, it's not really a zoning
7 issue. There's no requirement for that kind of separation
8 you're referring to.

9 But I think there is a separate -- inherent
10 separation with the entrance to the parking garage that's
11 in between the residential -- ground floor residential
12 components and the commercial component internal to the
13 site.

14 And I believe there's some landscape treatment
15 to help screen those first floor units a little bit
16 from -- from Ravenwood Drive or the internal drive to the
17 site.

18 But, yeah, I would ask the architect or
19 developer to respond to that.

20 MR. FUOSS: Sure. I can speak to that.

21 You're absolutely right. Along Ravenwood, as
22 Ravenwood peels up and heads toward the northeast, our
23 building stays a little bit further to the south. Creates
24 a little bit of a green space there that we are creating a
25 new sidewalk treatment, street trees along that edge,

1 parallel parking for visitors on that site, and then
2 working topography to ease that down, use some of the
3 native plantings that have been outlined in the plan and
4 integrate that in -- along that side of the north.

5 And then on the southern and western sides, you
6 know, try to work with the topography, keeping the
7 building up from that sidewalk level, so people are
8 walking along Olive aren't looking into peoples' living
9 rooms and bedrooms. There's a -- there's a grade
10 separation there where they, you know, people will be
11 moving below that.

12 And then, you know, the retaining wall that's
13 created, again, there's going to be plantings identified
14 along there, as well as other vertical tree treatments.

15 So there's certain layers, you know, when we
16 talk about designing the buildings, layers of privacy that
17 we try to design in the building working with
18 (indiscernible) to identify what we could do with
19 landscape treatment, you know, it can make it a very
20 viable way to introduce those first floor units.

21 MR. STREILER: Yeah, that was a challenge.

22 I like what you did on the upper floors with the
23 offsets and the overhangs. That kind of creates some
24 privacy for those levels. But on the onset, the first
25 couple years before the landscape's in and during the fall

1 when the leaves drop, those first floors are going to be
2 exposed, to say the least.

3 Hey, Joel, one of the things that doesn't
4 immediately jump out at you, as the development is so
5 dense, is the 26 percent of open space per unit.

6 Can you sort of articulate, and kind of let us
7 know how that open space or private recreational space is
8 laid out?

9 Does that -- is it included in the balconies, in
10 the pool area, or just what are -- what are kind of -- how
11 is the open space or usable space distributed?

12 MR. FUOSS: Yeah. That's -- the -- the pool
13 amenity zone, what we're calling as the active amenity
14 space, that's -- that's the majority of our open space
15 accounted for on that side. You know, that -- that's
16 where that activity is going to be more lively.

17 That northeastern area I was describing off of
18 Ravenwood, it's going to be more of that passive state.
19 More just, you know, more serene landscaping. We're
20 having a little bit of a -- a buffer off of the sidewalk,
21 as well, to provide some seating opportunities for
22 patrons within the facility as well.

23 We have some, you know, dog run opportunities on
24 the southern side that face -- that affront Old Olive.
25 And then, again, the re-landscaping of that corner of

1 Olive and Olive Boulevard where the signage opportunities
2 are, we're going to have some terracing and other
3 landscape opportunities there.

4 So, you know, they're -- they're varied
5 throughout each side of the building, as we talked about,
6 each side of this building has a different frontage, and
7 we try to respond those open spaces, we're going to
8 program them appropriately for what needs to happen. So
9 it's not all in one spot or another, and it's an aggregate
10 of all those things in total.

11 MS. KELLY: Um --

12 MR. STREILER: Okay. So, essentially --

13 MS. KELLY: Oh.

14 MR. STREILER: -- it's the green spots, as well
15 as the pool area, you didn't include the patios?

16 MR. FUOSS: The patios on the building, anything
17 that's under the building footprint, per se, is not
18 included in that.

19 MR. STREILER: Okay. So you could arguably say,
20 maybe, you know, 28, almost 30 percent private, you know,
21 outdoor space if you counted the pavilions or, you know,
22 some of the patios?

23 MR. FUOSS: Yeah, the terracing, especially like
24 on that Olive side, you see some of it on the interior
25 court side with building stepping down, you know,

1 effectively those are outdoor spaces for people to
2 utilize, where they're not maybe permeable ground, per se,
3 but certainly usable outdoor space.

4 MR. STREILER: Yeah. We've got, you know, the
5 density of this corridor, the Old Olive Corridor, starting
6 to mature, and there really is no parks nearby, so I'm
7 glad that you, you know, included some outdoor space in
8 some areas that connect to the (indiscernible) plan.

9 Just one more -- one more question.

10 I didn't quite follow the parking calculations.
11 I understand they'll be addressed in a joint parking
12 agreement through the, you know, the attorney.

13 But what -- I studied, you know, these apartment
14 complexes. I'm just curious, how many stalls are
15 permitted per unit or how many stalls are provided?

16 I guess, a -- I guess to staff, how many -- how
17 many stalls per unit did you calculate in the parking
18 calculations for the -- for the residential units?

19 MS. KELLY: So, I will do a shared screen. Hold
20 on. Let me pull up one thing.

21 And I will also ask that the applicant, Josh,
22 has some experience with management of the apartments
23 elsewhere, and he can discuss this as well.

24 But the proposed parking is based upon, for the
25 first 50 units, you see here, it's two spaces per dwelling

1 unit for the first 50 units. Then it's 1 and 3/4 spaces
2 per dwelling unit for the second 50 units. And it's one
3 and a half spaces per dwelling unit for all units in
4 excess of 100 units.

5 So the total amount of parking for the 230
6 apartments is 383 parking spaces.

7 The parking garage is adding -- is -- has 281
8 spaces.

9 MR. STREILER: Okay.

10 Yeah, that's -- you get below 1.5, like you guys
11 know Audubohn Park or Brentwood Forest, I think that's got
12 one and a half stalls, which is tight. You want two. But
13 this has got 1.6, it looks like, and it's got opportunity
14 for shared parking because, obviously, the show, you know,
15 will provide some parking late at night or if it even
16 opens, so.

17 MS. KELLY: Right.

18 So, Josh, if you'd like to jump in.

19 MR. UDELHOFEN: Sure.

20 MS. KELLY: He -- yeah.

21 MR. UDELHOFEN: And, typically, and, actually, I
22 spent some years living in Brentwood Forest a couple of
23 decades ago.

24 You know, the one thing to note here that is a
25 difference to a Brentwood Forest is those are essentially

1 all two bedrooms, whereas many of the units here are one
2 bedroom and in some cases a studio.

3 What we typically see across our portfolio, and
4 across what I'll call analogous portfolio, whether those
5 are in St. Louis or similar markets, like in Kansas City
6 or Indianapolis, is on these, what we refer to in our
7 industry as suburban urban or surban where you have kind
8 of these dense or mixed-use environments, so they kind of
9 have the benefits of both an urban and suburban location.

10 It's somewhere between 1 to 1.4 stalls per unit
11 on average is how these park. Some go all the way down,
12 as well as less than one per unit, in some more urban
13 locations, and then as you get more into the more
14 suburban, they do tend to trend up.

15 Many of these units, the vast majority of them
16 will be occupied by an individual versus, you know,
17 multiple people. So we feel like we're more than
18 adequately sized, both in the garage and within the
19 broader center, of course, as many of the retail
20 operations will have no need for the surface parking in
21 the evening hours, when they can be backup -- or spaces
22 for the residential units.

23 MR. STREILER: All right. While your -- while
24 your mic is hot.

25 MR. UDELHOFEN: Uh-huh.

1 MR. STREILER: What -- is there any indoor
2 amenities that you haven't told us about? Is there a gym
3 or climbing wall or --

4 MR. UDELHOFEN: There's a substantial amount,
5 actually.

6 So the -- we don't have a floor plan up, but,
7 essentially, everything to the east of the garage, between
8 the garage and the exterior -- exterior patio areas is,
9 essentially, all residential amenities for future
10 occupancy of the building.

11 Those include a variety of things from a full
12 gym. No climbing wall. My -- my insurance won't allow me
13 to do a climbing wall. But we do have a full gym with a
14 yoga studio area. We have a demonstration kitchen, a
15 large clubroom, a large movie/TV room area, you know, a
16 full service, a sundry shop, that, essentially, co-exists
17 with our mailroom area.

18 And then we have a completely contactless
19 package concierge system that will be installed.

20 So while you're at work during today, you'll get
21 an email that, you know, Amazon dropped off your 15
22 packages. You'll actually come back to a secured room.
23 That secured room will tell you which box your packages
24 are in. You walk in, you hit the button on your phone,
25 the door opens.

1 You may have seen these at the end of Amazon --
2 or at the end of like a Whole Foods, they're becoming
3 pretty prevalent. We'll actually be adding those in a
4 refrigerated capacity as well given the now prevalence of
5 grocery delivery that exists.

6 And then, of course, we will be fully on site
7 with our team management, so they will be in that prime
8 area.

9 Bike storage. A full bike room to work on a
10 bicycle.

11 And to compliment our exterior dog run area,
12 there'll also be a full pet spa that's available for
13 residents as well.

14 And we'll continue to evaluate those as we near,
15 you know, the more final stages of construction to assure
16 that we're accommodating what we're seeing as successful
17 in both our projects, as well as the -- the market in a
18 broader sense.

19 MR. STREILER: So that -- that main floor, the
20 more -- that main deck of your garage is going to be busy,
21 that's -- accepts all the deliveries, whether it be trash
22 trucks, UPS, and so forth, so that -- that deck's going to
23 be plenty high enough for delivery trucks, I assume,
24 and --

25 MR. UDELHOFEN: No, actually, the loading dock

1 is a recessed loading dock, so as you back in, you will
2 actually will go down in grade, so that you get a true
3 loading dock to accommodate move in, move out.

4 I have been unsuccessful in 20 years of trying
5 to get the UPS guy to park where he's supposed to. You
6 know, they typically park wherever it's the most
7 convenient for them, which is right in the way of
8 everybody else.

9 We'll try to do what we can do to eliminate
10 that, but, yeah, there is plenty of area for deliveries in
11 and out of the building.

12 And if we had the site plan up, you would see
13 all of those functions that I was talking about that are
14 more functional like mailrooms and package delivery rooms,
15 they are directly connected to the garage, so that we can
16 best facilitate their in and out.

17 MR. STREILER: Connected to, but not internal,
18 they don't --

19 MR. UDELHOFEN: They're in the building proper,
20 but there's a direct access point with a door that goes
21 right into the mail room from the garage and the -- the
22 loading area.

23 MR. STREILER: And so does -- when a delivery
24 truck go -- is there two entrances to the parking garage?

25 MR. UDELHOFEN: There is. So there's the

1 traditional opening that, yeah, provides for vehicular
2 traffic in and out.

3 Directly to the west of that, essentially
4 between the vehicular access and the -- the retail
5 footprint will be a full gate. And that loading dock will
6 come up and a truck would be able to back into it.

7 MR. STREILER: And he'll -- he'll --

8 MR. UDELHOFEN: It will be accessible by the
9 trucks.

10 MR. STREILER: The turning movements would be on
11 the street as they -- as they configure?

12 MR. UDELHOFEN: Correct.

13 MR. STREILER: Okay.

14 MR. UDELHOFEN: They would pull in and back in.

15 MR. STREILER: Did our trash engineer take a
16 look at that as far as the turning movements and whether
17 they'll back up any traffic?

18 Kyle, did you take a look at that, how the
19 trucks are going to access that loading dock?

20 MR. EVANS: I did not. I didn't have a detailed
21 site plan per review of the traffic study.

22 MR. STREILER: Maybe Brian did.

23 MR. JAGGI: No, that -- that -- that specific
24 question, Mr. Streiler, was not -- I don't think that was
25 evaluated.

1 But we can certainly get you more information if
2 you feel you need it.

3 MR. STREILER: Yeah. Yeah, Jason, so on what
4 street will the delivery trucks be making, you know, be
5 making their movements to back into the -- the service
6 areas?

7 MR. JAGGI: Well, they're going to come off of
8 Old Olive most likely, and then they're going to enter the
9 private street, which is Ravenwood, so it will be internal
10 to the development, so it's not a public street. So I
11 would imagine that any deliveries will -- will be a
12 function of interruption on their site, and not on to a
13 public road.

14 But, perhaps, Mr. Harp might be able to address
15 that, he's their project engineer, and he might be able to
16 also provide a comment on that.

17 MR. HARP: No, Jason, I agree with that. You
18 would -- they would -- (hard to hear speaker) ingress and
19 egress vacate Ravenwood with turning movements. It would
20 not be out of Old Olive Street.

21 MR. STREILER: Thanks, Brandon. That's what I
22 wanted to hear.

23 MR. HARP: (Indiscernible.)

24 MR. STREILER: That's all I have.

25 MR. JAGGI: Beth, I think you're muted. Yeah.

1 CHAIRMAN KISTNER: I was.

2 Other questions from Commission Members?

3 Mr. Rovak, I always trust that you will be
4 looking at the stormwater implications.

5 MS. KELLY: Gene, you're muted.

6 MR. STREILER: It's underground.

7 MS. KELLY: Yeah.

8 CHAIRMAN KISTNER: Gene, you're muted.

9 MR. ROVAK: There. Okay. I'm sorry.

10 Yeah, I was trying to find something on this
11 that I would really be able to develop an intelligent
12 question on this, so I haven't seen any detail that really
13 refers very much to stormwater or I would have jumped in
14 on it before now.

15 So, I guess I can just turn that into a
16 question, as far as what is the nature of their stormwater
17 detention? Is it long-range or are we -- are we -- do we
18 have VMPs as part of the site?

19 MR. HARP: Yes. So there's an existing
20 underground stormwater detention basin that's in the
21 parking lot between the California Pizza Kitchen and the
22 Stir Crazy building that exists today.

23 And that underground stormwater detention basin
24 provides stormwater detention for, not only this 3.46 acre
25 area, it also collects stormwater (indiscernible) to the

1 north.

2 As part of this development, that basin will be
3 within the footprint of the new building, so we're going
4 to remove that existing detention basin and rebuild an
5 underground detention basin in an area that's not under or
6 adjacent to the existing building.

7 (Speaker keeps fading in and out with sound.)

8 Right now, we're showing it in a concrete vault
9 areas in the outdoor movie space just south of the outdoor
10 pool in the area south of the building.

11 That underground stormwater detention basin will
12 handle the stormwater from our development, and then also
13 the Panera Bread and the tributary up to the north of us
14 will be bypassed around the building and tied into that
15 city basin. The --

16 MR. ROVAK: Okay.

17 MR. HARP: -- amenities -- we provided the
18 stormwater report on a preliminary level to the city as
19 part of this Planned Zoning Commission submittal. We also
20 submitted a review sent to the Metropolitan Sewer District
21 and provided a formal review comment letter back and are
22 in agreement with the concept of our stormwater detention.

23 We are also providing stormwater (indiscernible)
24 in the vicinity of (indiscernible) and separators,
25 permeable pavements for the parking the plaza areas, and

1 some other proprietary units that will be implemented as
2 we go through formal MSD permit review process.

3 MR. ROVAK: Okay.

4 MR. HARP: The release rates (indiscernible) on
5 our studies that we performed so far are less than what
6 release on our property now. They're discharged into a
7 storm sewer system on Olive Boulevard and travel southerly
8 under Olive Boulevard.

9 MR. ROVAK: Okay. So you are meeting current
10 standards, not just ones that were in place during the
11 time of the original development?

12 MR. HARP: That -- that's correct.

13 MR. ROVAK: Okay.

14 Thank you.

15 MR. JAGGI: Beth, we still -- we can't hear you.

16 CHAIRMAN KISTNER: God, I hate that.

17 I have another -- another question about --
18 well, first of all I ask, do we have any questions from
19 other Commission Members?

20 If not, I was thinking about that, that area
21 that's being referred to as the commercial space, but
22 everyone seems to be talking about like certainly the
23 intention is the restaurants, and I would assume that the
24 restaurant would ultimately need a CUP when such a, you
25 know, project came up.

1 But given that it's a restaurant and given
2 the -- what we learned from COVID, the -- the demand for
3 outdoor dining areas is really strong, and I suspect that
4 that may not go away, you know, even into the future.

5 Is there an area -- is there an allowed area
6 there that would accommodate a sizeable, not just a small
7 amount, but a sizeable outdoor dining in that space so
8 that it was going to be, you know, successful even when
9 people didn't want to be indoors?

10 MR. JAGGI: Yes, they are proposing an area that
11 could be used for outdoor dining at the corner of this
12 site, so at the entrance to the Pavilion and Old Olive
13 there would be space for an outdoor patio for dining.

14 CHAIRMAN KISTNER: Sizeable?

15 MR. JAGGI: Yes, I would -- I don't have the
16 dimensions specifically, and maybe the architect could
17 give you more details, but, yes, there is a pretty
18 sizeable area here, it's being shown here on the drawing,
19 that could be used for outdoor dining, so you can see the
20 outline there, that I would categorize that as a --

21 CHAIRMAN KISTNER: Got it.

22 MR. JAGGI: -- substantial area for outdoor
23 dining, yeah, not just adjacent to the --

24 CHAIRMAN KISTNER: Okay.

25 MR. JAGGI: -- to the building, it's a dedicated

1 space for that.

2 CHAIRMAN KISTNER: Right. Thanks.

3 MR. JAGGI: Uh-huh.

4 CHAIRMAN KISTNER: All right. If we -- if we
5 don't have additional questions from the Commission then
6 I -- I think we're ready to turn to our residents who have
7 signed in.

8 And I have a -- I need to -- yeah? Yeah?

9 MR. LUMLEY: We need a motion from the
10 Commission to waive the swearing in of the public with the
11 understanding that they're still expected to provide
12 truthful testimony.

13 MR. STREILER: I'll propose a motion to waive
14 the swearing in.

15 MR. CARNEY: Second.

16 MR. ROVAK: Second.

17 CHAIRMAN KISTNER: We have a second?

18 MR. ROVAK: I'll second.

19 CHAIRMAN KISTNER: All in favor?

20 (All responded aye.)

21 CHAIRMAN KISTNER: Okay, with that in mind, we
22 have five people who have submitted comments, and we're
23 going to take those comments first.

24 Our first one is Brenda Mahr-Douglas.

25 And, Jason, they need to Star 6, is that how

1 they would enter in?

2 MR. JAGGI: Star 6 on the -- I think the person
3 is ready to go.

4 MS. MAHR-DOUGLAS: Hi. I live in Briarcliff
5 Condominiums, and have for 20-plus years, 28 years.

6 I am concerned about the density at the
7 apartment complexes, luxury or not, but I'm also concerned
8 about the power grid.

9 After we -- AMC moved in, prior to that, I never
10 had a power outage. After they came in, I started having
11 power outages, and that has, you know, continued off and
12 on, not as frequent as it did for a while, but I didn't
13 hear you talk about power.

14 CHAIRMAN KISTNER: We can either like take that
15 question for -- for future decision, or if there's
16 somebody who has a ready answer to that.

17 MR. JAGGI: I think during the public comments,
18 it's certainly the choice of the Commission, but I believe
19 what we typically do is allow the public to make their
20 comments, and then those comments are summarized and
21 discussed by the Commission after every member has been
22 given an answer -- given an opportunity to speak, those
23 are summarized and discussed at the end.

24 CHAIRMAN KISTNER: Okay. Well, I've taken a
25 note of the question about power outages, so --

1 MS. MAHR-DOUGLAS: Thank you.

2 CHAIRMAN KISTNER: Thank you.

3 Angela Grady.

4 MS. GRADY: I don't have any questions at this
5 time. I was just trying to get the link to the -- to the
6 Zoom, so I'm good.

7 CHAIRMAN KISTNER: All right. Thanks. Thanks
8 for joining.

9 Mr. Wang or Ms. Wang. I can't pronounce the
10 Q-I, I'm sorry, it's my -- my fault for not --

11 MR. WANG: Oh, it's all right. I'm good. So
12 right now, it's good. Thank you. I have no question.

13 Thank you.

14 CHAIRMAN KISTNER: Okay.

15 Ms. Harris, Emelda Harris.

16 Do we see Ms. Harris on the -- the call?

17 MR. JAGGI: We do not.

18 I would ask if that person is here, if they
19 could raise -- use the raise the hand function or Star 9
20 to let us know they're with us, otherwise, we do not see
21 them here on our list.

22 Doesn't look like they're with us.

23 CHAIRMAN KISTNER: Okay.

24 Our -- our next one is Erin Kirwan.

25 MS. KIRWIN: Can you hear me now?

1 CHAIRMAN KISTNER: Yes.

2 MS. KIRWIN: Okay. Thank you.

3 So I'm -- I also live in Briarcliff
4 Condominiums, along with my husband Gary Otten.

5 I have -- I have several questions.

6 I'm very concerned about the density. If the
7 community standards have been, at this point, 19 units per
8 acre and now suddenly this is really relatively 67 units
9 per acre, that's very concerning to us.

10 Living across the street, I have -- we have
11 concerns about the traffic. If trying to come in and out
12 of King Henry Court, whether getting across Old Olive to
13 go into the shopping centers, to go to Bread Co., whether
14 going to the carwash, coming out, you know, we enter and
15 exit our community through Old Olive and, you know, this
16 is, pandemic or not, there -- there is a fair amount of
17 traffic and the traffic patterns are very awkward. And if
18 you ever tried to cross that street from a -- from a
19 pedestrian standpoint, it's -- it's not safe.

20 And so when you talk about trying to create a
21 community of walking and ridability, I -- I don't think
22 it's, despite what the traffic study may say, I think
23 it -- it can be better.

24 You've talked about the green space, the dog
25 walking areas and such like that. Being one of the few

1 communities that actually has green space in that area, we
2 get people walking from The Vue down through our
3 neighborhood with their dogs. You know, talk about having
4 a little dog run for 230 units, I don't know how many dogs
5 you're allowing, but that's a lot of -- that's a lot of
6 doggie doo-doo to put in a parking lot.

7 And, let's see, and -- well, and then, lastly,
8 concerns about the number of parking spots. I mean, you
9 know, in a building with 230 units, and you have 281, and
10 you're spreading it out into a parking lot, you know, I
11 don't know where all those cars are going to go.

12 Yes, there's -- there's the movie theater lot,
13 but from a quality of living standpoint, to me, that seems
14 less than -- less than optimal.

15 So I don't know if -- I don't know if my husband
16 had any other questions. But it's -- it doesn't seem like
17 it meets the -- the quality standards that we expected
18 when we moved into Creve Coeur.

19 I mean I understand the need to develop the 39
20 Corridor and wanting younger -- younger residents, but
21 400 square -- square feet is -- that's -- that's pretty
22 darn small for a minimum apartment size.

23 MR. KIRWIN: If I could jump in. Hey, I'd like
24 to thank everybody on the Commission and the -- from the
25 business --

1 CHAIRMAN KISTNER: Can you identify yourself,
2 please --

3 MR. KIRWIN: Yeah, I'm Gary --

4 CHAIRMAN KISTNER: -- before you speak.

5 MR. KIRWIN: Yes, ma'am. I'm Gary Otten. I
6 live at 10804 Charlton Way.

7 One thing with me is just commonsense. The
8 traffic saying that putting 230 apartment buildings only
9 going to increase 80 -- 80 different visits in the daytime
10 and 50 in the evening, that would beget that somebody only
11 leaves their apartment once every three days, if there's
12 230 people in there, and only increases 80 visits.

13 It's hard to get across there now, and from
14 looking at the drawings, the entrance to the garage is,
15 basically, going to be equivalent to where you turn left
16 to go into the Panera, and, although it says Ravenwood
17 Drive on the plans, Ravenwood Drive is just a parking lot
18 with some stripes, so, and you're going -- it's a short
19 distance from Old Olive, so cars leaving in the morning
20 from the garage are going to have to make a left and then
21 a half a block from there, they're going to be --
22 traffic's going to be backed up at Old Olive for other
23 people waiting -- waiting to make a left. There's no
24 light there.

25 And as you explained, you're going to have

1 supply trucks pulling through the parking lot and backing
2 into the garage while other cars are trying to get in and
3 out. It's a mess now. When you add all these other cars
4 and have that short distance from Old Olive, it's going to
5 be a mess.

6 Commonsense would tell you adding 230 unit
7 apartments would add a lot more traffic to a congested
8 area. So I don't see how the traffic people signed off on
9 that.

10 Thank you.

11 CHAIRMAN KISTNER: Thank you.

12 MS. KIRWIN: One last thing, Gene, if you're
13 the -- the stormwater expert on the committee. Because we
14 are downhill, our -- our condo sits downhill from -- from
15 this -- from that site. We already have water issues, so
16 I would like you to assure the water drainage, the storm
17 runoff, will be addressed.

18 Thank you.

19 MR. ROVAK: From the input that I heard, it did
20 sound like it was being addressed.

21 Most importantly, that it's to the current
22 standards, not standards that were in place 15 years ago.

23 And from a lot of the developments I have seen,
24 both having worked with and reviewed as a member of the
25 Commission, those seem to be improving. But we've seen

1 very, very little, if any, recent developments that have
2 actually exacerbated stormwater problems.

3 As long as we've got responsible developer
4 engineers that are addressing it, I -- I haven't found
5 any, really, that have caused the problems that were
6 present 20 or 15 years ago.

7 MS. KIRWIN: And then if I could add one last
8 thing, I did do a little research.

9 The Vue's occupancy currently is like 60 some
10 percent and the Vanguard's around 90.

11 CHAIRMAN KISTNER: Thank you.

12 Do we have other members from the public that
13 did not submit -- did not register to make comments?

14 MR. JAGGI: We do have a Jay Steinbeck that has
15 had his hand raised for a while.

16 I think if you want to speak, and you didn't
17 register, please use the raise your hand function or Star
18 9 on your cellphone, if you're using a cellphone, to
19 participate in the meeting.

20 And I believe we just brought over
21 Mr. Steinback, so he is ready to make a comment.

22 MR. STEINBACK: Thank you so much.

23 Jay Steinback, 45 Colonial Hills Drive.

24 Number one, first and foremost, you know, thank
25 you for the investments that you all have made into Creve

1 Coeur over the years. I'm very appreciative when
2 developers do take an interest in our community.

3 I understand and agree, retail restaurants are
4 going through a change currently. But this proposal is
5 highly upsetting and -- and almost demeaning to longtime
6 residents of Creve Coeur that have no interest in urban
7 living on one of the highest traffic corners of Zone One.

8 We already have two large apartment complexes,
9 which you just heard, are not full. Neither to capacity.

10 We have limited restaurants in Zone One, and
11 they would probably be doing a lot better right now if
12 they weren't shut down due to the pandemic.

13 You bought this property with no zoning
14 restrictions. None of this is a surprise.

15 There's so many problems with your proposal.

16 And it -- I'm a trustee of Colonial Hills, and I
17 mean the -- the residents are really very upset. I think
18 very few people even have understood the size of this
19 project. We downloaded your document a little bit here
20 ago.

21 It's just -- that building is not conducive in
22 any way to what you're trying to shoehorn this property
23 into.

24 The traffic count, I'm not an expert, it doesn't
25 seem like it's correct in any way, shape or form.

1 Cramming that building into that tiny space.

2 And then also I appreciate, Ms. Kistner, you
3 asked about a sizeable patio. I don't think a 1400-square
4 foot patio is considered sizeable to having a few spaces
5 outside.

6 Also, this continued reference to 39 North,
7 nobody cares. This is also in their plans. This is zoned
8 for retail and for restaurants. I don't think the current
9 restaurants -- or I'm sorry -- current residents of Creve
10 Coeur are really worried about what 39 North wants to do
11 to our district.

12 I can go on and on, but, quite simply, I find
13 the entire plan insulting. I find it really disruptive to
14 our community. And our neighborhood will take lead on
15 preventing this from going forward.

16 Thank you.

17 CHAIRMAN KISTNER: Thank you.

18 Do we have other residents, Jason, waiting to
19 speak?

20 MR. JAGGI: I don't see any other hands that are
21 being raised, however, we did have if -- barring no other
22 comments, we do have several written comments that have
23 been sent in during the proceedings, if you are interested
24 in taking those and reading those, and then just getting
25 them into the record, I suppose, and then we can, again,

1 address all these comments and have a discussion at the
2 end. But I do not see any other hands -- oh, I'm sorry,
3 we do have one hand raised. Mr. Fred Bartelsmeyer would
4 like to speak.

5 CHAIRMAN KISTNER: Mr. Bartelsmeyer, if you
6 could start with your name and address.

7 Thank you.

8 MR. BARTELSMEYER: Fred Bartelsmeyer. I'm a
9 neighbors of Jay's. In fact, we have adjacent homes, so
10 I'm in the Colonial Drive as well.

11 I think in addition to what Jay was saying,
12 cause I pretty much agree with whatever he said, but in
13 addition to that, the visual appearance of this proposal
14 really struck me wrong.

15 And I mean I love the Danforth Plant Science
16 Center, and I thought that was a very inspirational page
17 that was put up there. I think it came out of landscape
18 architect's materials, but the architect was talking about
19 it.

20 This really has nothing to do with that. I mean
21 that -- that facility is just wonderful integration of
22 nature and green space and architectural imagination.

23 And the building that's being proposed has kind
24 of a skinny little strip that's an excuse for a green
25 space to separate the sidewalk, which you can probably

1 reach out and throw a tennis ball and hit the building.

2 And it's this block looking thing that doesn't
3 really match any of the character, the HBE building in
4 this area. And so, to me, esthetically, there's really a
5 lot missing here.

6 So, you know, I would add that to what the other
7 commentary has addressed as well.

8 And I feel like the Commission was even hitting
9 on some of these issues too. That is, essentially, what
10 is the population that is supposed to come in there? How
11 are they going to be fitting in to these teeny little
12 apartments, and do we really have a need for this.

13 And then this density trick where we're taking
14 this smaller piece and then using the entirety of the
15 Pavilion to justify the density means forever we're
16 restricting our ability to do other things in that area
17 that make more sense.

18 You know, there may be a need, maybe the AMC
19 doesn't survive, who knows where theaters are going. And
20 we may want to do some sort of mixed-use thing that makes
21 more sense, and then all of a sudden we've hamstrung
22 ourselves in the future with this high density street edge
23 building with really small units that I don't understand
24 who would be wanting to even rent those units.

25 So, thank you for the time, and I know you all

1 have a lot to consider on this project.

2 I think the community really needs to spend some
3 time looking at this. It seems to have a lot of problems.

4 MR. JAGGI: We have --

5 CHAIRMAN KISTNER: Thank you.

6 MR. JAGGI: We have another hand raised by Drew.

7 MR. BULICH: Yeah, so Drew Bulich, also on
8 Colonial Hills Drive.

9 I guess when Jay said that we were going to take
10 the lead in opposing this he was -- he was right.

11 To be honest, my biggest concern with this is
12 that we're opening a door that we can't close. We're
13 saying that this entire parcel can be used for a different
14 purpose than what it's used for now. So there's nothing
15 stopping further changes if the AMC Theater gets torn down
16 and replaced with multiuse as well.

17 It's really just not what I want to see for Zone
18 One. I think that's great commercial space. I would like
19 to see continued investment, but get it the way that it's
20 zoned today.

21 CHAIRMAN KISTNER: Thank you.

22 Others, Jason?

23 MR. JAGGI: Just -- I don't see any other hands
24 raised. No.

25 So it looks like if you all wanted to go through

1 some of the comments that have been submitted, it's your
2 prerogative to do so. We can run through those.

3 CHAIRMAN KISTNER: I'd like to bring up a few,
4 just, you know, as long as we're in the public hearing,
5 just to get it into the public record.

6 I mean some of this is -- is just subject for,
7 you know, for discussion.

8 There was a question raised about whether or not
9 this development could lead to power outages, and I -- I
10 am -- I confess, I'm not knowledgeable at all about our
11 power grid, but, you know, what is the consequence of new
12 development on -- on power compatibility, and I don't know
13 whether it's something the city can address that.

14 MR. JAGGI: Well, not directly, from my
15 perspective. It's a function of Ameren. They're the
16 public utility provider for electrical service in the
17 area.

18 This is the first comment that I've heard with
19 respect to frequent power loss in the area, so it might be
20 something that can be followed up with Ameren to determine
21 if there is an issue over there. It's not a direct
22 function of the city, I would say, in terms of providing
23 that service.

24 But we can certainly followup with Ameren, or --
25 or the developer can maybe speak to that.

1 That's about all I can offer with that comment.

2 MR. UDELHOFEN: The only thing we can offer is
3 it is a -- a natural process that we have to establish
4 with our electrical engineer, the ultimate loads of the
5 building. Those loads are then provided to the regional
6 engineer with Ameren, who will review those and place
7 those in the power analysis with our grid.

8 We are not at a place yet where we've done that,
9 as we presumably have had adequate power to the site.

10 We have never had issues with power on the site,
11 to my knowledge. So this is first time this has come up.

12 And we are more than happy to accelerate those
13 conversations with Ameren.

14 CHAIRMAN KISTNER: Another question was about
15 the traffic coming out of King Henry Court. And, you
16 know, we're -- we're -- would that adequately addressed in
17 the traffic studies, both the applicant's and the city's
18 review of that. And what impact this would have on the
19 traffic at that, you know, both the northbound and the
20 southbound.

21 MR. JAGGI: I would ask the applicant's traffic
22 engineer to speak to that, and then any perspective
23 Mr. Evans can provide on that with his review, we can
24 followup.

25 MR. RENSING: Yeah, my name is Brian Rensing.

1 I'm a transportation engineer with CBB
2 Transportation Engineers and Planners in St. Louis. We
3 did the traffic impact study for it.

4 So the site is, basically, eliminating two
5 existing restaurants and replacing it with apartment units
6 and some future expected to be restaurant.

7 So, you know, we had a -- a net change of uses
8 in there, so the -- the net difference of traffic
9 generated from that is relatively minor.

10 In the morning peak hour, we only had
11 approximately 85 new trips to the site as a whole. Now,
12 there's multiple different ways of getting to the site,
13 and then so Old Olive took about 30 trips, so in the
14 morning we expect about 30 trips to go and use Old Olive
15 to Olive.

16 And then during the p.m. is a difference of
17 about 50 trips. And then so we expect about 20 vehicles
18 to utilize Old Olive there.

19 So the net impact of -- of new trips at that
20 location is going to be relatively minor.

21 If you think about that, you know, 30 trips over
22 one hour is less than -- is about one trip every two
23 minutes. So, really, the impact at -- on Old Olive is
24 very minor.

25 So, you know, that being said, it's minor, so we

1 don't expect any major changes from it.

2 We did receive comments from MoDOT agreeing with
3 that saying that they agree that, you know, there's --
4 there's minor impacts and that additional time to the side
5 streets, you know, would -- would help the situation with
6 some queuing and some of that, and recommends us to,
7 basically, implement that when the project goes through.

8 CHAIRMAN KISTNER: So you mentioned, you know,
9 30 trips an hour in -- in the a.m., for example.

10 Can you provide some better explanation -- or
11 more explanation for when you have a building with that
12 many units why it would be so few per hour, and
13 especially, you know, in those work the a.m. and p.m.
14 periods.

15 MR. RENSING: Right. So as traffic engineers,
16 we use the ITE Trip Generation Manual. It's, basically,
17 the Bible for traffic engineers based on historical
18 research and data for lots of different land uses.

19 So the land use for apartment, although there
20 are 230 apartment units, does not directly correlate to
21 230 trips during both the a.m. and p.m. peak hours.
22 Everybody's not coming in or exiting during that specific
23 one-hour timeframe.

24 A lot of these folks, especially if they're
25 going to the 39 North area, could have offset times to go

1 in and out of work, it's typical, you got, you know, you
2 could have people that are retired, et cetera, et cetera.

3 So all that information is incorporated within
4 the ITE Trip Generation rates, which we have used for the
5 apartment units.

6 So all that is -- is incorporated in there and
7 estimated during the a.m. peak hour and the p.m. peak
8 hour. And that's the information that is standard for the
9 industry and what we used.

10 CHAIRMAN KISTNER: Okay. Thank -- thank you.

11 MR. RENSING: Sure.

12 MR. JAGGI: So if our consultant, Mr. Evans, I
13 don't know if you have anything else to add with respect
14 to your review of the traffic impact study?

15 MR. EVANS: I really don't. I was just going to
16 mirror what Brian said.

17 You know, a lot of -- a lot of travel patterns
18 have changed also, obviously, lately with working from
19 home and telecommuting, and then also, I mean just in
20 general, we've seen kind of a change of everyone leaving
21 to go to work at the same time in the morning.

22 So that's where the difference has arised from,
23 you know, this is correlating the side trips based on one
24 hour of the peak period of the adjacent street. So the
25 peak hour from the development might not even be the same.

1 And you'll find that exactly happens with the restaurants,
2 you know, they didn't have a lot of trips in the a.m. peak
3 period, which is why we saw a greater difference in trips
4 during the a.m. versus the p.m. where restaurants
5 typically do have more traffic.

6 CHAIRMAN KISTNER: You make a point, though,
7 that I want to pick up on because you mentioned, you know,
8 the traffic patterns during, you know, the current COVID
9 period. And -- and they have definitely changed, so
10 there's more working from home.

11 But I -- my understanding is that the traffic
12 studies that were done were comparing pre-COVID traffic
13 patterns and to -- in terms of the impact to -- to those.

14 It's not -- they were not looking at current
15 patterns, which are, obviously, different. Is that
16 correct?

17 MR. EVANS: Yes, that's correct.

18 Sorry, Brian, to cut you off.

19 MR. RENSING: No, that's fine.

20 Yeah, that's correct.

21 We -- we looked at -- we did other projects. We
22 did the 39 North project and some of the other apartment
23 projects and that, and so we had some good historical
24 data.

25 So we looked at that, and then incorporated

1 those changes with those projects into this project as
2 well because, you know, by the time this apartment complex
3 is -- is up, built and occupied, a lot of those adjacent
4 roadway system and interchange and 39 North projects, you
5 know, are going to be built and constructed, so all that's
6 included within our traffic impact study, you are correct.

7 CHAIRMAN KISTNER: All right. Thank you.

8 Any other comments or questions from the
9 Commission, from both the applicant or the staff?

10 MR. JAGGI: We do have a hand that's raised.

11 KJW would like to speak.

12 MR. RITTNER: Yes --

13 CHAIRMAN KISTNER: Okay.

14 MR. RITTNER: If you can hear me?

15 CHAIRMAN KISTNER: Yes. And if you could start
16 with your name and address, please.

17 MR. RITTNER: Yes. Kurt Rittner, and I'm on 16
18 Colonial Hills Parkway.

19 Grown up in Creve Coeur. I recently moved back
20 to Creve Coeur. And I'm shocked to see this going through
21 knowing the history at this time in particular.

22 I would like to see commercial property go in
23 there that has taxes, benefits to the community, as
24 opposed to studios and one-room apartments. I have a real
25 concern about who's going to be attracted in this small

1 area and who this is catering to. What is the debt and
2 income ratio for the perspective tenant.

3 So I'm -- I heard Jay and I heard Andrew speak,
4 and I (indiscernible) them and am very bothered by this.

5 Thank you.

6 CHAIRMAN KISTNER: Thank you.

7 MR. JAGGI: No other hands are raised.

8 CHAIRMAN KISTNER: Others?

9 MR. JAGGI: Yeah, there are no other hands
10 raised at this time.

11 We do, again, have a long list of questions that
12 have been asked throughout process, if you wanted to
13 review those, or it's your discretion on that.

14 CHAIRMAN KISTNER: If there's -- if there's any
15 that you heard, I tried to kind of feedback some of the
16 ones that I heard. If there's others that you heard that
17 you would like to respond to, that would be great. I'm
18 thinking in terms of what do we need to include in the
19 public hearing.

20 MR. LUMLEY: I think Jason's referring to folks
21 that have submitted questions through the Zoom function.

22 CHAIRMAN KISTNER: Oh, okay.

23 MR. JAGGI: Yes. My apologies. That's correct.

24 Thank you, Mr. Lumley.

25 So you should be able to view those,

1 Mrs. Kistner, by looking at the comments, the Q and A, if
2 you just click on that.

3 CHAIRMAN KISTNER: Oh. Okay.

4 MR. JAGGI: So if we want to run through those,
5 we could do that as well.

6 CHAIRMAN KISTNER: Some of them are not really
7 germane to this application, so I want to think about
8 which ones, to go through all of them.

9 So one person asked why there's so much rental
10 in this area, but I don't think that's really -- I don't
11 know if you want to speak to that, Jason, but that doesn't
12 really get to this particular application.

13 MR. JAGGI: Yeah, the only comment I would
14 provide on that is it's a market-driven, I think, reaction
15 that this area is -- continues to be underserved from a
16 market perspective on the number of apartment rental units
17 and underserved for a specific kind of rental unit, such
18 as what's being proposed.

19 My understanding, also, from a regional market
20 perspective is that the St. Louis area, compared to other
21 metropolitan areas as a whole, there still capacity for
22 rental units such as this.

23 And I think it's a -- it's a matter of demand,
24 and I think this area is attractive to these types of uses
25 because of the strong employment base nearby.

1 You have a large campus with Bayer directly
2 across the street. You have the emerging 39 North
3 District that continues to add employees to that area,
4 namely, with Benson Hill being a -- just coming online.

5 You have other companies that we're hearing of
6 that are transitioning out of the Helix Center. So this
7 is a -- really a national and international area for
8 employment.

9 And I think a lot of that is driving the demand
10 to meet the housing needs for those employees in the area.

11 So, I guess, I did have a little bit of
12 information on that.

13 CHAIRMAN KISTNER: Yeah. No. No. Thank you.

14 MR. JAGGI: Uh-huh.

15 CHAIRMAN KISTNER: There's a question about
16 traffic, but I think we've had a lot of conversation about
17 the traffic just recently.

18 There's a question on the 17 retail designated
19 spaces included in the count of 281 parking spaces.

20 MR. JAGGI: Yes. Those are included within the
21 total count. Then those are the available spaces for the
22 commercial use that's not gated.

23 So, as Whitney said, the gated -- there's a
24 gated portion, that, you know, isn't available to the
25 public, but 17 would be available for use by the patrons

1 of the restaurant retail area.

2 CHAIRMAN KISTNER: Right.

3 There's another comment about power outages.
4 And I -- and I think we said that we would like to get a
5 little more information. I mean the residents of
6 Briarcliff have come in and that they've had some power
7 outage problems, and they're worried that this may be --
8 this may exaggerate -- exacerbate the -- their problems.

9 So that might be something for future followup.

10 MR. JAGGI: Sure.

11 MR. ROVAK: I guess it's worth looking into, but
12 I don't ever recall power outages that were not
13 storm-related, downed power lines, that nature.

14 I haven't heard of any that were due to a lack
15 of capacity, but, I mean maybe I'm wrong.

16 MR. JAGGI: Yeah, and I think that's -- as we
17 heard the applicant mentioned, I think that's something
18 further down the line, when they get closer to pulling
19 permits, if this is approved, and consulting with Ameren.

20 They also have their electrical team, and we
21 handle electrical inspections here with St. Louis County
22 for the building itself and those connections to the
23 public system, which is Ameren's system. It's really a
24 question that's best left to others and not -- not really
25 us because we just don't -- we just don't administer that

1 directly here. We don't provide that service directly,
2 the city doesn't.

3 But we can followup and see if there's any other
4 information that we find.

5 CHAIRMAN KISTNER: I think that'll be good for
6 discussion at our next meeting.

7 MR. JAGGI: Okay.

8 CHAIRMAN KISTNER: A question about how visitor
9 parking will be addressed. I guess, I get to, you know,
10 is it going to be shared with the, you know, AMC and other
11 general parking there, and -- and what are the allocations
12 for that.

13 MR. JAGGI: Yeah. My understanding on that is
14 that, so it's -- there's no -- the unrestricted parking is
15 the area we referred to on the main floor, those 17 spaces
16 would be unrestricted, as far as I understand. And then
17 any parallel spaces along Ravenwood would be available as
18 well as the surface parking that's already present.

19 So I think it relies on a combination of all
20 those, but, certainly, would ask the applicant to clarify
21 anything on that end.

22 MR. UDELHOFEN: Yeah, you answered it correctly,
23 Jason.

24 There's a substantial amount of parking as
25 demonstrated in the parking analysis that Ms. Kelly and

1 Mr. Jaggi went through. Many of those are daytime focus
2 uses, so we, quite frankly, we probably have the best
3 parking in Creve Coeur, and maybe the broadest -- broader
4 St. Louis suburbs by virtue of being a Mixed-Use District.

5 And the reason so many municipalities are going
6 to these mixed-use scenarios are the ability to park in
7 parking space more than one time per day, and not park the
8 world, but rather offer the ability for someone to park
9 once and have multiple outlets for that use.

10 CHAIRMAN KISTNER: The next question was did the
11 traffic study take into account the increased traffic on
12 Old Olive should it become a larger feeder artery into the
13 Plant District?

14 I think that's more or less addressed in the 39
15 North Plan, and some of the -- the street plans that
16 surround that. Is that correct?

17 MR. RENSING: Yes --

18 MR. JAGGI: Go ahead, Mr. Rensing.

19 MR. RENSING: -- that's correct.

20 The Old Olive Street Road now, basically, acts
21 as a ramp from southbound Lindbergh to westbound Olive
22 with the folded diamond interchange with the 39 North
23 project.

24 Some of those folks would -- would end up going,
25 you know, further south of the Old Olive Road intersection

1 now and get on Olive that away. And it wouldn't quite be
2 as heavily traveled for that ramp type movement. They
3 would -- they would use the actual ramp itself.

4 CHAIRMAN KISTNER: The next question is about
5 whether or not the Olive -- Old Olive intersection has a
6 higher accident rate than other intersections along Olive,
7 and if they do, how does this project potentially impact
8 that?

9 MR. JAGGI: Yeah. Couple things that I would
10 comment on that question.

11 We don't have traffic accident or crash
12 information. We don't have that, but we can certainly
13 request it from our police department, and we have done
14 that for other projects, to get a sense of, you know, how
15 many crashes do we have based on their response.

16 With respect to the intersection, so one thing
17 to note is that MoDOT has plans to provide some
18 improvements to that area, namely, the dogleg intersection
19 with Spuede, Olive and Old Olive, so they will be
20 undergoing a project to extend the eastbound left turn
21 lane on to Old Olive.

22 That is a public project that -- that is funded
23 and will be underway, so that should help with some of the
24 turning movements over there. Because if you've been in
25 that area, the left turn lane going northbound onto Old

1 Olive from eastbound Olive is a short stacking lane to do
2 that, so I think the expectation is that mitigation effort
3 will help with some of the traffic.

4 But if the Commission's interested, we can -- we
5 can also request traffic -- or crash data accident reports
6 from our police department.

7 CHAIRMAN KISTNER: Another person says that
8 the -- the units would be 500 square feet to 800 square
9 feet. And I think that's not actually true.

10 I think, first of all, the smaller ones would be
11 a little less than that, 488, but I think the larger size
12 is about 1200 with the average being 860 is what I put
13 down.

14 And the question is, is this -- is this
15 low-income housing? Is it subsidized Section 8 housing?

16 MR. JAGGI: No, it is not that -- it's not
17 proposed for the -- that type of rental facility.

18 Section 8 involves vouchers that are -- that are
19 issued by the government, and you can take that voucher to
20 a participating land -- landlord is my understanding of
21 how those work.

22 And I think by the review that we've seen,
23 that's not the intent for this project.

24 It is not subsidized by the city for sure, and I
25 don't believe there's any other government subsidy

1 involved.

2 MR. UDELHOFEN: And I can confirm that there --
3 it is by no means a subsidized project or low income
4 project.

5 I can understand why people may fixate on the
6 smaller number, but please understand, of all the units,
7 we have one that is the size that is the minimum. That is
8 not a -- it's not the mode, by any -- any stretch, that is
9 the true minimum.

10 Our average studio size is actually over
11 600 square feet. However, by the nature of the
12 articulation of the building, we do have some units that
13 get a bit smaller because they're in a certain corner.
14 And the vast majority of the units are substantially
15 bigger than that.

16 I'm familiar with -- with this concern when we
17 go into these suburban communities, and the reality is
18 that we have seen great success in the younger workforce
19 demographic occupying smaller units because it provides a
20 overall monthly price point that's achievable for them.
21 And that directly dovetails with the question that was
22 asked earlier and answered by Mr. Jaggi, you have the
23 Bayer campus, the 39 North campus, the City Place office
24 complex, Corporate Center complex. These are all strong
25 centers, and, you know, while I'm sure all of the

1 employees, you know, wish they could live on some of the
2 nicer streets that Creve Coeur does offer as a community,
3 the reality is that not every -- not every job provides
4 compensation that allows for that. So this offers a
5 broader range of income demographics to afford the
6 opportunity to live in a community like Creve Coeur and in
7 a luxury apartment complex by virtue of choosing a smaller
8 footprint for their -- for their residence.

9 MR. ROVAK: Jason, one -- one other thing, just
10 real quick.

11 Going back to the asking the police department
12 about crash reports --

13 MR. JAGGI: Yes.

14 MR. ROVAK: -- make sure you bring that question
15 in to how does this compare with other intersections.

16 I mean just -- just raw data on just this
17 intersection won't tell us very much, so make sure they
18 put that into perspective to other similar intersections.

19 MR. JAGGI: Yeah, that's understood, Mr. Rovak.

20 We'll -- we'll have them provide information on
21 some of the other intersections nearby.

22 Good point. Thank you.

23 MR. RENSING: And if I may interject on that, as
24 well.

25 To go on Jason's point, MoDOT's doing that

1 project to lengthen the westbound left turn on Olive to
2 Spoele as well, so currently there's a decent amount of
3 westbound left turns being made at Spoele and eastbound
4 left turns being made at Old Olive. That project will
5 create side-by-side left turns to, basically, double the
6 amount of storage that is there between those two
7 intersections.

8 A lot of what we might see, you know, in this
9 area would be somebody in the left turn lane that's
10 spilling out of the turn bay and preventing eastbound
11 vehicles in the through lane to be able to go beyond the
12 intersection because, you know, somebody is, basically,
13 anticipating to go left and queuing out in the through
14 lane, so MoDOT is, you know, working along with the city
15 on, you know, improving that situation near those -- those
16 two intersections.

17 MoDOT didn't bring it up as a point of concern
18 through any of the traffic scoping as well, so I just
19 wanted to -- to kind of clarify that while we were on the
20 topic.

21 CHAIRMAN KISTNER: Thank you.

22 The next question was whether or not the
23 73 percent that Whitney had said that 73 percent of the
24 required parking would be accommodated within the parking
25 garage, and the question is where would the remaining

1 27 percent be located?

2 And I think the answer to that is some of that
3 is along the parallel spaces along the -- what do we call
4 that drive?

5 MR. JAGGI: Ravenwood.

6 MS. KELLY: Ravenwood.

7 CHAIRMAN KISTNER: -- Ravenwood. And the others
8 would be in that area in front of the AMC, and if that's
9 subject to a -- an agreed upon parking arrangement that's
10 going -- is -- is to be determined to be agreed to, but is
11 part of the discussion, is that correct?

12 MR. JAGGI: Yes, that is correct.

13 CHAIRMAN KISTNER: Another person asked whether
14 or not if other, you know, if AM -- if some of these other
15 businesses on the site like AMC, will they look to replace
16 with apartment units?

17 But as we discussed previously, this is,
18 basically, absorbing all the density that would be allowed
19 on this area.

20 So no other residential units would be allowed
21 on this area, regardless of what turnover there is on the
22 rest of the site. Is that correct?

23 MR. JAGGI: Yes.

24 MR. LUMLEY: Well, to clarify, on the permitted
25 use basis, there would be --

1 CHAIRMAN KISTNER: On permitted.

2 MR. LUMLEY: -- additional opportunities that
3 could be applied for and considered.

4 MR. STREILER: Did you also say that the
5 petitioner or the property owner could not sell a parcel
6 because then it would lose it's unified ownership status?

7 MR. LUMLEY: No, we weren't saying that they
8 couldn't sell, we were saying that it wouldn't -- it
9 wouldn't change this calculation. It couldn't escape from
10 the calculation. But that -- that calculation all goes to
11 permitted uses. It doesn't necessarily foreclose a future
12 conditional use application.

13 MR. STREILER: What -- what type of requirement
14 were you thinking of including in the -- the parking
15 agreement that would address this issue?

16 MR. LUMLEY: It would be a restriction that
17 would indicate that any future application for the rest of
18 this property would have to count these units in the
19 calculations in terms of any future density calculation.

20 MR. STREILER: Okay. On the entire -- the
21 12-acre parcel, but they could -- they could sell that
22 off -- they could sell everything except for the 3 acres
23 that the apartments are on if they wanted to?

24 MR. LUMLEY: Yes, that if their lot's of record,
25 they would have the ability to transfer ownership, but the

1 restrictions would continue to apply.

2 CHAIRMAN KISTNER: There's a question about
3 number of tenants. Do we have restrictions on number of
4 tenants into units, and if it's size related?

5 MR. JAGGI: Right. We do -- we regulate
6 occupancy levels within the International Residential
7 Code, so it's a component of the city's overall building
8 codes. And I believe it requires 70 square feet for each
9 bedroom, a minimum size. And then for each additional
10 occupant, you need 50 square feet of additional floor
11 area.

12 So that's how we determine occupancy based on
13 the International Residential Code.

14 CHAIRMAN KISTNER: So what would be the
15 occupancy number, for example, in the -- I think
16 the average is somewhere in the 800 square feet?

17 MR. JAGGI: Yeah, it would be, again, 70 -- you
18 have to have a minimum bedroom size of 70 square feet, and
19 then 50 square feet for each additional occupant, so you
20 take the 70 plus the 50 square feet for each -- each
21 occupant and that gives you your total.

22 So those numbers can be quite high, but it's
23 like that throughout the whole City of Creve Coeur. It's
24 not just specific to apartments or single-family, it's a
25 minimum occupancy standard.

1 MR. LUMLEY: But it's based on the bedroom --

2 CHAIRMAN KISTNER: Okay.

3 MR. LUMLEY: -- not the total square footage.

4 MR. JAGGI: Correct. It's based on the bedroom,
5 not the total size of the unit. It's based on how many
6 bedrooms are in the unit and then the size of the bedroom.

7 CHAIRMAN KISTNER: So how does the studio work?

8 MR. JAGGI: They would have to -- our building
9 code would look at how the sleeping area is defined and
10 then that would set occupancy.

11 CHAIRMAN KISTNER: Okay.

12 So another person asked whether or not
13 previously submitted written comments would be read during
14 this public meeting.

15 We don't read them, but they will be part of the
16 public record.

17 A question about children living in the building
18 and transportation related to school. Will school buses
19 be going in and out?

20 I don't know if there's any thought that's been
21 given to that yet. You know, how -- how school bus --
22 first of all, the school district, I think, determines
23 the -- the routes that they use and where their pick-up
24 points are.

25 I don't know if the -- the applicant would have

1 any say over that or -- or any comment on that.

2 MR. UDELHOFEN: No, we certainly anticipate some
3 small number of children, however, it's typically a -- a
4 pretty low density that we see, you know, maybe on
5 average, 5 to 10 percent of the units may have a
6 school-aged child.

7 And, you know, per your comment, that would be
8 dictated by the school district. Keep in mind the entire
9 site is private, so they would need to go out to a public
10 roadway, which, presumably, would be Old Olive. And I
11 would imagine that the school district transportation
12 would probably, you know, choose a centralized location.

13 I cannot say that we've had that conversation
14 with the school district.

15 CHAIRMAN KISTNER: Right.

16 And the last comment was, you know, someone who
17 said that Creve Coeur should get an independent traffic
18 study, but we did.

19 So our -- our typical procedure, which we
20 followed, is that the applicant submit the traffic
21 proposal, and then the -- and the city, at the expense of
22 the applicant, conducts their own traffic study to review
23 the study by the applicant.

24 Is that correct, Jason?

25 MR. JAGGI: Yes. Mr. Evans is the city's

1 consulting traffic engineer. He works for the city, and
2 advises the city on traffic related matters for these
3 developments.

4 He does not communicate directly with the
5 applicant nor the applicant's engineer. He communicates
6 directly with staff to maintain an independent review of
7 the traffic impacts.

8 CHAIRMAN KISTNER: Okay.

9 I think that takes us through all of the
10 submitted questions.

11 MR. JAGGI: Yes, I believe so.

12 And I don't see any other hands raised from
13 those who are in attendance.

14 CHAIRMAN KISTNER: If Commission has any other
15 information that they want to elicit from the -- the
16 applicant or staff, now would be the time.

17 If not, I'm going to suggest that we, you know,
18 go towards closing the public hearing.

19 MR. MYERS: Oh, I have an additional question.

20 There seemed to be a lot of public comments
21 regarding the nature of the apartments themselves.

22 Perhaps the applicant could site what the
23 anticipated monthly rental is, say for one of the
24 one-bedroom units, provide a perspective because the
25 applicant is making the assertion that it's a upscale

1 luxury rental complex, so that might be backed by a
2 anticipated monthly rent for one of these units.

3 MR. UDELHOFEN: And that's a terrific question.

4 So, again, we do have some units that are on the
5 smaller side of the spectrum in terms of our studio
6 offerings. The Renfard Studio (phonetic) would actually
7 start above \$1,000 a month, probably near \$1200 a month.

8 And the largest units in the building, which
9 would be three bedrooms, two and a half baths with a -- a
10 terrace, some of those more prominent corners that
11 Mr. Fuoss kind of illustrated in his presentation, those
12 would be upwards of \$3,000 per month. And that is --

13 MR. MYERS: What would it be for a one-bedroom?

14 MR. UDELHOFEN: A one bedroom on average across
15 the spectrum would be about \$1600 per month.

16 MR. MYERS: Okay. I just wanted to get that in
17 the record since there have been a number of comments
18 regarding the nature of the development.

19 MR. UDELHOFEN: And maybe one thing if I may
20 just add on to that so -- so the folks understand.

21 While small, these still are high-quality
22 interiors. These are washer, dryers in the units; these
23 are tiled showers; these are all stainless steel
24 appliances, solid surface countertops, so materials that
25 you're more accustomed to see either in a single-family

1 house or in a condominium.

2 MR. MYERS: Thank you.

3 CHAIRMAN KISTNER: Good question. Thanks.

4 Anything else before we point towards

5 Mr. Lumley?

6 If not, Carl, can you add to our public record.

7 MR. LUMLEY: Yes. Thank you.

8 I offer the following exhibits into the record
9 of this public hearing: Documentation in possession of
10 the City Clerk reflecting the public notice that's been
11 provided, the City Code of Ordinances and Charter, the
12 City Comprehensive Plan, including the 39 North and the
13 Olive -- Old Olive Great Streets Design Guidelines, the
14 staff report in this matter, the presentations that have
15 been made this evening and the public file regarding this
16 application.

17 CHAIRMAN KISTNER: Thank you.

18 I think with that, we will close our public
19 hearing.

20 (The Public Hearing was closed at 9:21 p.m.)
21
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23
24
25

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

3
4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning public hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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Planning and Zoning Commission Public Hearing December 7, 2020

APPLICATION #20-034: REZONING AND SITE DEVELOPMENT PLAN APPROVAL FOR 5-STORY MIXED-USE, 230 UNIT APARTMENT DEVELOPMENT WITHIN THE CREVE COEUR PAVILION SHOPPING CENTER, WITH BOUNDARY ADJUSTMENT

Jason Jaggi, AICP Director of Community Development
Whitney Kelly, AICP City Planner

STAFF REPORT PRESENTATION OUTLINE

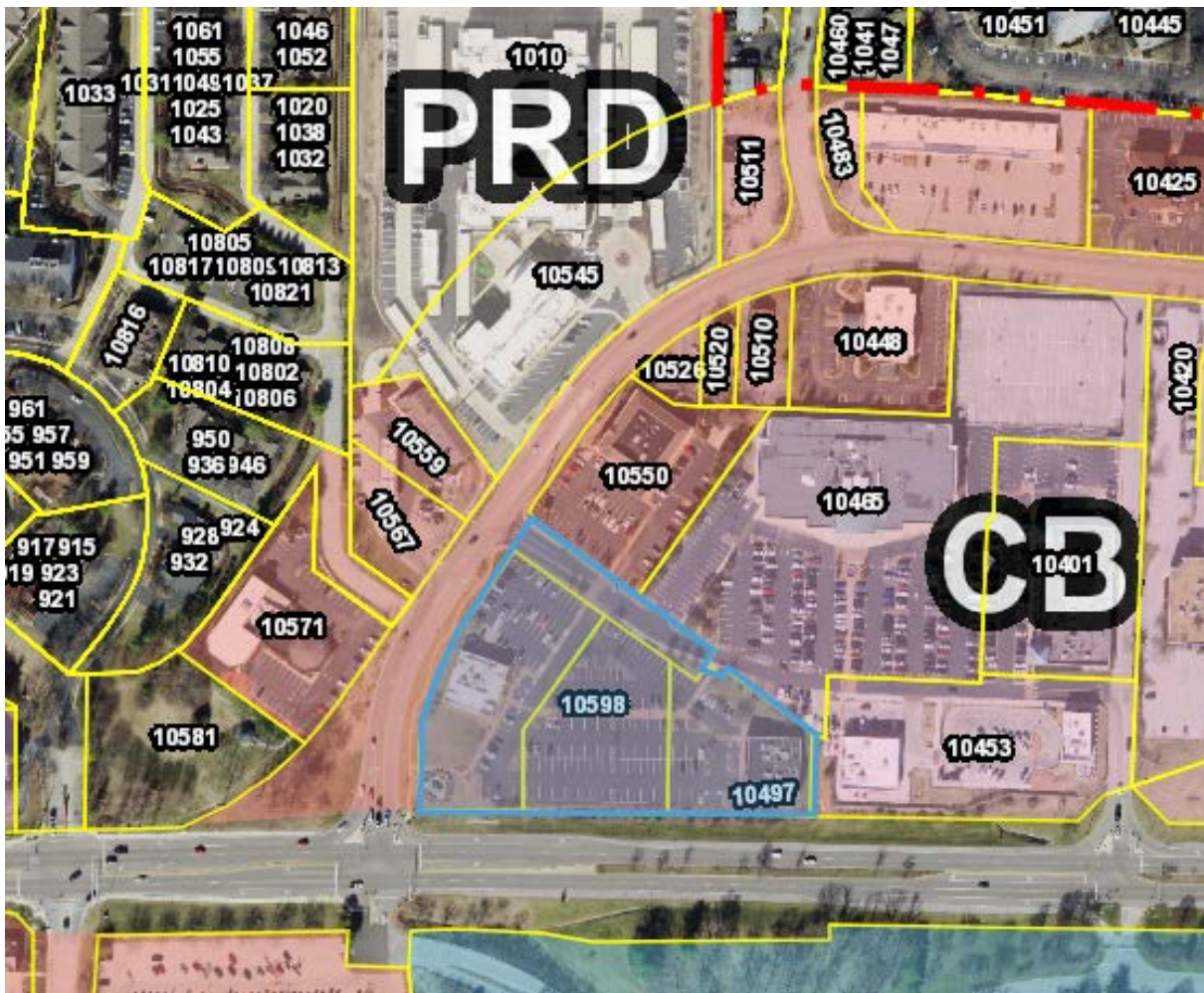
- **Location, Existing Zoning, Summary of Proposal**
- ***Creve Coeur 2030* Comprehensive Plan review**
- **Creve Coeur Design Guidelines review**
- **Zoning Ordinance review**
- **Traffic Impact Study**
- **Summary of items for further discussion**



Background Information

Location and Existing Zoning

LOCATION OF PROPOSED DEVELOPMENT

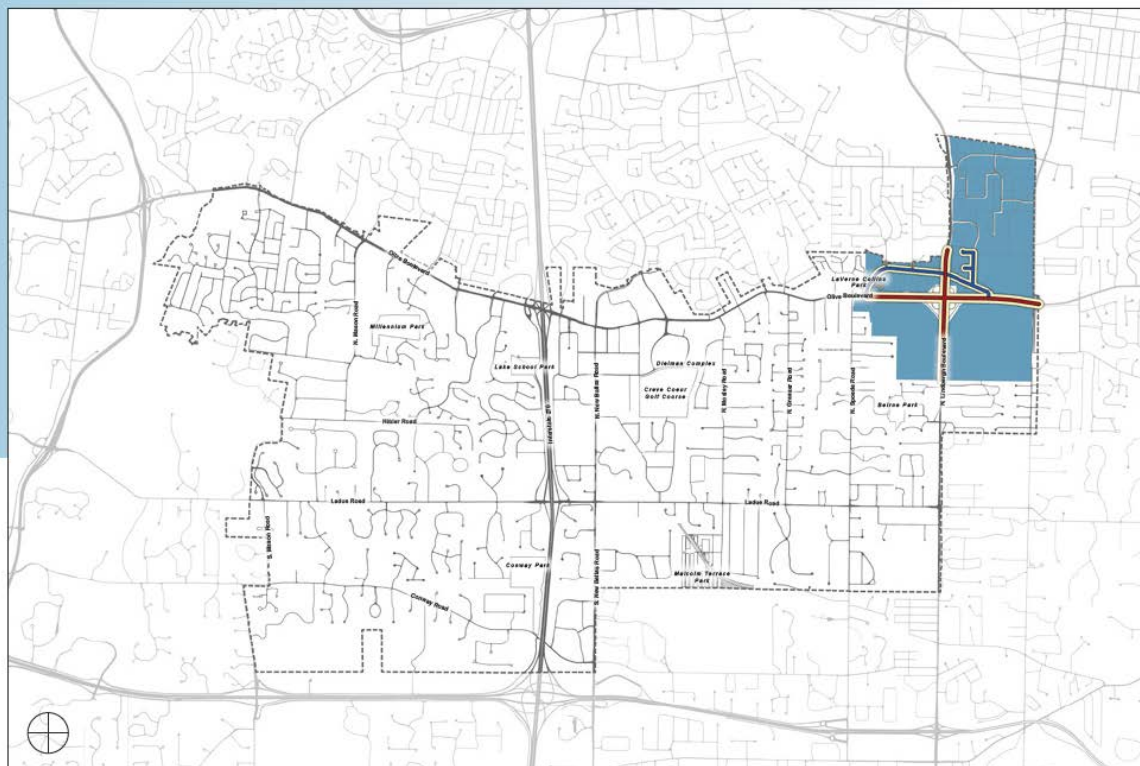


- Northeast corner of Old Olive Street Road and Olive Boulevard
- Includes rezoning the parcels addressed as 10590 Old Olive Street Road, and 10594 and 10598 Olive Boulevard, within the Creve Coeur to CB District
- Currently, GC District does not allow for residential development
- Part of 39 N Master Plan; Old Olive GS
- Creve Coeur Pavilion development is a total of 13.38 acres, proposed rezoning and existing, the CB District would represent a total of 12.15 acres.
- Boundary Adjustment for the development parcels totals 3.46 acres



Comprehensive Plan, 39N Master Plan, 39N Old Olive Great Street Plan Review

CREVE COEUR 2030 COMPREHENSIVE PLAN



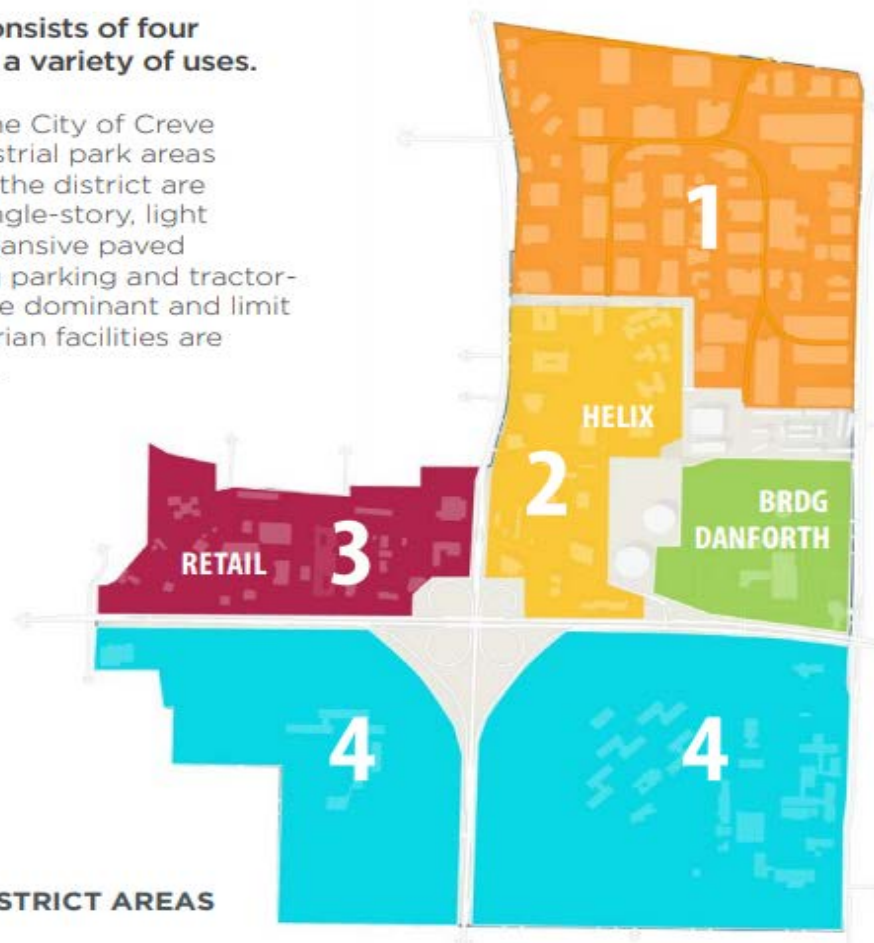
4.7. MIXED-USE INNOVATION CAMPUS DISTRICT (MUIC) FRONTAGE PLAN

- Located within the Mixed Use Innovation Campus District
- District vision: sustainable hub for cutting edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment
- Supported by diverse housing options, active uses, and other community amenities in support of the 39 N Master Plan
- Plan Recommendations: encourage active, office and residential ground floor uses, and public site amenities to promote district vibrancy; parking in shared facilities, establish landscape/ped zone along Olive (p, 97-99)

39N MASTER PLAN

Today, 39 North consists of four distinct areas with a variety of uses.

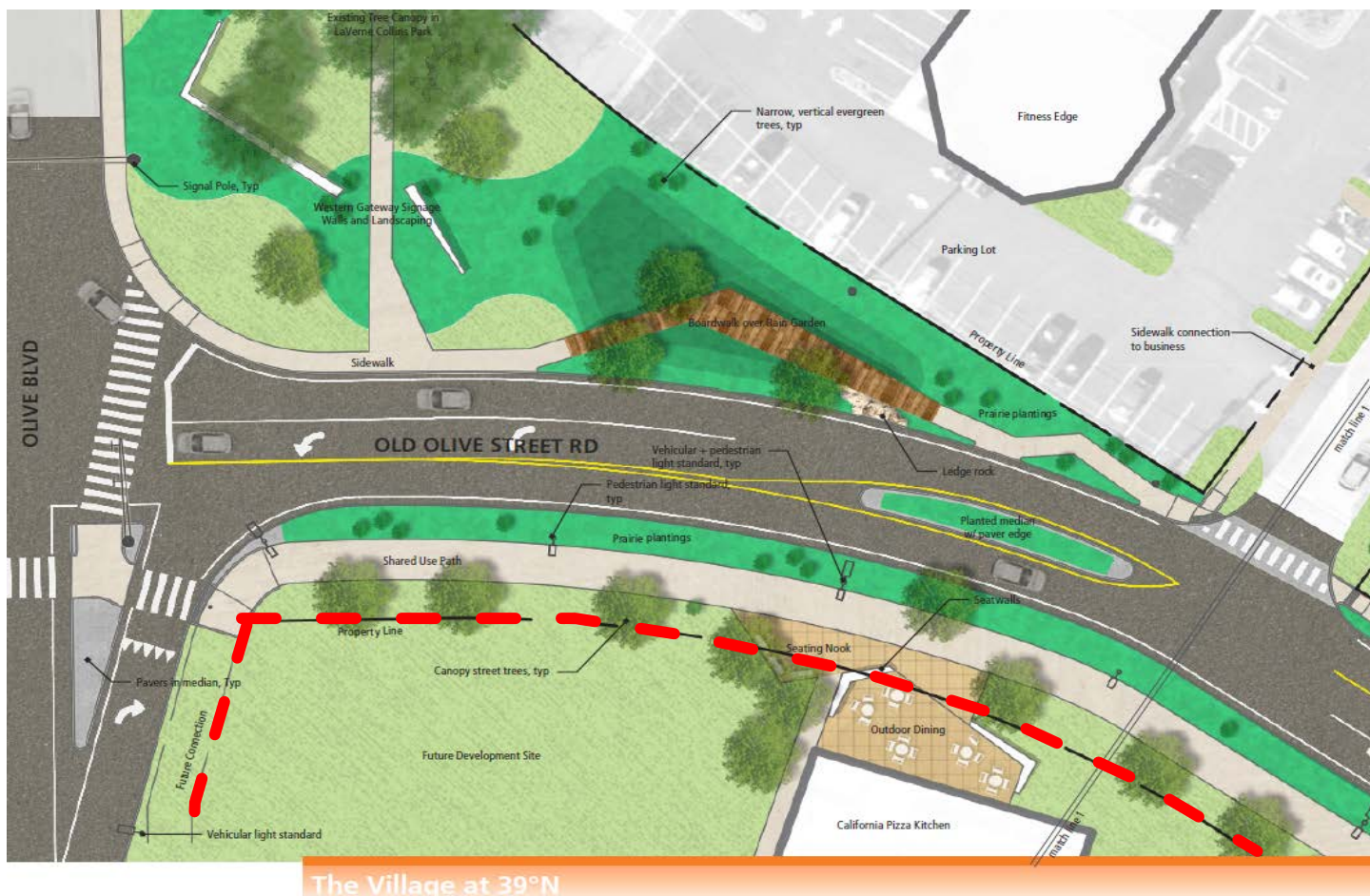
Incorporated into the City of Creve Coeur in 1990, industrial park areas to the north end of the district are characterized by single-story, light industrial uses. Expansive paved surfaces supporting parking and tractor-trailer movement are dominant and limit vegetation. Pedestrian facilities are nearly non-existent.



FOUR DISTINCT DISTRICT AREAS

- 39N Master Plan includes this area in the Retail District
- Old Olive Street Road is the primary frontage where building facades should address the public realm and ground floors should have active and engaging uses.
- At the corner of Old Olive in the entrance to the Creve Coeur Pavilion Center the proposal includes a retail/restaurant component at just over 4,000 square feet.
- The Old Olive Street Road area recommendations include buildings that address the street with retail and services on the ground floor

OLD OLIVE GREAT STREET PLAN



The Village at 39°N

- 39N Old Olive Great Street Plan provides recommendations for enhanced streetscapes and connectivity to support the transformation of Old Olive Street Road.
- The area adjacent to this proposed development would contain the shared use path along with enhanced landscaping and lighting. These improvements would be located within the existing right-of-way.
- Proposed Landscaping is consistent with the plan
- Sidewalk provided on Old Olive & Olive
- Allows for future construction of streetscape improvements.

DESIGN GUIDELINES RECOMMENDATIONS

- **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**
- **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.**
- **Create a unified development with Creve Coeur Pavilion**
- **Specific recommendations for Multi-Family Developments include attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected, and that building facades should be articulated by using color, arrangements, or change in materials to emphasize the façade elements. The planes of the exterior wall should be varied to avoid a monotonous or overpowering institutional appearance, and individual dwelling units should be architecturally expressed to help reduce the apparent scale of the building and increase the feeling of individual identity of each unit.**

DESIGN GUIDELINES SUMMARY

- **Continues trend with density increases in the area.**
- **Prominent, highly visible corner of Creve Coeur**
- **Comparison with two prior approved projects:**
 - **Vanguard Creve Coeur: Approved 2013. 48 units/acre, 4-stories, 174 units, structured parking**
 - **The Vue: Approved 2013. 23 units/acre, approved for 5-stories, 4-stories were built. 182 apartment units, 4,600 SF ground floor commercial.**
 - **Subject proposal: 19 units/acre, 5-stories, 230 apartment units, 4,100 SF ground floor restaurant/retail**

DESIGN GUIDELINES SUMMARY

- **Proposal is primarily brick masonry veneer, that as discussed previously, pulls from the color pallet of the other residential developments along Old Olive Street Road, and with similar tones of the Creve Coeur Pavilion**
- **The Applicant has indicated the use of the two primary brick colors in conjunction with a third accent brick color and the fiber cement and metal accent cladding materials serve to reduce the scale of the massing of the building, and provides for a varied articulated building elevation. The residential unit balconies vary in configuration and placement that the Applicant indicates add another dimension to the building facades, with exterior terraces, Juliet balconies, recessed balconies, and patios.**
- **The parking garage structure as designed is concealed entirely within the structure with the residential units surrounding it, and the service entrance located interior to the site, consistent with the recommendations of the Design Guidelines, and the 39N Master Plan.**

PROPOSED 5-STORY, 230 UNIT APARTMENT WITH 4,027 SQUARE FOOT RETAIL



View at the Corner of Old Olive Street Road and Olive Boulevard

PROPOSED 5-STORY, 230 UNIT APARTMENT WITH 4,027 SQUARE FOOT RETAIL



View along Olive Boulevard

PROPOSED 5-STORY, 230 UNIT APARTMENT WITH 4,027 SQUARE FOOT RETAIL



North Elevation, View internal to the Creve Coeur Pavilion Site.

PROPOSED 5-STORY, 230 UNIT APARTMENT WITH 4,027 SQUARE FOOT RETAIL



East Elevation, View looking west along Olive Boulevard.



Zoning Code Review

ZONING ORDINANCE PROCESS AND PROCEDURES

- **50% of Buildings are to be a Maximum of 80 feet from Olive Boulevard and 15 feet from Old Olive Street Road, proposal is 65.3% of the building frontage within 80 feet of Olive Boulevard and at the 15 feet from Old Olive Street Road.**
- **Section 405.370(E)(3)(a) Buildings exceeding 6 stories or 90 feet shall receive a CUP; where the proposed is showing a total height of 68.5 feet at the top of the mechanical screening wall, and 59.7 feet to the top of the parapet.**
- **Section 405.370(G)(4) requires a minimum 20% of Private usable open space shall be provided for all multi-family residential developments in accordance with the standards provided in Section 405.710, where the proposed building is showing the private usable open space of 26.3%**

ZONING ORDINANCE

- Allowed land uses are listed as “permitted” (by-right) or “conditional” based upon zoning district classification of the property.
- Table A identifies CC8|4|30 as a Medium-Density Multifamily Residential (up to 20 single family units per acre)
- CC8|4|40: High-Density Multifamily Residential (more than 20 single family units per acre) are listed as a Conditional Use

ZONING ORDINANCE

- **Applicants are utilizing the 12.15 acres which are under common ownership and are zoned CB-Core Business District, the density allowed as a permitted use would yield 243 units, where 230 units are proposed with a density ratio of 18.93 units/acre.**
- **If only looking at the project site of 3.46 acres, the density is 66.47 units/acre.**

ZONING ORDINANCE

- The Zoning Code definition of the term “lot” is broad and can include multiple lots within a development under common ownership, as follows:

LOT (SITE, PREMISES, PARCEL, TRACT, DEVELOPMENT AREA)

A parcel of land which has been, or which is proposed to be used, developed, or built upon as a unit under single ownership. Such lot may consist of a single lot of record or a part or combination of one (1) or more lots of record and may be subject to subdivision regulations if intended to be subdivided further into one (1) or more lots. (See Chapter 410 and site development plan approval as provided in Section 405.1080 herein.)

ZONING ORDINANCE

- **For Comparison, as a conditional use Section 405.470(A)(31) Multi-family dwellings (conditional use in the "CB" district), requires:**
 - 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.**

ZONING ORDINANCE

- **The Proposal Smallest Unit Size Is 488 Square Feet And The Average Unit Size Is 781 Square Feet:**

SMALLEST AREA PER UNIT TYPE	
STUDIO	503 SF
1BR	488 SF
1BR MEZZ	764 SF
2BR	818 SF
2BR MEZZ	1,140 SF
3BR	1,281 SF
3BR MEZZ	1,297 SF

AVERAGE OVERALL UNIT AREA
781 SF

Unit Summary				
Unit Type	Total	%		
Studio	32	14%		
1BR	146	64%		
2BR	42	19%		
3BR	7	3%		

ZONING ORDINANCE - PARKING

- **Section 405.820(H)(6)(b) Multi-plex motion picture theaters (NAICS 512131) requires 1 space per 4 seats. Except, however, that such theaters may have their parking modified by the provisions of Section 405.800(G)(3) or for multi-plex theaters located with shopping centers containing over twenty- 25,000 square feet of floor area which provide at least 6 parking spaces per 1,000 square feet of floor area or multi-plex theaters located with shopping centers over 50,000 square feet of floor area which provide at least 5 parking spaces per 1,000 square feet of floor area may provide parking according to the following standards:**

Gross Retail Area	Parking Standard
25,000 — 49,999	1 space per 5 seats
50,000 — 79,999	1 space per 6 seats
80,000 — 99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

- **With the loss of the two restaurant spaces, the overall shopping center retail portion excluding the Theater square footage, and including the new retail space within the proposed building is 47,023 of retail square footage, which would move the parking ratio to 1 space per 5 seats for the Theater.**

ZONING ORDINANCE - PARKING

- **Section 405.820(B)(1)** Shopping centers designed for restaurant, retail uses and personal service establishments are provided with the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.
- **Section 405.800(G)(2)** allows for different buildings, structures or uses or for mixed uses may be used collectively or jointly in any zoning district provided that a legally sufficient written agreement assuring the perpetual joint usage of said common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the **City Attorney** and filed with and made part of the application for a building permit.
- **Additionally, Section 405.800(G)(3)** provides that 50% of the theater parking, or for multi-family dwelling units, may be provided and used jointly by banks, offices, retail stores, repair shops, service establishments and similar uses (day-time uses) if specifically approved by the **Planning and Zoning Commission**; and provided agreement assuring the retention is properly drawn, reviewed by the **City Attorney**, and filed and made part of the application for a building permit.

ZONING ORDINANCE - PARKING

- The Parking accounting of all of the uses within the Creve Coeur Pavilion Center, with the proposed changes indicates that there are a total of 1014 parking spaces provided.
- 1092 spaces are required with accounting for the 15% reduction in the Retail Center, thus a **78 spaces shortfall.**
- AMC Theater Seat Count is based on original CUP Issued in 1997 with 2,150 seats within the 12-screen theater.
- It should be noted however that AMC renovated the theater in 2018 without revising the **CUP reducing the total seat count to 777 seats**, which would have a parking count of 156 spaces, thereby reducing the total required parking for the entire development to 818 spaces, thus eliminating the shortfall, to a **surplus of 196 spaces.**
- A Joint Parking Agreement would also further reduce the amount of parking required for the Apartments and Theater by 50%, also eliminating any shortfall, under Section 405.800(G)(3) and then allows for **a possible future surplus of 465 spaces.**

TRAFFIC IMPACT STUDY

- **Traffic Counts** included the 2022 forecast from the Olive and Lindbergh Interchange Study completed by CBB in 2019 were utilized for the baseline conditions.
- These volumes address the changing traffic patterns associated with the reconstructed interchange, as well as additional traffic volumes associated with the development tied to the 39N Master Plan, and
- **MoDOT** currently proposing/undergoing intersection/corridor improvements along Olive Boulevard in the area
- Forecast assumed a high-turnover seat restaurant for the retail portion of the development
- Development is forecasted to increase site generated trips to/from the site by 85 trips in the morning and 50 trips in the evening peak hours.
- Based on the relatively low increase in peak hour volumes, the study has no recommended changes to the existing roadway.

STAFF REVIEW SUMMARY OF KEY POINTS—ITEMS FOR FURTHER DISCUSSION

Specific Items for Commission Discussion:

- Compliance with long-range plans
- Density calculation and unit sizes
- Scale, design, and materials
- Traffic Impact Study—Receive MoDOT comments
- Parking: Joint Parking Agreement as a condition of approval
- Timeframe for approvals: rezoning, site development plan

Staff is recommending that the Commission continue the item to the next meeting. An ordinance has not been prepared at this time. Based upon the discussion and direction from the Commission, a draft ordinance will be completed for the next meeting.



Questions?



A Real Estate Development Platform

While the source of all content supplied herein has been provided from sources believed reliable, Altus and its affiliates cannot guarantee its accuracy or completeness. This investment involves certain risks. It must be recognized that other risks, not foreseen, may present themselves in the future and that the risks which are foreseen, may affect to a greater extent or in a manner not now contemplated. Prospective investors should carefully consider, among other things, the risk factors and speculative factors as enumerated in the materials.

Altus Team – St. Louis Based



Robert H. Johnson
CEO & Founder

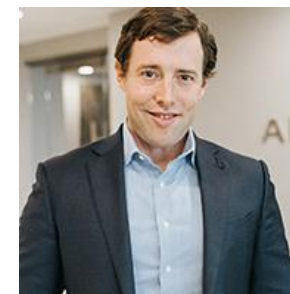
With over 100 years of collective experience, the development team at Altus brings unmatched capability to every project. As the driving force behind many of the region's most well-known real estate developments, the Altus team knows complexity comes in many forms, thus demanding expertise on a variety of topics including capital structuring, project entitlement and executing world-class design and construction.



Peter Gray
Senior
Managing
Director



Josh Udelhofen
Managing
Director,
Development



Alexander Borchert
Managing
Director,
Investments

Altus – Commitment to Creve Coeur



Questover Shops
Owned Since 2008

Creve Coeur Pavilion
Owned Since 2004



West Park
Owned Since 2003



Project Team– St. Louis Based



Developer & Owner



Civil Engineer



Architecture



Traffic Engineer

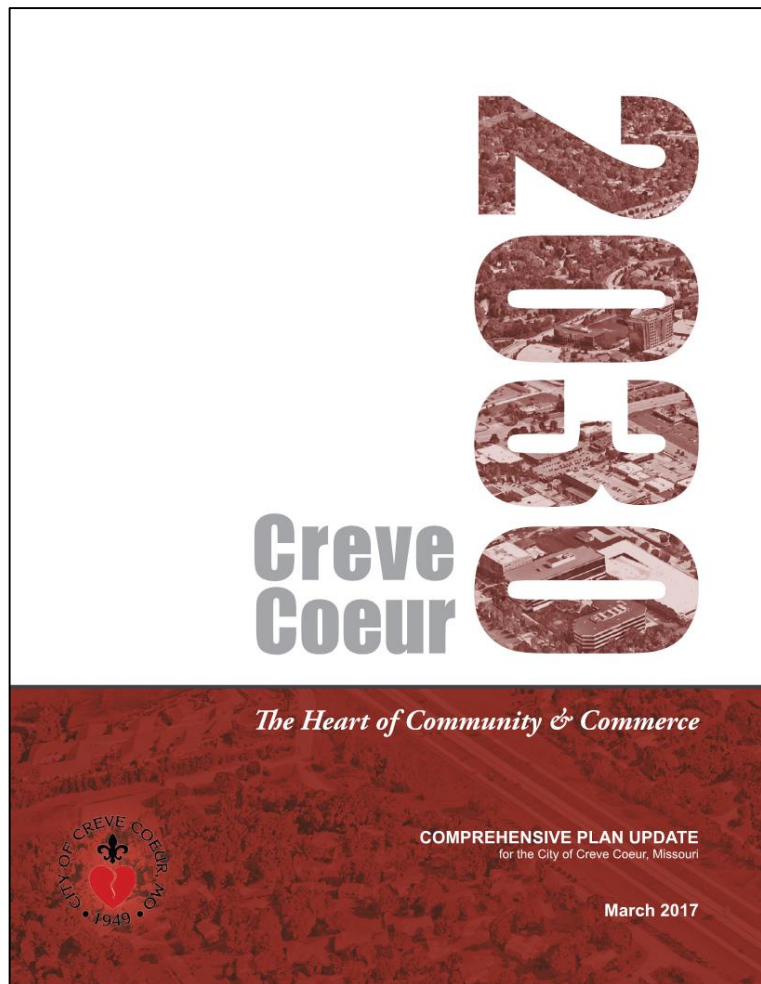


Construction Manager



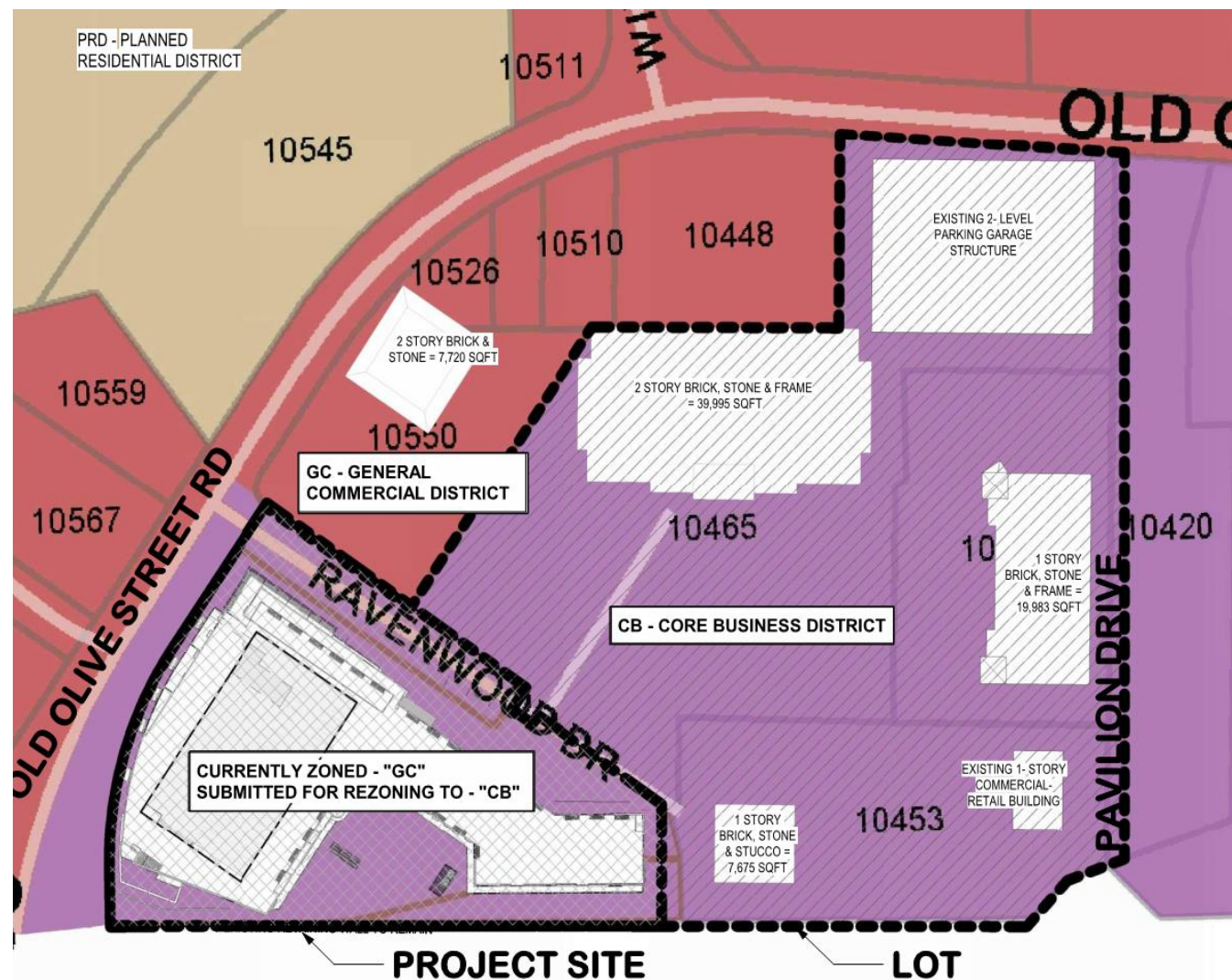
Landscape Architect

Guiding Documents



Project Goals & Zoning Overview

- Strategically Reposition Creve Coeur Pavilion to Mitigate the Impact of the Market Wide Shift of the Traditional Retail and Restaurant Models
- Develop Creve Coeur's Premier Luxury Multifamily Community
- Deliver a Unit Mix that Provides Supply Options not Currently in the Creve Coeur Market
- Deliver an Amenity Package to Attract a Wide Demographic
- Design a Project that Will be a Timeless Addition to the Creve Coeur Community



Municipal Coordination Efforts to Date

August 18th: Preliminary project introduction with CC Planning Staff

August 19th: Preliminary project introduction with MODOT

September 2nd: Traffic impact study scoping meeting with CC Planning Staff, MODOT, and CBB

September 3rd: Preliminary project introduction with CC Fire Protection District

September 14th: Preliminary plan review by CCFPD Fire Marshal

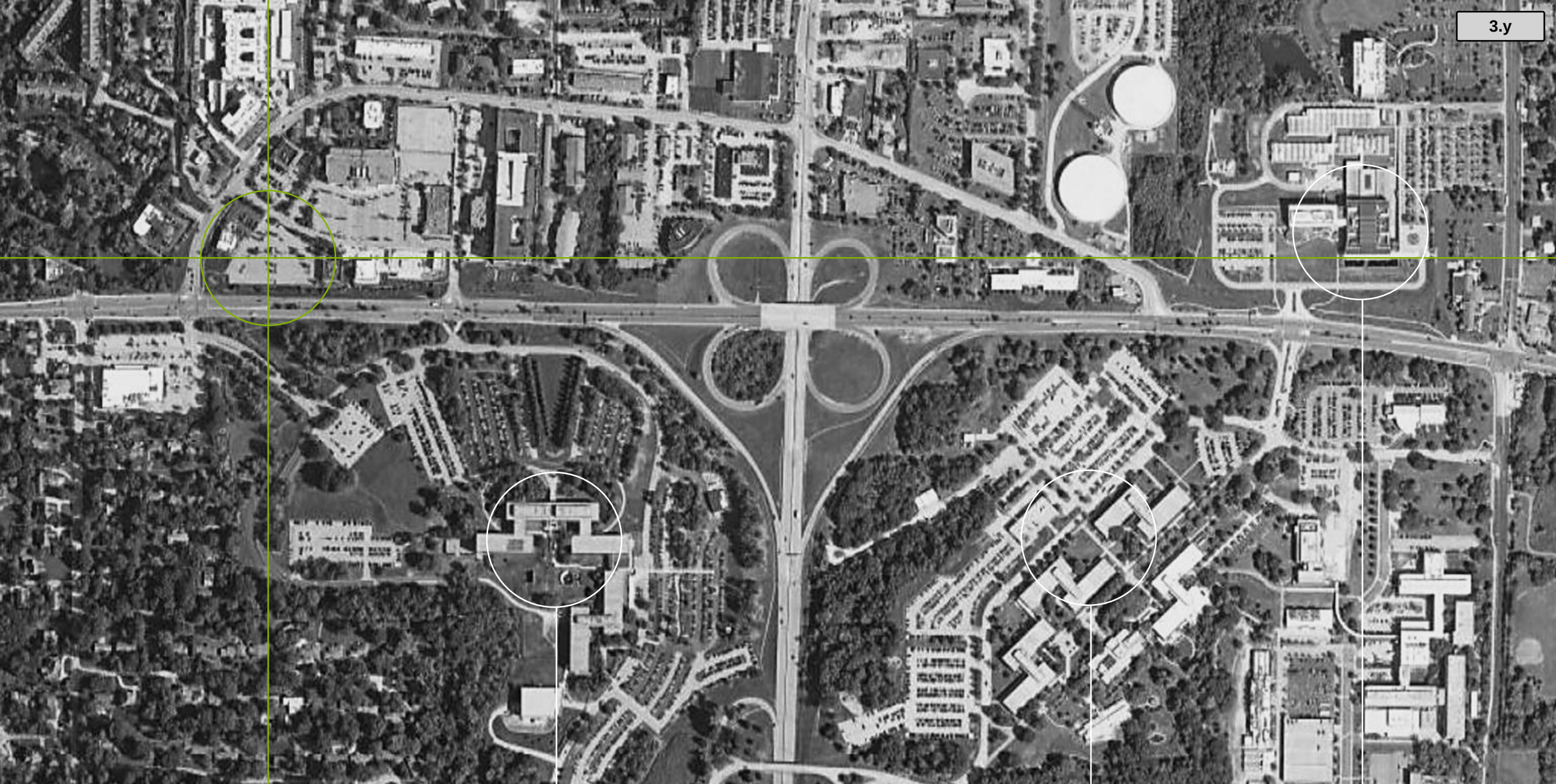
September 22nd: Conceptual Site Plan Review Letter received by MSD

October 6th: Rezoning / Site Development Plan submission progress review with CC Planning Staff

October 7th: Preliminary project introduction with CC Building Dept staff

October 23rd: Initial Rezoning / SDP package submitted to CC

November 16th: Revised Rezoning / SDP package submitted to CC



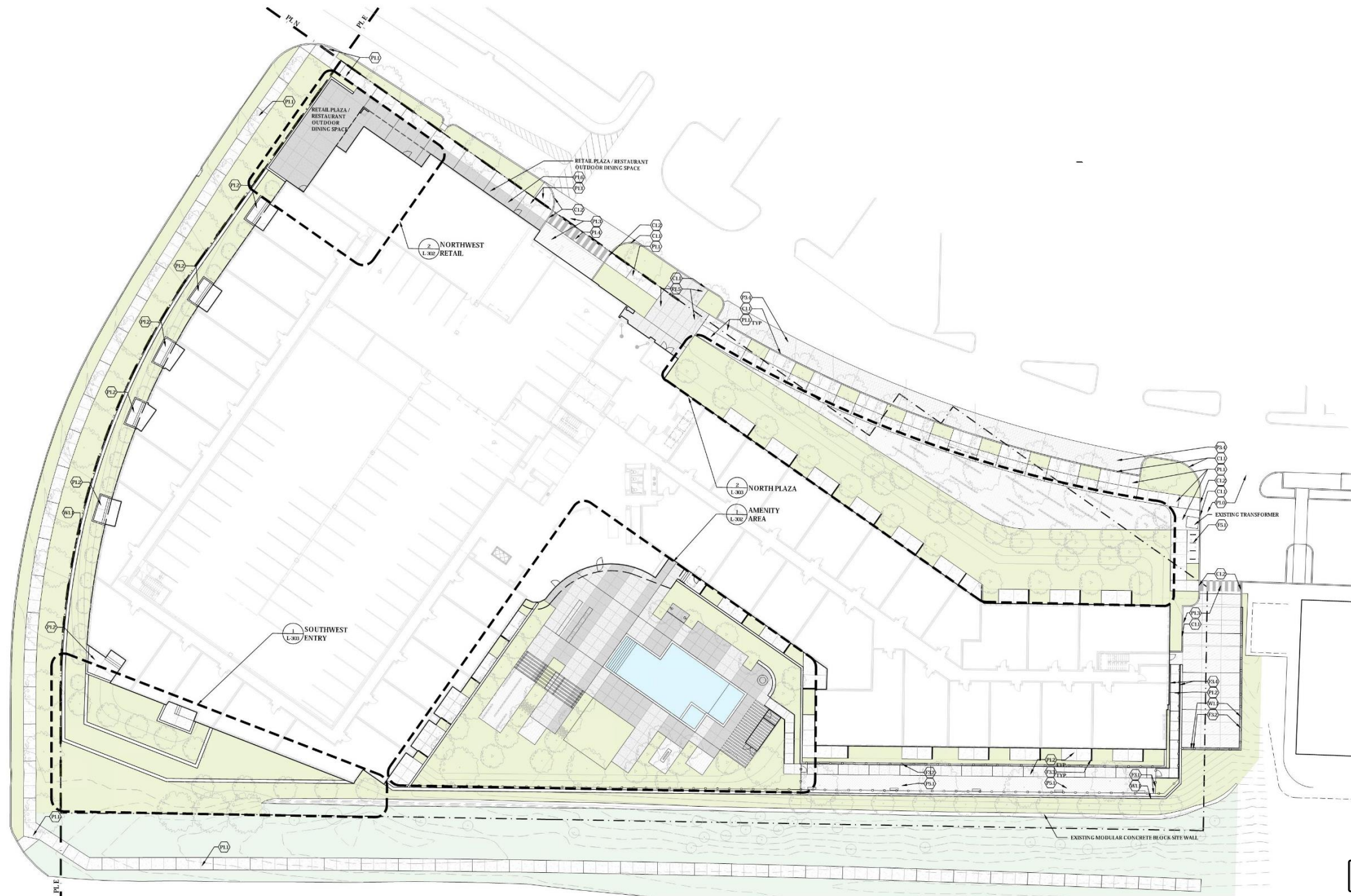
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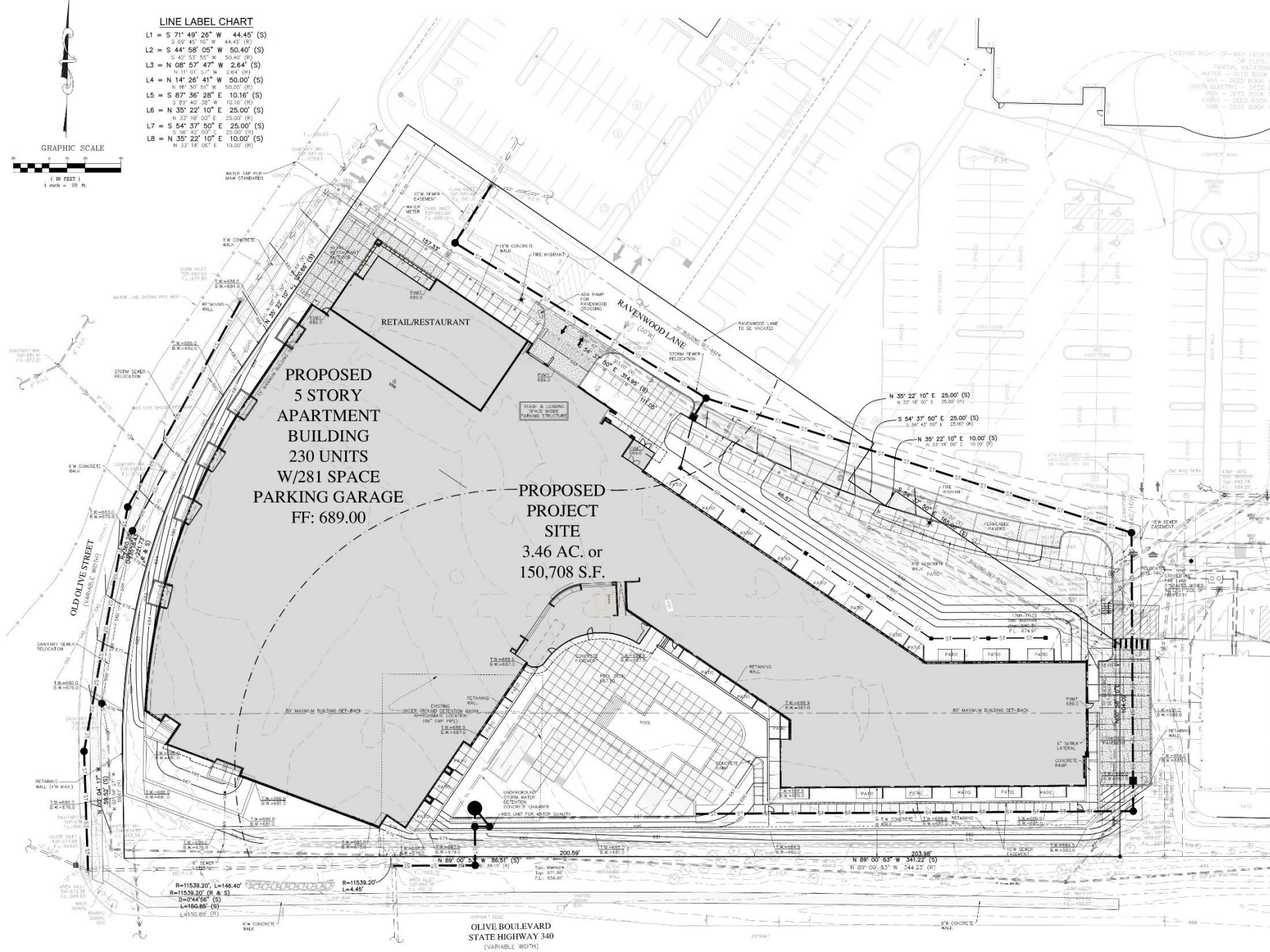
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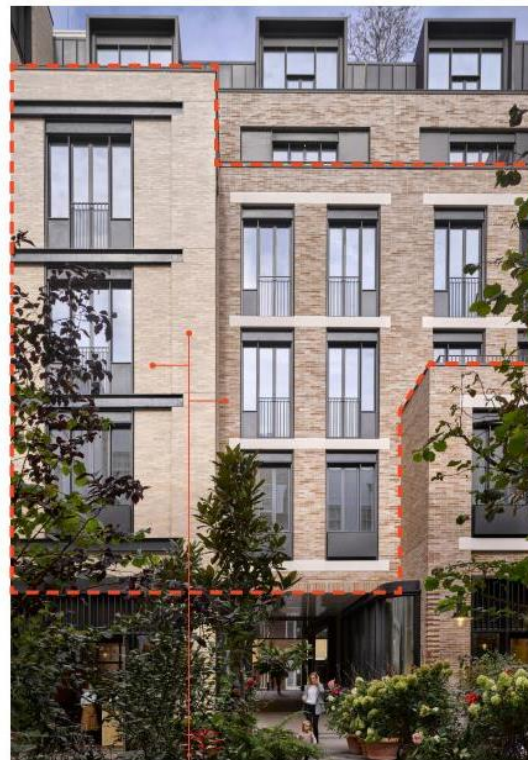






PROMINENCE OF RETAIL AND ENTRANCES

ACTIVE PEDESTRIAN SIDEWALKS

ALTERING SHADES OF BRICK
WITH TERRACINGMULTI-STORY WINDOW
EXPRESSION



ST. LOUIS BREAD

AMC

3.y

SEOUL GARDEN

RAVENWOOD LANE

FREDDY'S

OLD OLIVE STREET

OLIVE BOULEVARD









ALTUS

A Real Estate Development Platform

While the source of all content supplied herein has been provided from sources believed reliable, Altus and its affiliates cannot guarantee its accuracy or completeness. This investment involves certain risks. It must be recognized that other risks, not foreseen, may present themselves in the future and that the risks which are foreseen, may affect to a greater extent or in a manner not now contemplated. Prospective investors should carefully consider, among other things, the risk factors and speculative factors as enumerated in the materials.

3.z

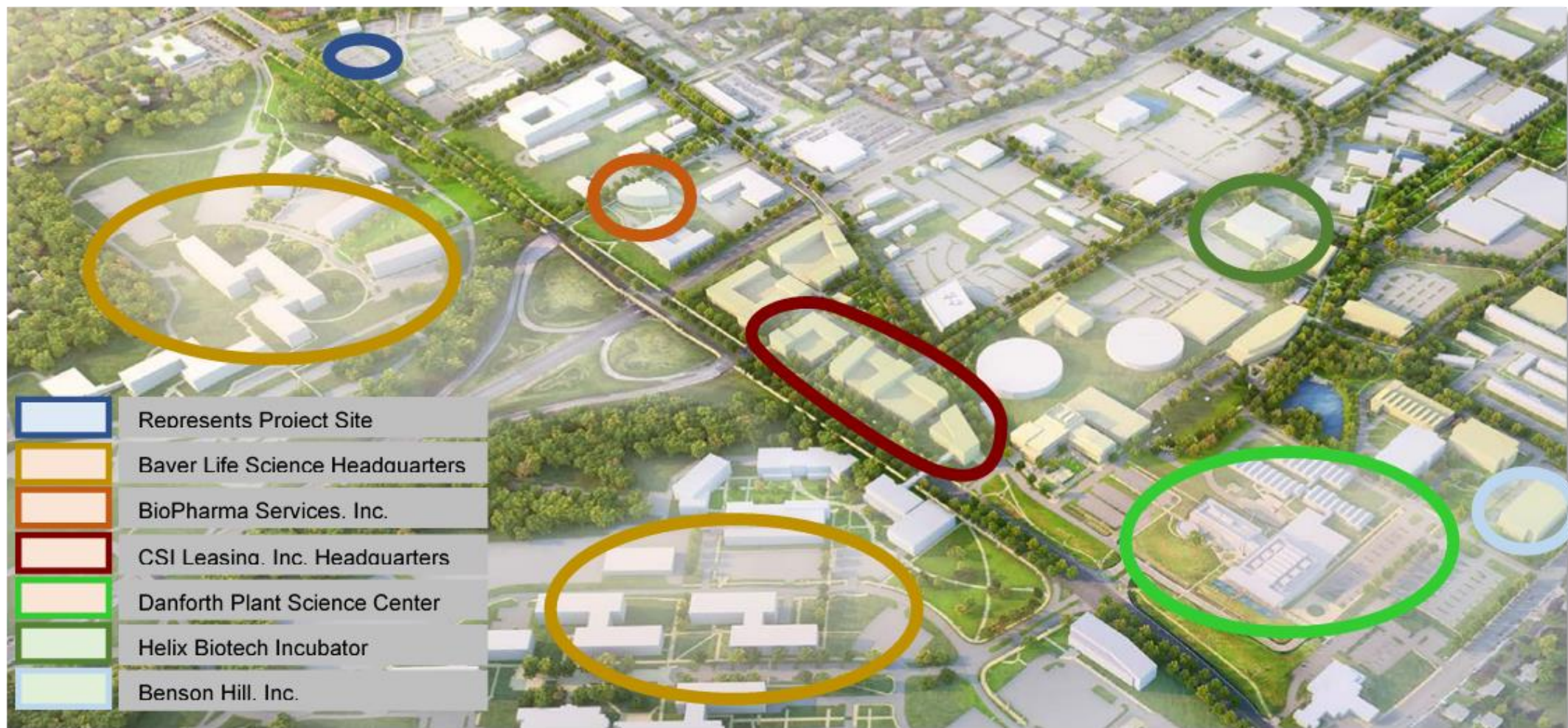
- **Occupancy: 85%**
- **# of Units: 182**



Unit Mix Detail

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Average Unit Size	632	784	1,116	1,444
Quantity of Unit Type	32	148	42	7
Percentage of Total	14%	65%	18%	3%
Average Monthly Rent	\$ 1,275	\$ 1,625	\$ 2,325	\$ 2,925

39 N Innovation District





12121 Dorsett Rd.
Maryland Heights, MO
63043



December 9, 2020

CEDC Civil Engineering Design Consultants
Attn: Brandon Harp
10820 Sunset Office Dr, Suite 200
St. Louis, MO 63127

Subject: New proposed Creve Coeur Pavilion Apartment development located at 10555 Olive Blvd in Creve Coeur, MO.

Dear Mr. Harp,

Ameren Missouri has received preliminary site plans for the newly proposed Creve Coeur Pavilion Apartment development located at 10555 Olive Blvd. in Creve Coeur, MO. This development is located within the Ameren Missouri service area. Ameren Missouri has adequate infrastructure in place surrounding the proposed development and will extend facilities to provide service to this development in accordance with the Rules and Regulations for electric service on file with the Missouri Public Service Commission.

If you have any questions please contact me at 314-344-9501, or at stalley@ameren.com.

Sincerely,

Shaun Talley
Customer Service Engineer
Dorsett District
Ameren Missouri

PROPOSED APARTMENTS PROJECT

In 2020, CBB was asked to complete a traffic impact study for the proposed Altus Apartments project on the Pavilion site. While the City controls site plan and zoning approvals, MoDOT was also consulted since they currently own and maintain both Olive and Old Olive West.

Since so many changes to the road system are imminent, and the current effects of COVID 19 do not allow for valid traffic counts and observations, the forecasted traffic numbers from the 39North projects were used as the baseline for the subject study. Specifically, CBB used the 2022 Build and 2040 Build traffic forecasts from the Olive Lindbergh Interchange Design Study as a baseline for our evaluations.

The proposed project includes 230 apartment units and one sit-down restaurant. Since the current site has two sit-down restaurants, trips for those uses will be removed from the road system. As noted above, the 39North master plan called for new apartment housing in the district.

The subject site has excellent access with Ravenwood and Pavilion providing three points of access to the public road system. Using Old Olive and Pavilion, the site trips have two signalized points of access on Olive.

Table 3 in the Traffic Impact Study compares the operating conditions with and without the proposed redevelopment. In general, the operations are expected to remain about the same. Some minor signal timing adjustments were recommended to balance delays.

In a December 7, 2020 letter, MoDOT concurred with CBB’s findings and accepted the traffic study.

TRAFFIC VOLUME TRENDS

Daily traffic volumes available from MoDOT and provided by the City of Creve Coeur Police Department are summarized in the table below.

Location	Historic	Most Recent (pre-COVID 19)
Olive Boulevard - MO 340 (West of Lindbergh)	<u>MoDOT</u> 2011 = 31,258 2012 = 30,633 2013 = 33,262 2014 = 29,993	<u>MoDOT</u> 2019=31,226
Old Olive Street West (Olive Boulevard - MO 340 to Lindbergh)	<u>City Provided</u> 2013 = 7,746 2015 = 4,236	<u>MoDOT</u> 2019=6,740



The average historic volumes on Olive and the most recent 2019 counts were both on the order of 31,000 vpd.

CRASH SUMMARIES

Crash data provided by the City of Creve Coeur Police Department is summarized in the table below. As would be expected, the intersection of Olive at Old Olive Street West had highest number of crashes due to higher traffic volumes entering the intersection along Olive. It should be noted that crash severity was not provided. The most common contributing circumstance was identified to be “inattention” in both data sets. Based on the minimal increase in traffic expected from the proposed mixed-use development, the crashes are not expected to increase noticeably.

Location	Crashes 2011 to 2014 (4-year Average)	Crashes 2017 to 2019 (3-Year Average)
Olive Boulevard (MO 340) at Old Olive Street West	77 Crashes (19.25 crashes/year)	82 Crashes (27.3 crashes/year)
Old Olive Street West at Guelbreth Ln.	5 Crashes (1.2 crashes/year)	11 Crashes (3.6 crashes/year)
Old Olive Street West at Willow Brook Dr.	1 Crash (0.25 crashes per year)	1 Crash (0.33 crashes/year)
Old Olive Street West at Pavilion Dr.	4 Crashes (1.0 crash per year)	11 Crashes (3.6 crashes/year)
Old Olive Street West at King Henry Ct.	7 Crashes (1.75 crashes/year)	9 Crashes (3.0 crashes/year)
Old Olive Street West Corridor (North of Olive Blvd to Lindbergh Blvd)	17 (4.25 crashes/year)	32 (10.7 crashes/year)



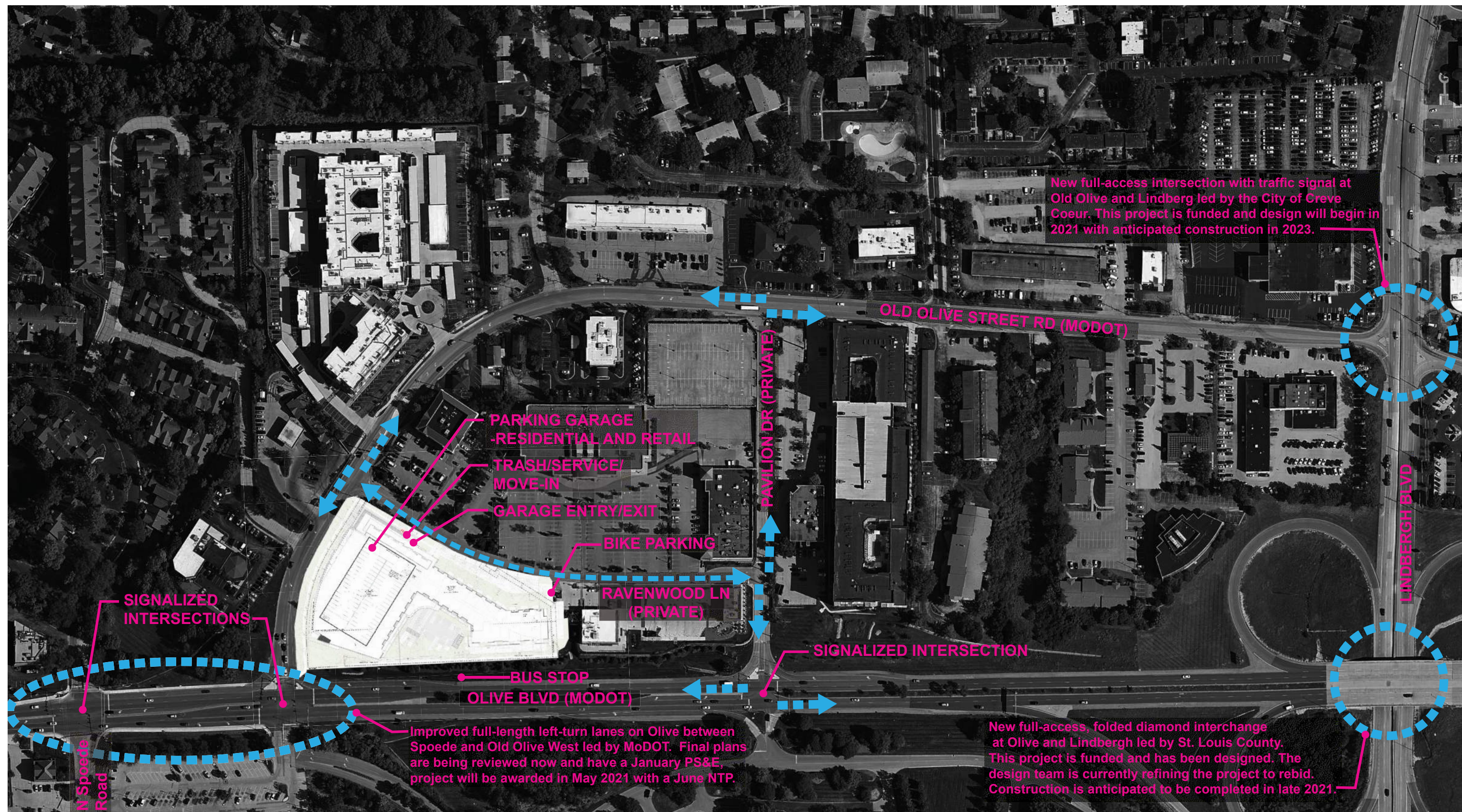
- Crashes at Olive Boulevard (MO 340) and Old Olive West ranged from 14 to 24 crashes per year and averaged approximately 19.25 crashes per year from 2011 to 2014 (4 years), mostly due to ‘inattention’ likely resulting in rear end collisions at the signal.

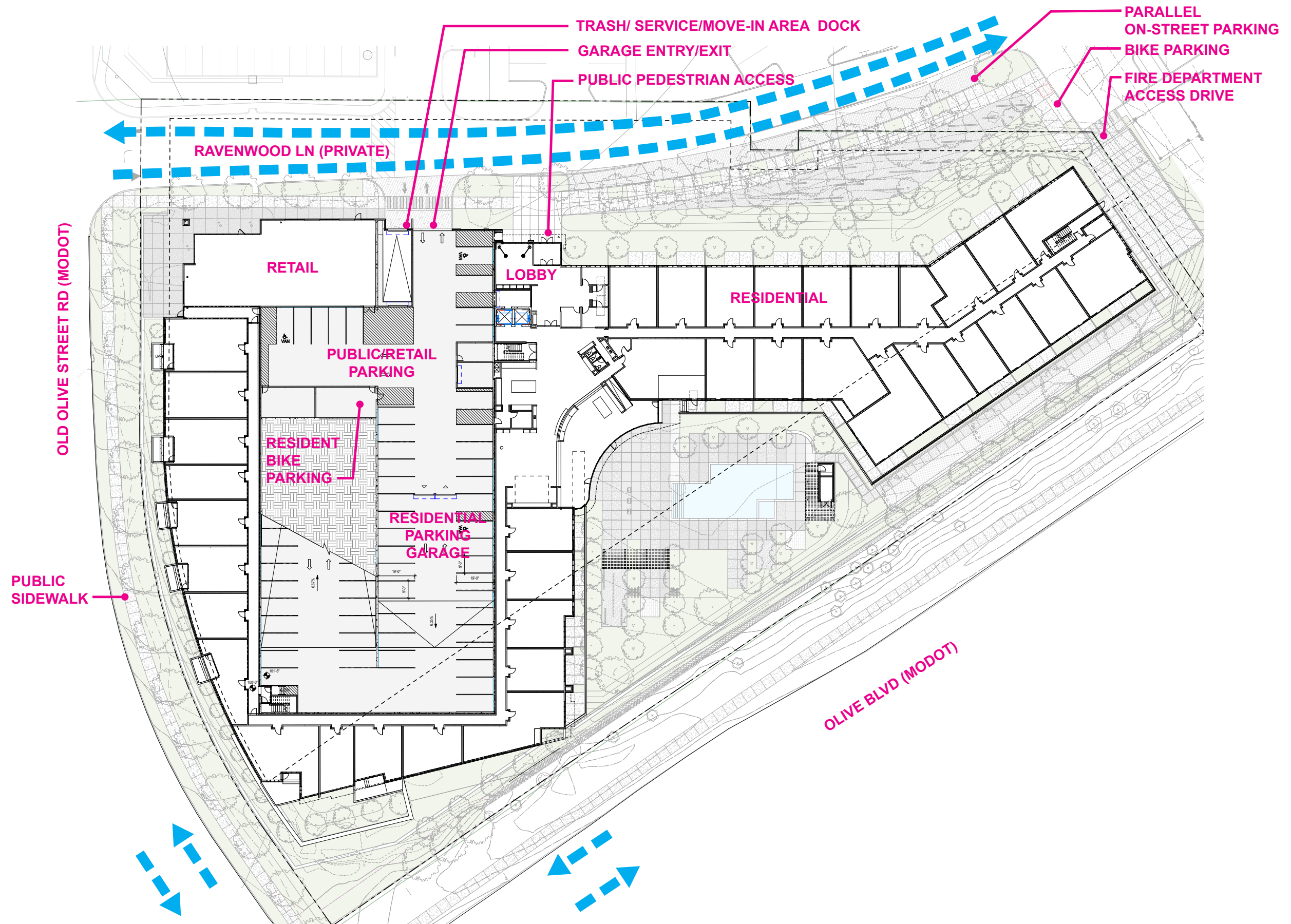
Crash Data – Olive and Old Olive Street West	
CALENDAR YEAR	# OF REPORTED CRASHES
2011	28
2012	30
2013	19
2014	21

- Between 2017-2019 (3 years), crashes at Olive Boulevard and Old Olive West ranged from 20 to 32 crashes per year and averaged approximately 27.3 crashes per year. The most common contributing circumstances were identified by “inattention” and “traffic signal violation”.

Old Olive Street Road (West) / MO 340	
CALENDAR YEAR	# OF REPORTED CRASHES
2016	13*
2017	30
2018	32
2019	20
2020	12*

*Only Partial Years Available





State of Missouri

EXEMPTION FROM MISSOURI SALES AND USE TAX ON PURCHASES

Issued to:

CITY OF CREVE COEUR
300 N NEW BALLAS RD
CREVE COEUR MO 63141

Missouri Tax ID
Number: 12487813

Effective Date:
07/11/2002

Your application for sales/use tax exempt status has been approved pursuant to section 144.030.1, RSMo. This letter is issued as documentation of your exempt status.

Purchases by your Agency are not subject to sales or use tax if within the conduct of your Agency's exempt functions and activities. When purchasing with this exemption, furnish all sellers or vendors a copy of this letter. This exemption may not be used by individuals making personal purchases.

A contractor may purchase and pay for construction materials exempt from sales tax when fulfilling a contract with your Agency only if your Agency issues a project exemption certificate and the contractor makes purchases in compliance with the provisions of section 144.062, RSMo.

Sales by your Agency are subject to all applicable state and local sales taxes. If you engage in the business of selling tangible personal property or taxable services at retail, you must obtain a Missouri Retail Sales Tax License and collect and remit sales tax.

This is a continuing exemption subject to legislative changes and review by the Director of Revenue. If your Agency ceases to qualify as an exempt entity, this exemption will cease to be valid. This exemption is not assignable or transferable. It is an exemption from sales and use taxes only and is not an exemption from real or personal property tax.

Any alteration to this exemption letter renders it invalid.

If you have any questions regarding the use of this letter, please contact the Division of Taxation and Collection, P.O. Box 3300, Jefferson City, MO 65105-3300, phone 573-751-2836.



Deborah Ryan <dryan@crevecoeurmo.gov>

New development at the Pavilion Center

Richard Rovak <rickrovak@me.com>

Thu, Jan 7, 2021 at 9:52 AM

To: Barry Glantz <bglantz@crevecoeurmo.gov>

Hi Barry....Happy New Year.

This is to let you know that I am in favor of the proposed new development at the location of the Pavilion Center. Bringing in new residents to eat, shop and work in Creve Coeur seems to be a positive. There are still many places to accomplish these things in existing restaurants, etc. that seems to offset the loss of the merchants at the current center. I don't believe it will be a traffic issue as heavier traffic will only occur twice a day..before and after work. The existing two apartment projects haven't caused issues. We need places for people to live as the area around the Danforth Plant and Science Center continues to expand. I believe the entire area....39 North will be a wonderful asset for our city.

Rick

Rick Rovak

37 Oak Park Drive

St. Louis, MO 63141

314-406-1213

RickRovak.zenfolio.com



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

Meeting: 01/11/21 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

**Bill No. 5855 - an Ordinance Amending Various Sections of
the City's Land Use and Development Ordinances Regarding
Development Standards in Residential Districts. First
Reading**

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapters 400, Planning Ordinance, and 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance require review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on December 21, 2020.

Ordinance

Meeting of January 11, 2021



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

MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: January 11, 2021

Subject: **Clarifying Revisions to Text Amendment Ordinance Involving Minor Site Plan Requirements—Application #20-035**

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

Attachments: Updated Text Amendments Draft Ordinance

Staff is requesting a minor revision to the text amendment ordinance that was reviewed by the Planning and Zoning Commission on December 21, 2020, and recommended for approval by the City Council.

The language that was reviewed and recommended for approval by the Planning and Zoning Commission provided the following as found in Section 8 of the draft ordinance:

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:

~~a. The expansion of a permitted use;~~

~~b. Change in use to another permitted use; or~~

~~c.~~ Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Staff is proposing the following clarifying language to this section of the ordinance as follows:

~~a. The expansion of a permitted use;~~

~~b. Change in use to another permitted use; or~~

~~c.~~ Any proposed alteration involving **significant** new impermeable surfaces **or exterior changes to a building or site** ~~in excess of five hundred (500) square feet~~, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may

be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

The subject and intent of the revision remains the same; however, staff believes that the revisions are minor and will serve to provide further clarification to the public for the review requirements involving minor site plans.

Staff will present the text amendments which includes the proposed revisions to the Council at the meeting and will be available to answer any questions.

BILL NO. 5855

ORDINANCE NO. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S LAND USE AND
DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN
RESIDENTIAL DISTRICTS**

WHEREAS, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Planning Ordinance, Chapter 400, and Zoning Ordinance, Chapter 405, regarding development standards in residential districts; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing and continuing on December 7, 2020 and December 21, 2020; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 7-0 recommended approval of the subject amendments at its meeting on December 21, 2020; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest,

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

Section 1. Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

2. Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous

private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Section 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances, definitions of Group Homes and Site Coverage, Residential, are hereby amended to read as follows:

GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

Section 3. Section 405.450.B of the Code of Ordinances is hereby amended to read as follows:

B. Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home

permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.

4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

Section 4. Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools, to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - 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.
 - d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Section 5. Section 405.620(A)(2) Height Exceptions and Limitations for Chimney is hereby amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

Section 6. Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street

right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

Section 7. Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations shall be amended to read as follows:

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, SINGLE FAMILY RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:

~~a. The expansion of a permitted use;~~

~~b. Change in use to another permitted use; or~~

~~c. Any proposed alteration involving significant that would add new impermeable surfaces in excess of five hundred (500) square feet or exterior significantly affect the changes to exterior of a building or site or redevelopment of a site that already contains a building or buildings,~~ provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Section 9. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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APPLICATION TO PLANNING AND ZONING COMMISSION #20-035: TEXT AMENDMENTS TO THE CITY'S LAND USE AND DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

FOR THE MEETING OF: Monday, December 7, 2020, 6:30 P.M.

LOCATION: Residential Districts and some commercial districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: Staff is seeking to clarify language due to recent changes in regards to the occupancy of single family homes, and how they relate to group homes, providing clarifying language on the regulations and approval for elementary and secondary schools, and revise the allowance for site coverage on single family residential properties.

APPLICANT: Jason W. Jaggi, AICP
 Director of Community Development
 City of Creve Coeur
 300 N. New Ballas Road
 Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 12/4/2020
ATTACHMENTS: Revised Draft Ordinance

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 References

- Residential Development & Preservation

Planning Code References

- Section 400.030. Approval of Public Facilities.

Zoning Code References

- Section 405.120; Definition Of Terms
- Section 405.450.B Group Homes.
- Section 405.470(A)(25) Elementary and secondary schools
- Section 405.620. Height Exceptions and Limitations.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences

DISCUSSION

During the prior meeting, the Commission seemed supportive of most of the changes. However, additional information was requested on the Minor Site Plan and what might be a more appropriate threshold for the Planning and Zoning Commission review. During the November 16th meeting, we also discussed the need to eliminate the language for a change or expansion of permitted uses, as a permitted use utilizing existing space or expanding their space, and not making any exterior changes to the building and site have not been reviewed by the Planning and Zoning Commission. Similarly, any conditional use is transferred to another user provided that they comply with all of the requirements of the original Conditional Use Permit.

As discussed in the prior report, Staff would like to remove the minimum threshold of 500 square feet of new coverage for the requirement of a minor Site Plan for the Planning and Zoning Commission review.

Prior to 2015, the provision for a Minor Site Plan was as follows:

- c. Any proposed alteration that would significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet. A minor site plan must be approved by the Planning and Zoning Commission.

This provision was changed as part of several zoning updates that were undertaken at that time. Initially, staff proposed a change that would trigger a minor site plan review requirement for a proposal that added any amount of impervious surface; however, if the increase in impervious material was under 5,000 square feet, the minor site plan could be approved by staff. During the review process, a minimum amount of 500 square feet of additional coverage was ultimately established and the requirement for Planning and Zoning approval was maintained. In addition, at that time, any project within the CB District, needed City Council review and approval for the area from Craig Road to I-270 north of Olive Boulevard and Old Ballas Road and 1-270 south of Olive Boulevard thus creating a burdensome process and delays for very small projects in these areas and eliminating the distinction in the review of minor site plans and major redevelopment projects.

After five years of administering this provision, staff believes that the 500 square foot amount that requires review a formal review by P&Z is too low and represents an impractical and unnecessary burdensome regulation for applicants. For most properties, 500 square feet of additional coverage would not significantly alter the site. To provide context, this measurement would equate to an area of approximately three parking spaces (three parking spaces at 9 feet by 19 feet is 513 square feet). Further, permits are generally not required by the City if the proposed site work involves less than 2,000 square feet of disturbance. The effect of this current requirement is that P&Z approval of a site plan would be required to add a small amount of coverage but then no further permits or approvals could be required for this change.

This requirement seems particularly onerous where some properties such as for the Danforth Plant Science Center, Bayer Crop Sciences, and the hospital districts, etc. that have over 50 acres, would need Commission review of every new proposal with 500 square feet of additional coverage.

Staff is requesting to have the language reworded to how it originally appeared in the Code, prior to 2015.

The Commission expressed an interest in providing for a percentage of new coverage to the overall property to allow for the variation of lot sizes for the larger properties, where 500 square feet would have no significant impact on the site. However, there is no clear way to calculate a percentage or have a

seemingly standard number such as a 10% that would represent a proportionate increase, given the variability of site size and the types of improvements. For instance, the Danforth Campus has site concept plan with a full buildout of a third building on the Wexford portion, of 45%, where the maximum site coverage is 60%. The anticipated site coverage would be 795,634 square feet, therefore a 10% increase in coverage would be an additional 79,563 square feet, and at 1% it would be 7,956 square feet of new impervious surface

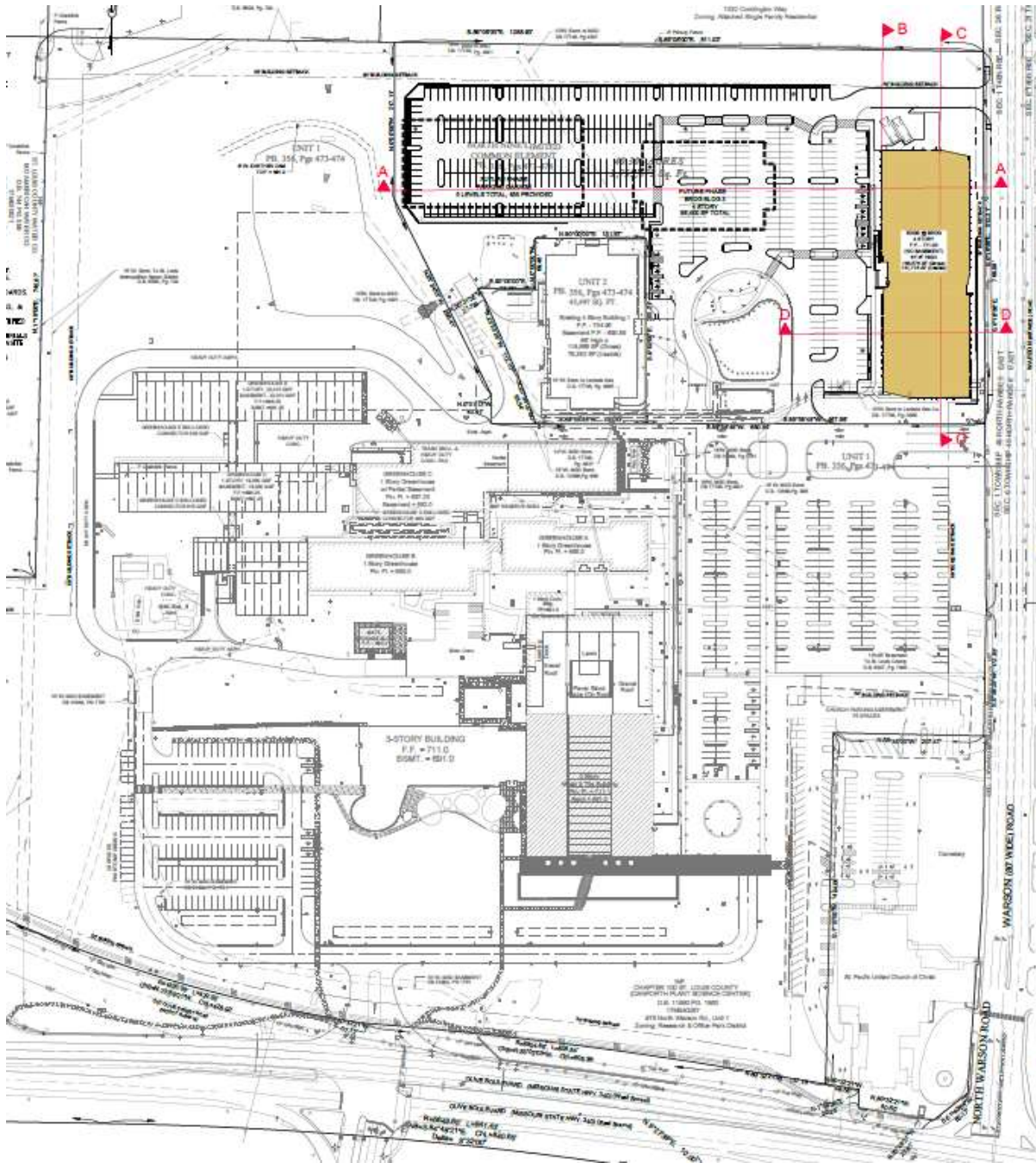


Figure 1: Close-up of the Site Concept Plan from 2019.

Another example would be the property at 733 Old Ballas Road, where the Planning and Zoning Commission reviewed and approval a parking lot expansion for Susan Roberts Salon, the total new site coverage was just under 5,000 square feet with 4,698 square feet of new impermeable surface. The total

provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Subsection 4 under 405.1080(B) Types of Site Plans, also states that if there is any question or ambiguity in these regulations when determining whether a proposed development must file a site development plan or a minor site plan, the applicant shall be required to file a site development plan and follow the procedures pertaining thereto.

MOTION

Following discussion and direction regarding the Site Coverage and the other items that may require revisions to the proposed language, any change may be incorporated into the motion below.

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

“I move to recommend approval of the proposed text amendments to various sections of the Zoning Ordinance set forth in the draft Ordinance as discussed with Application #20-035 on December 7, 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.



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APPLICATION TO PLANNING AND ZONING COMMISSION #20-035: TEXT AMENDMENTS TO THE CITY'S LAND USE AND DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

FOR THE MEETING OF: Monday, November 16, 2020, 6:30 P.M.

LOCATION: Residential Districts and some commercial districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: Staff is seeking to clarify language due to recent changes in regards to the occupancy of single family homes, and how they relate to group homes, providing clarifying language on the regulations and approval for elementary and secondary schools, and revise the allowance for site coverage on single family residential properties.

APPLICANT: Jason W. Jaggi, AICP
 Director of Community
 Development
 City of Creve Coeur
 300 N. New Ballas Road
 Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11/10/2020
ATTACHMENTS: Draft Ordinance

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 References

- Residential Development & Preservation

Planning Code References

- Section 400.030. Approval of Public Facilities.

Zoning Code References

- Section 405.120; Definition Of Terms
- Section 405.450.B Group Homes.
- Section 405.470(A)(25) Elementary and secondary schools
- Section 405.620. Height Exceptions and Limitations.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences

DISCUSSION

REGULATIONS REGARDING SCHOOLS

Staff would like to add clarifying language regarding the approval of public facilities to distinguish between requirements for a conditional use permit for private elementary and secondary schools, while providing that such public facilities will still be reviewed against the standards of the conditional use permit requirements. Therefore, Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

Section 400.030(B)(2) Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Additionally, the standards for conditional uses for elementary and secondary schools will be amended to include the reference and approval process for public schools under Section 400.030 Public Facilities. This amendment would eliminate the requirement for public schools to obtain an conditional use permit; however, the applications will be reviewed against the conditional use standards. As a public facility, zoning review by the City for public schools is conducted by the Planning and Zoning Commission, exclusively.

In 2016, the City Council approved a text amendment to allow for religious institutions to increase site coverage in residential districts to 50%. At that time, Staff acknowledged that elementary and secondary schools would likely need a similar provision due to the nature of the use, the overall size of buildings, and that for the most part, the existing schools were already pre-existing, non-conforming with regard to site coverage (where the recent discussion on Spoede Elementary is at 34.9%). The protections with the adjacent residential uses would still be analyzed as part of a site development plan, and in the requirements of the buffer yard within each zoning district, and demonstration that negative impacts on surrounding residential area related to site planning, building design and material, landscaping, buffering, access, signage and other impacts, such as stormwater, will be mitigated.

Therefore, Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools would be modified to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - 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.
- d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Recent discussion regarding the occupancy of residential development, have included not providing for the definition of a family, or the number of family members residing within a home. However, the recently adopted residential building code was amended to place occupancy limitations for all dwelling units based on the number and size of sleeping rooms. This occupancy limitation applies to all dwelling units, including group homes, therefore, the definition for Group Homes and Section 405.450(B) that limits the occupancy should be revised as well to eliminate the maximum number of residences and the maximum number of house parents or guardians.

Section 405.120 Definition of Terms, GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

Section 405.450(B) Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.
4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

SITE COVERAGE

Staff has received several requests to provide for additional allowances within the single family residential districts with regard to site coverage. These additional allowances include the use of permeable gravel for driveways, and elevated decks with permeable greenspace underneath. These additional allowances appeared to have support of the Commission during a prior discussion. Staff would note that providing for several exceptions within a definition could become unmanageable, and cumbersome, and that the limitation on site coverage is just not about the stormwater and landscaping, but about the amount of hardscape and structures on the site. At some point, the number of exemptions could invalidate the need to provide the regulation. In the future, the Commission may wish to consider

increasing the amount of the maximum site coverage within each of the zoning districts rather than adding further exemptions.

The amendment below provides the above-referenced exemptions for 50% of the surface area for above-grade slatted decks of any material with permeable surfaces underneath, and a 50% credit for engineered, decorative gravel surfaces.

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel s system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

For reference, the residential properties are allowed maximum site coverage as follows:

- A District: 25 percent
- B District: 35 percent
- C District: 40 percent
- D District: 45 percent

In 2017, the definition of site coverage was revised to limit the amount of permeable concrete, asphalt, and pavers, to 50% due to the installation, and long-term maintenance required to ensure that they properly function and allow water to seep through, but also to limit the amount of hard surface on a site. In terms of site coverage, the appearance is much the same as any other hard surface. The Creve Coeur 2030 plan specifically included the Strategy 2.7: Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance for residentially-zoned properties under the Residential Development & Preservation Objectives and Strategies. Recently, in discussion with the approval of an outdoor pavilion with a chimney, information regarding site coverage and the use of a engineered gravel system was provided. The homeowner is over the allowed site coverage, and would like to have the use of gravel for a portion of the driveway, as a means to come under compliance, where the use of permeable concrete or asphalt pavers are too costly. However, the use of gravel has not been allowed, due to the traction of the material into the public right-of-way, and where Section 405.660(B) Parking or Storage of Vehicles states that a vehicle may only be parked or stored on an improved surface and under the definition of terms, OFF-STREET PARKING is defined as a permanently surfaced parking area, enclosed or unenclosed, connected by a permanently surfaced driveway to a street or alley to permit ingress or egress, for which loose gravel does not apply. Therefore, Staff would recommend maintaining the existing definition as is.

If the Commission does wish to allow for the proposed change, Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations would also be amended to be consistent with the Definition for Single Family Residential Site Coverage as shown below:

Section 405.810(A) Design and Maintenance Standards of Off-Street Parking and Loading Regulations

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater

drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

CHIMNEY HEIGHT

Chimneys that exceed the height limitation for buildings, including detached accessory structures, require Planning and Zoning Commission review. Current building code requires that chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof. Therefore, provided that a chimney meets with the minimum requirements of the Building Code regarding chimneys, Staff would like to provide an exception for such without the need for Planning and Zoning Commission review. However, if someone wanted a chimney that exceeded the minimum requirements of the building code, then that would still require Planning and Zoning Commission review. Therefore, Section 405.620(A)(2) Height Exceptions and Limitations for Chimney would be amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

FENCES

Staff is seeking to provide clarifying language to Section 405.640(C) Fences and wall, within a front-yard. Section 405.630(A)(9) of Yard Encroachments provides that fences and walls are allowed within required yards, subject to the provisions of Section 405.640, which limited fences to a maximum of 6 feet, and for any fence within the area equivalent to the front yard setback along any street right-of-way requires Planning and Zoning Commission approval. In 2010, Staff sought a text amendment to allow for Staff approval of a swimming pool fence where the existing pool was 15 feet from any lot line, but happened to be within the area equivalent to the front yard setback, provided it was a maximum of 4 feet in height and an open wrought iron style to meet with the minimum requirements of the building code. In 2017, as part of residential text amendments, the Planning and Zoning Commission and City Council authorized Staff allow for a fence within the setback, with that same style even if there was no pool, when to the side or rear of the home, and setback at least 15 feet from the property line, along with other design requirements, per below:

SECTION 405.640 FENCES AND WALLS

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences or Walls Within The Front Yard Section And Along Street Right-Of-Way. ~~No fence shall be located within the front yard setback or along street right-of-way, A~~

fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for Swimming Pool enclosures as provided in Subsection D. All other walls, entry columns, gates and fence designs shall be subject to ~~unless specifically~~ site development plan approval in accordance with Section 405.1080, ~~or approved by the Zoning Administrator in accordance with Section 405.460.~~

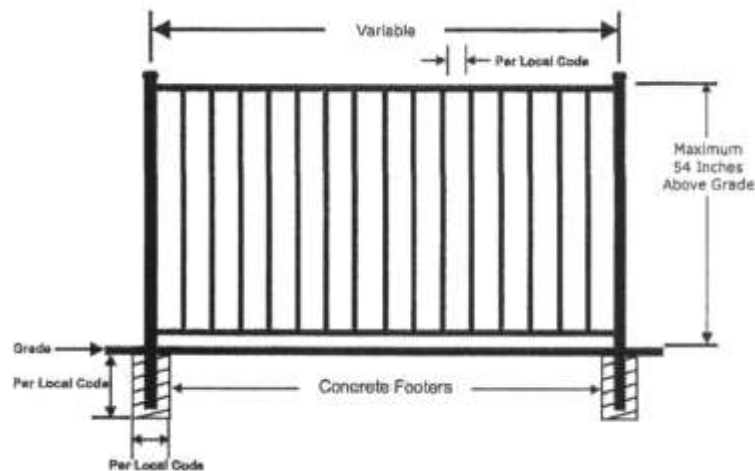
D. Fences Surrounding Swimming Pools.

~~1. Every private swimming pool hereafter constructed and maintained anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed in compliance with the Creve Coeur Building Code.~~

~~2. All gates or doors providing access to such pool shall be self-closing and self-latching with the latches designed to meet the requirements of the Creve Coeur Building Code.~~

Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:

- a. The fence is ~~and pool are more than~~ fifteen (15) feet from any lot line;
- b. The fence is a maximum of fifty-four (54) inches in height;
- c. The fence shall meet Building Code standards regarding design and placement of fence to the pool.
- d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

E. ~~Game-Tennis-Court Fence.~~ Tennis-Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least ~~twenty (20)-~~ fifteen (15) feet from any property line abutting a single-family residence, ~~as approved by the Planning and Zoning Commission in accordance with 405.460(B)(6).~~ Approval of

permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080

F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.

G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited, Vinyl fencing maybe permitted provided it maintains a natural and/or dark color or style. Except as otherwise provided herein, chain link fencing is prohibited for all residential development.

It was intended that all other fence designs, located closer than 15 feet, or any fence, gates columns, etc. in front of a home, would still require Planning and Zoning Commission approval. However, it appears that some of the clarifying language got lost, and confusion resulted that the only option was a 4 feet high fence, that is 15 feet from any lot line. Staff is seeking to clarify this language to Section 405.640(C) as shown below:

Section 405.640 Fences and Walls:

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

MINOR SITE PLAN

Staff would like to remove the minimum threshold of 500 square feet of new coverage for the requirement of a minor Site Plan for the Planning and Zoning Commission review. This requirement seems onerous where some properties such as for the Danforth Plant Science Center, Bayer Crop Sciences, and the hospital districts, etc. that have over 50 acres, requiring every new proposal with 500 square feet of additional coverage becomes burdensome. The protections against the adjacent residences would still be reviewed, and any buffer yard regulations would still be required, as well as site coverage, location of accessory structures behind the building etc For smaller properties, a 500 square foot increase in coverage does not significantly alter a site and other requirements such as site coverage and the need for a site improvement permit could still apply depending on the extent of the increased coverage. Further, the existing regulation does not specify whether the 500 square feet of additional coverage applies to only commercial properties or to all properties, including single family residential

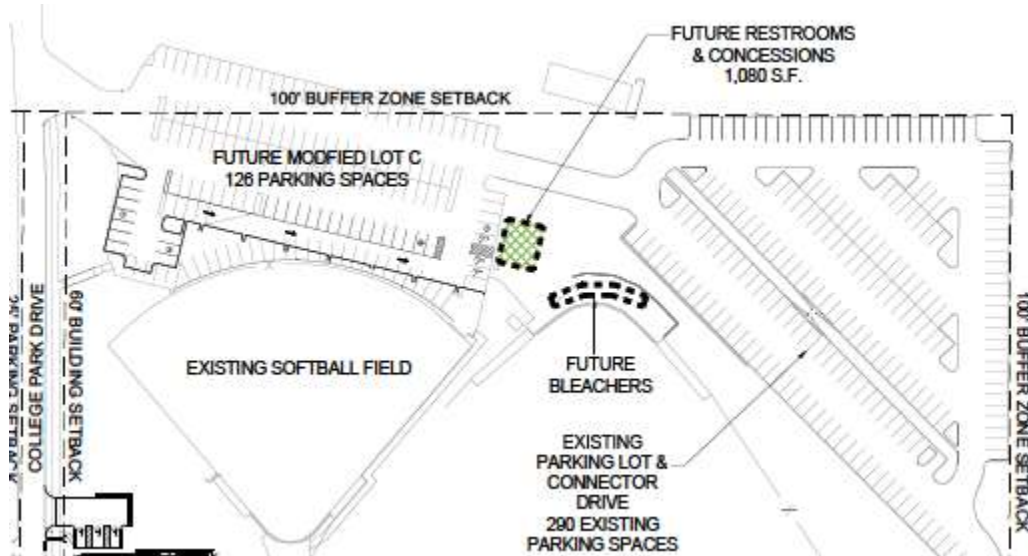


Figure 1: Close-up of the Site Concept Plan showing future improvements from the 2018 revised site concept plan at Missouri Baptist University where staff approval was granted without the need for additional P&Z approval.

If a proposal is over 5,000 square feet, it is reviewed at the Planning and Zoning Commission under the requirements of a Site Development Plan under Section 405.1080(E). In addition, any land disturbance activity of 2,000 square feet or greater requires and land disturbance permit by the Public Works Department. Therefore, Staff would recommend that Section 405.1080(B)(3) shall be amended to remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
 - a. The expansion of a permitted use;
 - b. Change in use to another permitted use; or
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

MOTION

Following discussion and direction regarding the Site Coverage and the other items that may require revisions to the proposed language, by prior discussion and action, or incorporated into the motion below.

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

“I move to approve the draft ordinance on the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #20-035 on November 16 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.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S LAND USE AND
DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN
RESIDENTIAL DISTRICTS**

WHEREAS, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Planning Ordinance, Chapter 400, and Zoning Ordinance, Chapter 405, regarding development standards in residential districts; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on November 16, 2020; and,

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

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

Section 1. Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

2. Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous

private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Section 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances, definitions of Group Homes and Site Coverage, Residential, are hereby amended to read as follows:

GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

Section 3. Section 405.450.B of the Code of Ordinances is hereby amended to read as follows:

B. Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home

permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.

4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

Section 4. Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools, to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - 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.
 - d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Section 5. Section 405.620(A)(2) Height Exceptions and Limitations for Chimney is hereby amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

Section 6. Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street

right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

Section 7. Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations shall be amended to read as follows:

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, SINGLE FAMILY RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
 - a. The expansion of a permitted use;
 - b. Change in use to another permitted use; or
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Section 9. 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

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, NOVEMBER 16, 2020

5 6:30 P.M.

6 &

7 MONDAY, DECEMBER 21, 2020

8 6:30 P.M.

9 ZOOM PUBLIC HEARING

10 APPLICATION NO. 20-035

11
12 THOSE IN ATTENDANCE:

13 Ms. Beth Kistner, Chairman

14 Mr. Tim Carney

15 Ms. Muriel Hall

16 Mr. James Myers

17 Mr. Gene Rovak

18 Mr. Larry Potashnick

19 Mr. Todd Streiler

20 Mr. Carl Lumley, City Attorney

21 Mr. Jason Jaggi, Director of Community Development

22 Ms. Whitney Kelly, City Planner (not present on 12/21/20)

23 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

24
25 McLaughlin Court Reporting Services, Inc.

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

4772 Gatesbury Drive

St. Louis, MO 63128

(314) 974-1199

1 MONDAY, NOVEMBER 16, 2020

2 CHAIRMAN KISTNER: So our second public hearing,
3 Application 20-035: Text Amendments to the City's Land
4 Use and Development Ordinances Regarding Development
5 Standards in Residential Districts.

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

7 MR. JAGGI: Okay. Thank you.

8 Jason Jaggi, Director of Community Development
9 with the City of Creve Coeur.

10 I have a presentation. This amendment here is
11 for several text amendments to the Zoning Code on a wide
12 variety of subjects, so I do have a presentation that I
13 can share with you, and we'll go through one of these
14 and -- and get your comments on that.

15 Okay. So this is the text amendment
16 application. And, first of all, the proposed amendments
17 would include some changes to how we treat public schools,
18 just like the application that we had tonight.

19 Our Zoning Code currently lists all schools,
20 public or private, as requiring conditional use permits,
21 as we just realized, for public schools that are under the
22 purview of a legislative body being the School Board,
23 they're not subject to our legislative review, just --
24 just our public facilities review, so we would amend
25 elementary and secondary schools as listed conditional use

1 where it says "Except public schools that are political
2 subdivisions shall instead be reviewed under Section
3 400.030 Public Facilities", which is what we just did with
4 Spoele Elementary, "and in consideration of the
5 standards".

6 So we want to make it clear that while we're not
7 requiring a conditional use permit and we're not going
8 through a conditional use process, we're, instead, going
9 through the public facilities process, which stops at
10 Planning and Zoning Commission. We are still evaluating
11 those applications with public schools in accordance with
12 these requirements.

13 So we didn't want to completely eliminate the
14 criteria, but we are sending them through a different
15 review process.

16 In addition to that, and perhaps maybe more
17 significantly, we are proposing or -- for your
18 consideration to change the site coverage, because right
19 now school -- any school that is proposed in the city is
20 limited to the -- the site coverage requirement within the
21 B Zoning District, so a lot of our schools are in the
22 A-Single Family District, and the site coverage is only
23 allowed up to 25 percent.

24 And we had changed that recently in a prior
25 amendment for places of worship where they're allowed to

1 go up to 50 percent because we recognize it's not a
2 residential use, so the standard should be different
3 acknowledging that they are allowed in residential
4 districts and their needs are different than a single
5 family home.

6 And so we are proposing to keep that consistent
7 and match what we allow for churches or public -- I'm
8 sorry -- places of worship, such as temples and
9 synagogues, that they also -- schools also be allowed to
10 go up to 50 percent site coverage.

11 So that's the first proposal.

12 Moving on from there. Just related to this
13 though. We did amend that this section that deals with
14 public facilities, to be clear, that we are also including
15 a review based on the analogous -- analogous requirements
16 for public facilities. So we're using the public
17 facilities as if it were private review criteria and
18 applying those to a public project.

19 So any questions on that? Any concerns with
20 these changes?

21 MR. STREILER: Jason, can you -- can you review
22 that last part. Analogous. What are we talking about?
23 Are you talking about a private community center or civic
24 center? What is that -- what's -- what's that refer to in
25 the language code?

1 MR. JAGGI: So, basically, it says that any
2 project that is reviewed, a public project that is
3 reviewed under a public facility procedure, that they
4 are -- that the city, and meaning staff and the Planning
5 and Zoning Commission, will review those applications
6 against the normal requirements as if it were a private
7 facility.

8 So in the case of the school, for example, this
9 recent example, we want to be able to still say, hey, we
10 know it's not a conditional use, you're going through this
11 public facilities review process, but we still expect you
12 to abide by these standards and our review will take into
13 account these standards.

14 So it's a cross reference in effect.

15 MR. STREILER: But, again, they're -- but are
16 they able to go to 50 percent site coverage?

17 MR. JAGGI: So that's a change. That's sort of
18 a separate change that would apply to all schools, public
19 or private, that the maximum site coverage, as a
20 conditional use or at a public facility process that they
21 can go up to 50 percent site coverage.

22 Now they have to follow the base zoning
23 district, and they're essentially treated as a -- as a
24 residence would be treated. There's no additional
25 allowance for site coverage under that process. And so we

1 are saying, that, you know, these -- these uses are
2 different. They shouldn't be held to that low standard
3 because they have to provide for parking, usually the
4 buildings are larger, and so there's more of need to have
5 additional site coverage versus a -- a normal single
6 family home on a residential lot.

7 MR. STREILER: So that would apply to like the
8 racket club, Creve Coeur Racket Club, and other similar
9 uses?

10 MS. KELLY: No.

11 MR. JAGGI: No, not in this particular instance.
12 This is just for schools.

13 What we did before, though --

14 MS. KELLY: I would add --

15 MR. JAGGI: -- we -- we changed it to --

16 MS. KELLY: Sorry to interrupt.

17 MR. JAGGI: -- places of --

18 MS. KELLY: But I would add that most of the
19 public schools are already preexisting not conforming
20 and that their oversight coverage, as we just saw with the
21 Spoele Elementary, they were at 34 percent, if I remember
22 off the top -- top of my head.

23 MR. JAGGI: Uh-huh.

24 MS. KELLY: They were actually going down to 31.

25 So this makes it somewhat consistent across the

1 board with churches and synagogues and -- who also have
2 schools within their institutions, and with the public
3 schools and the private schools would be able to benefit
4 from this as well.

5 MR. JAGGI: Yeah, thank you, Whitney.

6 I hope that clarifies it, Mr. Streiler.

7 Okay. Well, let's -- let's keep moving. We can
8 always come back to these later after we're done.

9 The other amendment that we have relates to
10 occupancy and limits for group homes. And if you've been
11 on the Commission for a while, and some of you have
12 certainly been on the Commission for a long period of
13 time, we've had some other amendments for group homes to
14 be consistent with state law and fair housing, and this is
15 really another amendment to be consistent and be
16 appropriate for fair housing concerns.

17 Right now how we define group homes, we state
18 there's a limit in terms of the occupants of a single
19 family residence as used as a group home where the maximum
20 is eight people, and up to two house parents can be -- can
21 be in the unit at any given time.

22 The issue, and we reference state law that also
23 says that, as you can see here, that's being -- being
24 eliminated.

25 The concern that we have on the local level with

1 applying this provision is that we don't have such
2 restrictions for, you know, single family residences that
3 aren't group homes.

4 And to be fair, we should be treating all
5 residences, whether they're group home or single family
6 homes, since they're allowed, the state says we have to
7 allow them in Single Family Districts, then -- then we
8 should really be treating them the same -- excuse me --
9 with respect to occupancy.

10 So how we deal with occupancy right now, based
11 on our latest adopted residential building code, is we
12 define occupancy limits based on the number of bedrooms in
13 a home and the size of those bedrooms and that sets your
14 occupancy load.

15 So this amendment would eliminate the maximum
16 residences and caretakers, and we would default by
17 following our normal occupancy requirements as found in
18 any other dwelling unit.

19 Now that's not to say that the state licensing
20 agencies may have their own requirements as part of their
21 state license, and that's their -- but in terms of our
22 restriction, we would not have a maximum occupancy other
23 than the normal occupancy requirements for any single
24 family home.

25 And so these -- these amendments essentially

1 speak to that.

2 CHAIRMAN KISTNER: Jason, if the -- if the Creve
3 Coeur occupancy standards were more restrictive than the
4 state, would the Creve Coeur standards prevail?

5 MR. JAGGI: I'm going to let Mr. Lumley chime in
6 on that, but I believe that we would -- we would be able
7 to enforce our limit because it's applied uniformly.

8 However, if there is a conflict with state law,
9 and the state law would allow more of a number, perhaps,
10 that would overrule ours, but I'd like Mr. Lumley to chime
11 in on that.

12 MR. LUMLEY: No, that's correct.

13 And we had an application, I don't think it went
14 through, but they had found a very large home and were
15 questioning our limits.

16 And these limits that you're seeing lined out,
17 the eight people and two house parents, that's -- that
18 comes from the state statute, but they -- this
19 applicant -- or potential applicant demonstrated to us
20 through case law that it's not really a valid restriction.
21 And we looked more to what just the health and safety
22 limit of there have to be, you know, enough sleeping
23 space, you know, for human beings, basically.

24 And so that's -- that's what we're going to. So
25 we probably can't be more restrictive than the state in

1 general, but I wouldn't expect the state to be allowing,
2 you know, closets to be used as bedrooms.

3 So, you know, I think this gets rid of an
4 arbitrary limit and recognizes that, you know, one house
5 might only be suitable for four people and another could
6 be for fifteen.

7 CHAIRMAN KISTNER: Okay. Thanks.

8 MR. JAGGI: Are there any other questions on
9 that -- on that topic?

10 Okay. So then we'll continue on here.

11 So this is the amendment that we had talked
12 earlier with you about in a work session format based upon
13 feedback that we received from a couple of residents who
14 were having difficulty meeting our site coverage
15 requirements.

16 So what we did here based on -- it sounded, at
17 the time, it appeared that the -- the Commission was
18 interested in considering additional allowances based on
19 certain site features, namely, an engineered gravel
20 system. And you may recall that that's a system where you
21 can have a gravel surface, but it's engineered with
22 grates, if you will, to -- to maintain that -- that gravel
23 within, so it doesn't run off and so forth, and so that
24 adds permeability to the site.

25 So we have included that in here as -- as an

1 engineered gravel system with decorative surface shall be
2 included in the same manner as a permeable paver system,
3 so we're going to treat them the same.

4 But we did feel it's important that they
5 certainly be engineered systems like those permeables
6 other systems are, and that the surface is not just a
7 traditional, you know, limestone or a minus gravel, that
8 it's actually -- has a decorative gravel on the surface.

9 And then that would be counted at 50 percent of
10 the area of the total area of that -- that feature.

11 Second to that is feedback that we received
12 where a consideration should be given if there's an
13 elevated deck that has open slats that allows water to
14 drain through it, and then underneath of it there's
15 permeable surfaces such as grass, rock and landscaping,
16 that that should also be a consideration for allowing an
17 increase in coverage that would not count against the
18 homeowner.

19 And so what we're proposing, if we want to move
20 in the direction of both of these, that that also be
21 counted at 50 percent.

22 And the reason why we're looking at 50 percent
23 is because we do have some concerns with -- with some of
24 these allowances, as we've talked about before.

25 The concerns are that, you know, we're creating

1 a lot of exemptions to our -- to our ordinance. So as we
2 go through this list, in order to calculate site coverage,
3 we've got to look at all these different things and come
4 up with an equation that a -- or a formula or a
5 calculation, rather, that -- that speaks to all of this.
6 And that can be kind of cumbersome for the user as well as
7 staff. So I certainly wanted to pass that information on
8 to you for consideration.

9 And then also to remind you all that site
10 coverage is not just for stormwater reasons. We have a
11 separate stormwater code that addresses how we do that.
12 It certainly has a benefit, but it's not exclusive to
13 dealing with stormwater issues. So permeability and
14 whatnot. That's not the only reason why we have it.

15 Some of the other reasons are to just limit
16 hard-scape and structures on a lot. And those certainly
17 include decks, for example, that is a structure in our
18 code, you know, more purely, I guess, speaks to limiting
19 the build-out of a property like that.

20 And, really, it's to preserve the community
21 character of Creve Coeur, which values green space and
22 open space and so forth.

23 So I just want to point that out that, you know,
24 as we make these changes we need to remember, you know,
25 the reasons behind these regulations, and that we can

1 certainly consider further exemptions, but -- but don't
2 lose sight of the big picture when we do that.

3 And also the Creve Coeur 2030 Plan does include
4 a strategy that we have addressed that speaks to the
5 permeable pavement, setting limits on that, which we have
6 already done.

7 So we already did amend the code earlier, a
8 couple years ago, to allow permeable surfaces such as
9 pavers, asphalt, permeable asphalt and permeable concrete,
10 what have you, to encourage that use, but to count it at
11 50 percent.

12 So we kind of already did that, and I don't
13 believe the plan allowed, you know, consideration of
14 gravel or other things, but, anyway, just some perspective
15 on that.

16 We also may need to look at some other
17 provisions of the code as we continue to review this
18 exemption because we have other areas of the code, such as
19 this one, 405.660(B) parking or storage of vehicles that
20 states a vehicle may only be parked or stored on an
21 improved surface. And under the definition of terms,
22 off-street parking is defined as a permanently surfaced
23 parking area enclosed or unenclosed connected by a
24 permeably surfaced driveway to a street or alley. So
25 there can be a question, you know, does a gravel meet that

1 requirement.

2 So if you wanted to, you know, move in this
3 direction, we may need to look at some other areas of the
4 code and make sure everything is aligning correctly.

5 So with that we -- again, if you wanted to move
6 forward with these additional exemptions, I wanted to give
7 you some other perspective on that just for your
8 consideration. But if we do move forward, this is our
9 suggested language to look at our -- also this Section
10 405.81082, which talks about design and maintenance
11 standards for off-street parking, that we would allow the
12 engineered gravel systems only for residential use, in
13 accordance with manufacturer requirements, and we're cross
14 referencing how we define site coverage for single family
15 residential.

16 So I would ask for your comments on that to
17 determine how we would like to move forward.

18 CHAIRMAN KISTNER: I don't have any issues or
19 questions with that.

20 Does anyone else?

21 MR. ROVAK: No. I think -- I think it's
22 positive change. Incorporates a lot of issues that we've
23 had to deal with, so it's good to see this taken into
24 account like this.

25 MR. CARNEY: I had one question.

1 Would -- would all this be handled at the staff
2 level where you could review a project, or would some of
3 this need to come before the Planning and Zoning?

4 MR. JAGGI: No, this would all be at the staff
5 level, so when homeowners come in or contractors come in
6 on behalf of homeowners that are proposing residential
7 project, we always ask them, you got to provide us with
8 your site coverage in accordance with the zoning
9 ordinance, so this is the information we give them in
10 order to make that calculation.

11 So it's primarily a staff administrative -- you
12 know, administrative function.

13 MR. CARNEY: Okay. Thank you.

14 MS. KELLY: I would just like to point out, just
15 to be clear, that these allowances are allowed for
16 just single family residential properties, which is -- and
17 not allowed for the commercial uses on -- in residential
18 districts, which is why we felt the need to increase the
19 site coverage for schools and churches, because they are
20 not given these types of allowances that residential
21 properties are also given.

22 So I just wanted to point out that connection.

23 That's it.

24 MR. JAGGI: Thanks, Whitney.

25 Okay. Hearing no further comments, we can

1 continue on here.

2 Chimneys. This is another recent item that
3 you've reviewed.

4 Chimney height exceptions. Right now Section
5 405.620 (A) (2) limits heights of chimneys. But if you want
6 to exceed the height in terms of the -- the building
7 height limitations per the zoning district, you have to
8 come to the P and Z and get approval for that if it
9 exceeds the normal building height of the district.

10 What we've done is since -- since there are
11 building code requirements that may come into play that
12 actually require the chimney to be higher than the
13 structure, we have amended the code to allow that -- allow
14 that additional height that meets the minimum requirements
15 of the building code.

16 So, if an applicant is proposing a chimney and
17 everything else looks fine, but the chimney's got to be a
18 little bit taller than the structure for building code
19 reasons, this would allow that. But if they're going
20 beyond the minimum requirement of the building code, then
21 it would still continue to come back for P and Z review.

22 So you have some protection there that, you
23 know, somebody is not going to propose this outlandishly
24 high out of place chimney. If they were, they would have
25 to come to you and provide a reason and get that approved.

1 Otherwise, if they're just meeting the minimum
2 height requirement of the building code to do it, that
3 would be allowed for staff review and approval.

4 And, again, we -- we dealt with this recently in
5 a couple applications.

6 CHAIRMAN KISTNER: Right.

7 MR. JAGGI: Okay.

8 CHAIRMAN KISTNER: Sounds good.

9 MR. JAGGI: Yeah.

10 All right. Fences. Another favorite topic of
11 ours.

12 So, we, again, we -- we revised this a couple
13 times in the past, unfortunately, we still feel like
14 there's a little bit of clarity that needs to be made to
15 our ordinance.

16 So just for review, I'm going to turn this over
17 to Whitney. She is -- she's our fence expert, and she can
18 describe some of the changes, but, essentially, it
19 clarifies what projects need to come to P and Z, and then
20 what projects staff can approve.

21 So, Whitney, do you want to go through this?

22 MS. KELLY: Sure.

23 So prior to 2010, all fences within the area
24 equivalent to the front yard setback required Planning and
25 Zoning Commission approval.

1 In 2010 there was a pool that backed up to a
2 street, and in order to comply with the building code
3 regulations for a pool barrier, it needed approval at the
4 Planning and Zoning Commission for just the fence.

5 Therefore, we sought a text amendment that if
6 it's a pool barrier and it meets the open slatted wrought
7 iron style and it's set back 15 feet, then staff can
8 approve it.

9 In 2017 we sought approval for if it's to the
10 side or to the rear and it's in the area equivalent of a
11 front yard setback that staff would have the right to
12 approve a fence provided it's set back 15 feet from the
13 property line, a maximum of 4 feet tall and an open slat
14 wrought iron style similar to what is allowed for a pool
15 barrier fence.

16 We think that there was some loss of translation
17 with all of this text amendment, so we had reviewed the --
18 lots of the strike throughs of the staff report from those
19 prior times. So some of that requirement got lost in
20 translation to the current regulations, so we're just
21 seeking some clarification, as we had with recent
22 approvals.

23 It is the fence within the area equivalent to a
24 front yard setback that's to the side or the rear, staff
25 can have approve -- can approve at staff level the 4 foot

1 tall wrought iron style provided setback is 15 feet.

2 Any other design, location, within that front --
3 front yard setback requires Planning and Zoning Commission
4 approval.

5 Along with should the fence go in front of the
6 home, any gates or columns, that still requires Planning
7 and Zoning Commission approval.

8 Outside of the front yard setback a fence can be
9 6 feet tall and go to the property line, but it's just the
10 area within the front yard setback that requires
11 additional review per the requirements by the Planning
12 and Zoning Commission, so we just wanted to make that more
13 clear.

14 MR. STREILER: Whitney, can you, by way of
15 example, can you see to the last fence that we approved,
16 and based on what our final motion was, would that have
17 had to go to Planning Commission had they made the changes
18 that we suggested?

19 MS. KELLY: That still would have had to go to
20 the Planning and Zoning Commission because it was not --
21 it was a solid wood fence that they were proposing.

22 MR. STREILER: Wasn't wrought iron?

23 MS. KELLY: Right.

24 And it was, you know, they initially wanted
25 6 feet. I did give them the option of coming -- of the 4

1 foot tall wrought iron style, 15 feet back, but they
2 wanted to try to get the 6 foot tall at the property line,
3 which the -- you all did not agree with.

4 I think even some of the Commission Members had
5 said, well, can we only approve a 15, 4 foot tall
6 anywhere, so we're just trying to clarify that language,
7 so.

8 MR. JAGGI: So the effect of this, Whitney, if I
9 could summarize, is that any fence that is not 15 feet
10 from the property line and 4 feet in height and open with
11 a decorative wrought iron style fence, anything beyond
12 that will be coming to P and Z for review and approval?

13 MS. KELLY: Correct.

14 So we did have, it was last year, I believe, we
15 did have an application that one of the open style wrought
16 iron fence, but he wanted it 12 feet from the property
17 line. So that didn't require your approval at that point.

18 Some people, you know, are willing to negotiate
19 and work with the Commission very well. But it's anything
20 outside of 15 feet from the property line, open wrought
21 iron style and a maximum height of 4 feet tall.

22 Everything else would require your approval.

23 MR. JAGGI: So it's no change to what we've been
24 doing, it's just clarifying, that's how --

25 MS. KELLY: The language.

1 MR. JAGGI: Yes.

2 MS. KELLY: Correct.

3 MR. JAGGI: All right. It sounds like
4 everybody's okay with that. Then we'll continue on.

5 Thanks, Whitney.

6 The last item that we have is -- is for minor
7 site plans. And this is something that -- that we'd like
8 you all to take a look at as well.

9 So right now our ordinance says -- again, we
10 have different types of site plans. We have a minor site
11 plan, which is, as the name suggests, it's for minor site
12 changes or minor changes to the appearance of -- exterior
13 appearance of a building that affect, you know, the
14 overall visual aspect of the site. Generally, that's --
15 that's under 5,000 square feet.

16 And then we have, you know, a regular site plan,
17 which is, you know, more intense, lot of times with new --
18 brand new buildings or very significant alterations to the
19 site.

20 And then we have concept plans, which are meant
21 for larger campuses, such as hospitals or universities,
22 whereas, a concept plan that's valid for eight years and
23 it shows all the campus and what they're going to do now
24 and what they may be coming forward with in the future.

25 But what we're -- what we want to kind of

1 clarify is there's this provision here in the code right
2 now for minor site plans that requires any -- any change
3 or any -- any addition of a impermeable surface in excess
4 of 500 square feet that would require P and Z review.

5 So 500 square feet, anything -- if you're adding
6 impermeable surface to a -- to a site, commercial site,
7 500 square feet or more, you got to get the minor site
8 plan approved by P and Z.

9 And we -- we think that's a little too low.
10 That the threshold is very low, and that may require
11 additional reviews beyond what P and Z would normally want
12 to look at.

13 So we have not always been strict on this in
14 terms of the staff interpretation. What we really do is
15 look at is what's the significance of the -- of the
16 alteration, rather than putting a hard number on it. That
17 either, you know, adds significant amounts of pavement
18 that really changes the character of the site, either with
19 pavement or with appearance of a building, and we make
20 that determination of whether it's a staff review approval
21 or whether it needs to go to P and Z.

22 So if we continue on with that approach, we're
23 suggesting these changes. And I want to note here these
24 changes I'm showing on the slide are different from the
25 version that you have in your packet.

1 So, further concern is after the packet went
2 out, Whitney and I have been talking, it's like, you know,
3 this whole section here just -- it's just kind of
4 problematic because we understand what it's trying to say,
5 but it doesn't really say all that -- all that well.

6 So right now you can see here it says minor site
7 plan shall be required for the expansion of a permitted
8 use. The change in use to another permitted use, or, and
9 then it goes through all these different scenarios.

10 But if you look at it just on the face of it, a
11 minor site plan should be required for any, you know,
12 expansion of a permitted use.

13 And that could -- that could really apply very
14 broadly. So any permitted use that expands, you got to
15 get a site plan.

16 Well, it may not involve any changes to the site
17 at all, or it may be so minor that, you know, it really
18 doesn't need to come to the Planning and Zoning
19 Commission, it's something that staff can review as part
20 of a building permit or a site improvement permit.

21 So that's a little bit of a concern the way it's
22 been written here.

23 And then, also, it says a change in use to
24 another permitted use.

25 So if you have a bookstore that's permitted, and

1 you're changing it to, you know, a clothing store, that
2 doesn't require a site plan. That's just a change in use.

3 So the key that I'm -- the point that I'm trying
4 to make is a minor site plan is really required any time
5 you're changing the site, and not just any change, what
6 we're trying to achieve here is a change that is
7 significant enough to warrant a visit to P and Z, and
8 require a more significant review by you rather than --
9 than a smaller change that could be handled with -- by
10 staff.

11 And what would significant mean? You know, if
12 they're adding a lot more parking; if they're changing
13 buffers next to residential; if they're changing the
14 appearance of a building that's going to be very
15 noticeable, you know, they're changing materials, for
16 example, from one material to the other, things like that,
17 we would -- we would and we have sent -- sent that to you
18 for your -- for your review and approval.

19 For example, the American Cleaners is one where
20 they're doing a refresh. We've done a lot of these that
21 come to you regardless of whether they're going to
22 increase the site size by 500 square feet or not.

23 So we're trying to bring some clarity to this to
24 make it a little bit more predictable, and so that we can
25 advise clients a little better than -- than what we have

1 written here today.

2 So, Whitney, do you have anything to add to
3 that?

4 MS. KELLY: Yes. So I just wanted to point out
5 is we have a lot of large campuses, Danforth. If they
6 want to come in and do a 2,000 square foot greenhouse
7 addition that's next to the existing greenhouses, we just
8 feel like that shouldn't be significant enough to warrant
9 Planning and Zoning Commission review.

10 So, therefore, we would not like -- you know, it
11 is a delay and it's a process that they have to go
12 through, and, you know, my staff reports are pretty
13 thorough, so it's kind of something that we feel like can
14 be taken off of the Planning and Zoning Commission's
15 plate.

16 Like at the Missouri Baptist, the example that
17 was provided in the staff report, they had just over a
18 thousand square foot concession stand, bathrooms for the
19 softball field, and you all gave us -- we asked for and
20 you all granted us, as part of the review of the concept
21 plan, that we could just approve that at staff level.

22 It's so internal to the site. Whether it was
23 500 or 1,000 square feet was not significant when the
24 overall campus is over 50 acres.

25 So that's why we feel like there are enough

1 protections in the code as there -- as it is, and we do
2 have the discretion, but we -- some of those things don't
3 necessarily need to come to you for review.

4 MR. STREILER: A good example might be that
5 our -- the sundries and druggery site that was approved
6 tonight, you know, that was only 3,000 square foot, so it
7 doesn't hit that 5,000 square foot threshold that staff
8 can still envision doubling that size would change the
9 character.

10 MS. KELLY: Well, that -- tonight was actually a
11 conditional use, so that still does require your review.

12 But should it be -- if it was a permitted use,
13 and they wanted to do a building addition that added
14 3,000 square feet, then, yes, that would be looking at the
15 site impacts that we would want to bring to you for
16 review.

17 Other is not necessarily, you know.

18 MR. STREILER: Have you thought about
19 establishing a threshold for CUPs if they were going to
20 retrofit the site that wouldn't necessarily change the
21 character, would they have to just do a full-blown public
22 hearing and go through the whole rezoning process again,
23 or CUP process, which is, essentially, rezoning?

24 MS. KELLY: I mean, well, that gets into a
25 larger discussion that we are not anticipating with this

1 application. But it could be something for down the road
2 in the future.

3 Where a restaurant that goes into an existing
4 building that's making no changes to the exterior building
5 or the site, and staff can do a review of the parking and
6 it's required, that still takes Planning and Zoning
7 Commission and City Council.

8 Maybe there should be, at some point in the
9 future, staff approval of conditional use permits provided
10 they meet with all the zoning requirements, but that's a
11 larger discussion.

12 With this, we are only looking at minor site
13 plans for right now.

14 MR. STREILER: Well, I think what is key is
15 minor site plans for, what you said, permitted uses. I
16 thought a conditional use permit could be considered a
17 permitted use if it's already permitted.

18 But this expressly does not apply to CUPs, and I
19 didn't see that in our materials. I thought it applied to
20 CUPs.

21 MS. KELLY: No, it does not.

22 So always -- when a business is listed as a
23 conditional use, that still requires Planning and Zoning
24 Commission and City Council review and approval of an
25 ordinance per the standards of that conditional -- for the

1 conditional use.

2 So that is separate -- only for --

3 (Talking over each other.)

4 MR. STREILER: With all the restaurants
5 expanded, you know, for COVID to physically distance, how
6 do they go about that without coming to us and Council
7 when they expand the --

8 MS. KELLY: Well, they just moved -- yeah, the
9 requirement was they had to move the tables outside, so we
10 said that as long as they're not increasing the number
11 of -- and occupancy had to be decreased, per COVID, so we
12 allowed for them to just, as long as they weren't changing
13 the seating, it didn't affect the parking, that we allowed
14 additional outdoor seating to accommodate for that -- for
15 COVID at this time.

16 They were not changing anything within the site,
17 nor changing the requirements of their conditional use
18 permit.

19 So we thought that was --

20 MR. STREILER: I thought you guys
21 accommodating on, but I would challenge that they did --
22 they did change the character by, you know, allowing
23 double, sometimes triple the amount of intensity of
24 outdoor uses than that was there previously, but I'm glad
25 that you guys figured out a way to do that without slowing

1 those businesses down or just making them more
2 disadvantaged outside the plague.

3 MR. JAGGI: Yeah, and to your -- to your point
4 there, Mr. Streiler, we did advise the Mayor and Council,
5 and we did seek their input in terms of allowing, you
6 know, allowing these changes based on what Whitney's
7 describing.

8 And we're probably also going to be looking at
9 whether there's an appetite, you know, to look at more
10 temporary outdoor dining during the winter months because
11 we've been approached by some restaurants who are trying
12 to, you know, install tents and things with ventilation,
13 we think, because of the new public health order in
14 St. Louis County, that -- that, you know, eliminates
15 indoor dining.

16 So we're, you know, be prepared for more of
17 these types of things. But I think we're trying to be
18 flexible, you know, in the environment we're in.

19 And I'll certainly keep the Commission posted on
20 that as well. But it's a good point.

21 But I think the main thing that we're -- we're
22 really trying to demonstrate here is the 500 square feet
23 is really low. I mean that equates to an expansion of a
24 parking area of three parking spaces. And that right
25 there is over 500 square feet.

1 So it's a really low bar, and we're not sure
2 what the right, you know, if we're going to try to put a
3 limit on it, you know, what's the right limit, because
4 it's really almost a decision on -- on the site based on
5 what they're doing, based on whether it needs to come to
6 the Commission for review or not.

7 And there's certain areas that I tried to
8 mention to you that we looked for in terms of do we want
9 to refer this to P and Z or not, even though they may not
10 be needing, you know, the amount of coverage or something
11 like that.

12 MR. STREILER: I think 5,000 might be big or be
13 small for the campuses that Whitney mentioned, but for
14 smaller uses, many of which are -- are probably more
15 willing to expand, and a -- an expansion that would make
16 them bankrupt.

17 What I'm trying to say is this, you know, I
18 think smaller businesses would really like to be able to
19 expand; they may not go 5,000.

20 My point is, I would extend this to apply to
21 uses that may or may not have a CUP, certainly
22 restaurants, certainly retailers, things that sort of pay
23 your -- your, you know, bring City Hall revenue. And I
24 would seriously consider allowing this type of lenience,
25 if you will, to CUPs, and rather than using 5,000, I --

1 maybe a percentage would be more appropriate.

2 If you're speaking truly to character and
3 continuity and all those things, 5,000 square feet, to a
4 building that's maybe 1,000 square feet, is enormous --

5 MR. JAGGI: Yeah, that's a good point.

6 MR. STREILER: -- so to a finished floor area --

7 CHAIRMAN KISTNER: Mr. Streiler, I -- so your
8 point, Todd, I mean that was my thought too, that
9 5,000 square feet is very arbitrary without consideration
10 of what the size of the original property is, so that
11 could be quite large.

12 (Talking over each other.)

13 MS. KELLY: Well, remember --

14 CHAIRMAN KISTNER: It's nothing -- it's like
15 a --

16 MS. KELLY: All right.

17 CHAIRMAN KISTNER: Go ahead.

18 MS. KELLY: 5 -- yeah. It's under 5,000 square
19 feet if it's a -- it's a minor site plan. If it's over
20 5,000 square feet, it's a site development plan.

21 So we're just talking about the area under
22 5,000 square feet. So a smaller site is still limit --

23 CHAIRMAN KISTNER: Right, but --

24 MS. KELLY: -- still limited to site coverage,
25 buffer yard requirements if -- if it's 1,000 square feet,

1 that we feel like it's a significant change, then that's
2 still brought to you for review.

3 It's just applying the 500 feet across the
4 board -- 500 square feet across the board, just saying
5 un -- unnecessary with some of the larger properties.

6 CHAIRMAN KISTNER: Okay.

7 So it would be -- you would still be bound by --
8 if there was a 1,000 square foot property that was still
9 well within the site coverage, and they wanted to go up to
10 5,000 square feet and still be within the site coverage,
11 that would be allowed?

12 MS. KELLY: No, that would be a significant
13 change, so that is just something that Jason and I would
14 have to review.

15 Remember, what we're talking about is it's a
16 significant change to the exterior of the building or site
17 or redevelopment of a site, so if they were suddenly
18 wanting to, you know, paint the whole building pink, we
19 might say -- and we've done that, you know, with the
20 Applebee's had these giant awnings that went all the way
21 up the building, was to be used for advertising, that was
22 a significant change to the exterior of the building.
23 They didn't change any square footage of the site, and the
24 Planning and Zoning Commission requested that the awnings
25 be brought down.

1 So that's -- again, Jason had the American
2 Cleaners thing. They were significantly changing the --
3 the site -- I mean the building, but that still was
4 brought in for your review.

5 MR. STREILER: I would quantify it. To make --
6 to make it kind of more legally defensible and make your
7 job easier, I would quantify it, so you can -- you say,
8 you know, this percentage of the facade, or, you know,
9 this building has been expanded by 20 percent, or this
10 change of use increase a -- increase a need for parking by
11 20 percent. Look at parking; look at, you know,
12 percentage of surface, manipulate it or change or
13 percentage of expansion, then it's quantified, and that
14 way you guys don't have to figure out what's significant
15 or not.

16 MR. JAGGI: Yeah, I think the percentage -- I
17 think that percentage is an interesting point, and it
18 may -- it takes into account the size of the property,
19 whereas, the square footage is just flat across the board,
20 and like we're trying to point out, that creates
21 unnecessary review, we think. But it all -- it's all
22 dependent on the size of the property.

23 But a percentage might work a little better.

24 But just -- just, again, to make sure we're all
25 clear on this, cause it is -- it can be a little tricky.

1 This is for a minor site plan. So a minor site
2 plan right now is between 500 square feet and 5,000. If
3 you go above 5,000 square feet, then it's a regular site
4 plan, it still requires your review.

5 So I just want to make sure, we're not saying
6 with this change that anything under 5,000 would no longer
7 require your review at all. It's still there. It's just
8 we're not trying to pin a number to it because of all
9 these variables that we're trying to -- to tell you
10 occurs.

11 And when we talk about exterior of the building,
12 you know, what's a significant change? We might be able
13 to mention what -- what those include. But we're not
14 saying you can't do any of that. We're just saying the
15 process is different to get that approval rather than
16 staff.

17 CHAIRMAN KISTNER: But, Jason, how can 5,000 not
18 be an arbitrary number based on the, you know, the
19 property that we're applying it to?

20 MR. JAGGI: Right. No, I'm not debating that.
21 I'm saying just that -- that's the structure we have now
22 for all -- that's the structure that we use for site plan
23 review.

24 So it's not just in the minor site plan, it's --
25 that's when you get to 5,000 square feet or more, then

1 you're in the regular site plan.

2 And there are some things that are attached to
3 that, so, for example, minor site plans aren't reviewed at
4 Council typically at all unless they're a part of a
5 conditional use, which we kind of got into a little bit.

6 But any conditional use permit, whether they're
7 site changes or not, still requires your review,
8 regardless. We don't have a procedure for an
9 administrative approval of a conditional use permit. We
10 don't have that.

11 We may want to look at reducing, you know, what
12 requires a conditional use permit, and just make them
13 permitted, but that's a whole other exercise, but.

14 So, we have different stages of what we call a
15 site plan review; minor, regular, and then like I said,
16 the conceptual.

17 So we would -- if you guys are interested in,
18 you know, why are we coming up with 5,000, we -- I think
19 we need to go back and really analyze that a lot more than
20 making what we were thinking is -- is kind of a quick
21 change here.

22 Because what we're showing here, besides the
23 reduction of A and B, what we're looking at on -- on C
24 here is to take it back to what it used to be before it
25 was made kind of arbitrarily, we agreed to this 500 square

1 foot rule.

2 CHAIRMAN KISTNER: And it makes perfect sense if
3 we're talking about Monsanto --

4 MR. JAGGI: Yeah.

5 CHAIRMAN KISTNER: -- but not necessarily --

6 MR. STREILER: Bayer.

7 CHAIRMAN KISTNER: -- something that is a much
8 smaller piece of property.

9 MR. JAGGI: Yeah, we can --

10 CHAIRMAN KISTNER: I'm sorry Bayer. You're
11 right.

12 MR. JAGGI: If there's some -- if there's a
13 desire of the Commission for staff to look at a
14 percentage, you know, that might be a -- a better unit of
15 measure to apply here.

16 But we would -- we -- but what I'm trying to say
17 is we can't do that just for minor site plans, we'd have
18 to look at our whole code with how we apply -- how we
19 categorize all the levels of site plans, cause they're not
20 based on a percentage right now, we'd have to change all
21 that.

22 CHAIRMAN KISTNER: Right. Right.

23 And I -- and I think that probably does make
24 sense, you know, that minor for one property is not minor
25 for another, so.

1 MR. JAGGI: I mean maybe it's 25 percent.
2 Anything above that 25 to 50 requires a minor site plan;
3 50 and above requires a regular full-blown site plan, you
4 know, but we can certainly look at it, I'm just throwing
5 it out there, but maybe that's how we structure --

6 CHAIRMAN KISTNER: And I don't know, 15 maybe, I
7 don't know, I mean it's --

8 MR. JAGGI: Well, we can show you examples --

9 CHAIRMAN KISTNER: I'd have to --

10 MR. JAGGI: Yeah, we could show you examples of
11 what, you know, take a couple sites. If you add, you
12 know, 15 percent of site coverage, this is how that could
13 show up.

14 MR. CARNEY: Jason, just for --

15 CHAIRMAN KISTNER: Yeah. I -- I --

16 MR. CARNEY: -- reference, like we had to look
17 at that beauty salon and the parking lot, would that be
18 something that might fall under this kind of a -- of -- of
19 plan where that, it, basically, was pretty
20 straightforward, it was just expansion of parking lot?

21 MR. JAGGI: Yeah, but that -- that -- that, if
22 we're looking at a percentage of the site, that, you know,
23 that would be pretty high because it's a small site and
24 they're, you know, they're so many site coverage and
25 everything, but as a percentage of the site they were

1 adding a fair amount of coverage. But in terms of the --
2 the actual square footage of coverage, it wasn't all that
3 great.

4 MR. CARNEY: I had one other question, and I
5 don't want to sidetrack us, but what is the policy for
6 someone who wants to paint a building, significantly large
7 building, does that come up to review by you guys or does
8 anybody --

9 MR. JAGGI: Right.

10 MR. CARNEY: -- even look at that?

11 MR. JAGGI: No, well, okay, so that is an
12 interesting point.

13 I would say, essentially, how I have viewed that
14 in my time being a city planner, and there may be
15 differences, and Whitney may -- may say that, you know,
16 that's been a different practice, but, typically, the
17 Planning and Zoning Commission does not review paint
18 color.

19 You just -- we don't send anything to you if
20 painting is the only thing they're doing.

21 Now, if it comes along with other changes, you
22 know, they're adding a new entrance feature, they're doing
23 other things, and they're changing the paint, well, then
24 that kind of gets wrapped in the whole discussion because
25 it's part in parcel of the whole review.

1 But if a building is just changing paint colors
2 from a light gray to a beige, we wouldn't require your
3 review on that. In fact, we have that going on right now
4 on North Ballas with the Plaza Shops, it used to be a
5 beige and now it's light gray, and we have not required
6 any approvals for that because it's just painting.

7 MR. CARNEY: The project I was thinking of is we
8 looked at that Post Bar that were going to do some changes
9 in their signage, and then all of a sudden they like
10 painted the whole top half of the building and --

11 MR. JAGGI: Right.

12 MR. CARNEY: -- and I just wondered if that was
13 something you looked at or nobody had to look at that.

14 MR. JAGGI: Yeah, we didn't require P and Z
15 review. And I will tell you that we did talk to them
16 about that. We suggested that, you know, they look at
17 more of a maroon color. They said they would. But,
18 again, I said, you know, it's paint and we really don't
19 have any type of requirement for just paint.

20 But I will say that that color is not exactly
21 what I was expecting it to be. I thought it would be a
22 little bit darker.

23 But that's paint. It can vary, just on a little
24 bit of a difference of a shade can make a -- can make a
25 little bit of a difference.

1 But, again, we have not typically required just
2 painting to come in for approval.

3 MS. KELLY: The painting has been difficult.

4 There have been times where we have taken it to
5 the Planning and Zoning Commission.

6 If you remember, the building across the street
7 from the Government Center where they wanted to paint all
8 of the brick a gray color, we brought that to you for
9 review.

10 Sometimes we drive by a building, and we're
11 like, oh, it's been painted. Well, building code, you
12 know, nothing was indicated on the building permits that
13 they were going to paint the building. Building code
14 doesn't require a permit for just paint. So sometimes
15 it's hard to catch.

16 If they were to say, hey, we want to paint, you
17 know, I want to open up a Hello Kitty House, and paint the
18 whole thing, you know, Hello Kitty, then, yes, we would
19 say that -- if that would be a significant change to the
20 exterior of the building.

21 When it go from a gray to a beige or vice versa,
22 you know, we kind of want to let that go.

23 So there's been, under different directors, it's
24 kind of been however it's presented to us, whether or not
25 we want to bring it forward for your review and whether it

1 considers it a significant change.

2 MR. JAGGI: Yeah, my -- my take on that is that,
3 you know, it's awful difficult to provide design criteria
4 based on a shade of paint. And it's very subjective and
5 it's hard to regulate.

6 (Talking over each other.)

7 MR. STREILER: Review paint colors, we don't
8 want --

9 MR. CARNEY: (Indiscernible) I agree, I'm just
10 glad that --

11 MR. STREILER: You guys take care of the colors.
12 (Talking over each other.)

13 MR. CARNEY: (Indiscernible) I just want to make
14 sure --

15 MR. JAGGI: Yeah.

16 MR. CARNEY: -- the staff's looking at things
17 like that.

18 MR. JAGGI: We are, but it's --

19 MR. CARNEY: I don't want to sit here and pick
20 paint colors either, but --

21 MR. STREILER: Yeah, that falls under a minutiae
22 site plan.

23 MS. KELLY: Yeah.

24 MR. JAGGI: Well, it is --

25 MR. CARNEY: Yeah.

1 MR. JAGGI: -- in some regards --

2 MR. CARNEY: It's just sometimes we get so
3 caught up looking at these new -- new buildings and the
4 colors and everything, and then, you know --

5 MR. JAGGI: Yeah.

6 MR. CARNEY: -- they get painted and a year
7 later it sort of beats --

8 MR. JAGGI: Well, it's just paint, like on The
9 Post, that can easily be changed, it's just paint.

10 And, Whitney's, right, I mean there's no permit
11 for any of that. There's nothing that would trigger it
12 necessarily, but on the other hand, you could say, hey,
13 that's a significant visual change, we should look at
14 that. But it's just a difficult subject to try to
15 regulate paint colors like that.

16 MR. CARNEY: Yeah.

17 MR. JAGGI: It's tough.

18 So that's why I would just as soon be consistent
19 and say if that's all you're doing, I can provide some
20 suggestions, but ultimately it's just paint.

21 CHAIRMAN KISTNER: All right. So getting back
22 to our text amendments, it sounds -- I didn't hear a lot
23 of disagreement with any of them except for that last one
24 on the minor site plan, and we might want to ask the staff
25 to -- to look at maybe looking at percentages or something

1 like that.

2 Is there any other discussion that parts of --
3 first of all, am I correct that that's the only one that
4 we are, you know, think we would want some more staff
5 consideration of?

6 MS. KELLY: Well, if I could just bring up
7 something.

8 If we are going back to look at more
9 consideration and more detail, can I just get a feel of
10 how you feel, like we're providing a lot of variance into
11 the overall site coverage for single family residential.

12 Would you, if we're going to take the time, do
13 you want us to consider, instead of having all of these
14 like a paragraph definition that I'm going to have to read
15 off three or four times a day, do we want to just see
16 about increasing site coverage across -- within each of
17 the districts and leave the site coverage definition a
18 more simpler definition?

19 MR. STREILER: Whitney, how about this. I would
20 say, enthusiastically, yes. But, perhaps, an angle I
21 would recommend is providing alternative ways of complying
22 with that. Do you follow me?

23 Like if you do this, that and the other, you can
24 have up to -- I don't think we want 50 percent. But in a
25 residential neighborhood, if they have indigenous --

1 indigenous plantings, if they have a rain garden, if they
2 have some really high quality, you know, 40 percent, or
3 let's say 70 percent pervious lot coverage, maybe you'll
4 let them go with a little bit over 25 percent impervious.

5 MS. KELLY: Well, I -- I was -- I think that's
6 what we provide for now.

7 Our stormwater regulations do state, I mean that
8 was adopted, that for even on single family homes that
9 they have to keep the water quality on their site.

10 So what we're saying is is if you provide --
11 have impermeable surfaces, you can go 50 percent of that
12 square footage, can go up higher.

13 I just -- so if I -- I was just asking about
14 whether or not instead of having all those things, if we
15 wanted a more simpler approach --

16 MR. STREILER: Are we talking about --

17 (Talking over each other.)

18 MS. KELLY: -- but saying you like it the way it
19 is, we -- we would move forward with it as proposed.

20 MR. STREILER: What's on the docket tonight is
21 limited to schools, is that right?

22 MS. KELLY: No.

23 MR. STREILER: No.

24 MS. KELLY: That's a different topic.

25 What's on the docket regarding --

1 CHAIRMAN KISTNER: No, we're talking --

2 MS. KELLY: -- site coverage was for single
3 family residential homes that would allow for 50 -- that
4 currently allow for 50 percent of impermeable surfaces to
5 be -- to allow for a bonus of site coverage.

6 They were then -- what's being suggested as part
7 of this review, is that we allow the gravel and we allow
8 for decks to be also --

9 MR. STREILER: Right.

10 MS. KELLY: -- counted at 50 percent.

11 MR. STREILER: I'm sorry. I had to let my dog
12 out and I missed that, but I did read it in the staff
13 report.

14 So you're allowing single family residential
15 homes in a residential district to go up to 50 provided
16 they do some other things?

17 MS. KELLY: No.

18 I mean it could -- in theory, it could allow for
19 it to be.

20 Right now the definition of site coverage
21 allows -- allows exclusions for a pool and 4 feet of
22 decking around a pool for sidewalks. If you use
23 impermeable surfaces, 50 percent of that is counted
24 towards coverage; 50 percent is not.

25 The proposal is to allow for decks to count for

1 50 percent, a bonus coverage.

2 So, in theory, with all of these exclusions, you
3 can allow gravel, it's also including gravel at
4 50 percent, so, in theory, if you have a home and you have
5 the whole driveway is a permeable pavement, then, yes, it
6 may appear to be 50 percent covered when our calculations
7 allow for other -- since it's under.

8 MR. STREILER: Yeah, I'm sure this has taken a
9 lot of staff, so -- the staff's time trying to review
10 stuff and trying to find a way to comply with that
11 25 percent as people want to expand and then stuff.

12 So I think you've -- you've taken a real
13 positive approach to -- to making it, you know, allowing
14 more things and allow more creative -- creative use of the
15 site.

16 I personally can't think of anything else you
17 could do, unless you can, you're the one that has to
18 review this stuff every day.

19 MS. KELLY: That's true. So --

20 MR. STREILER: I mean we don't have many green
21 roofs, but you didn't have that, I don't know.

22 MS. KELLY: Right.

23 MR. STREILER: Solar, wind, maybe allow them
24 too, I don't know.

25 MS. KELLY: Just move forward with the proposal

1 as written?

2 MR. STREILER: Yeah. And that would apply to
3 single family homes in a residential district or -- and
4 anything other than schools and churches, which already
5 are given, carte blanche, 50 percent lot coverage under
6 the latest amendments -- or proposed amendments.

7 MS. KELLY: Correct.

8 The site coverage for non-residential buildings,
9 any driveway, whether it's permeable or not, is counted
10 towards coverage.

11 We do allow for the exclusion of patios and
12 pedestrian walkways, but, generally speaking, any other
13 hard surface is counted for coverage in all of the
14 commercial properties.

15 MR. STREILER: I would say they -- they have the
16 same limitations as the churches and the schools. That I
17 would recommend you include those, and give them the same
18 waivers or -- or -- that you would give residences.

19 MS. KELLY: The concern over the -- they're
20 allowed to go already up to 63 or 70 percent in site
21 coverage. So they're allowed, by -- by the nature of the
22 use, additional coverage than a residential district.

23 MR. STREILER: What if they're in a residential
24 district?

25 I was referring to a non-residential -- a

1 residential -- a non-residential use in a residential
2 district.

3 MS. KELLY: So you would like us to consider the
4 50 percent coverage allowance for like Creve Coeur Racket
5 Club or something like that, cause those -- that's the
6 only other --

7 MR. STREILER: Yeah.

8 MS. KELLY: -- or the Elks Lodge or something
9 like that?

10 MR. STREILER: I would say so. Especially if
11 they have a large, you know, bucolic site, I don't see why
12 not.

13 Was there any reason to not include them?

14 MS. KELLY: They don't generally generate the
15 required traffic or the -- the amount of structure or site
16 that a school or a church would require or synagogue.

17 MR. JAGGI: Well, part of the thinking is we
18 have to accommodate religious institutions in residential
19 districts, and, you know, public schools.

20 So we kind of recognize where we have to
21 accommodate them. And the base zoning district
22 limitations is -- is pretty onerous, and, you know, they
23 probably don't comply anyway to that, so that was the
24 thinking.

25 Beth, I don't know if we wanted to go through

1 each one of these changes to -- or just synthesize what
2 additional information you all want us to come back with,
3 or maybe just kind of summarize where we're at with the
4 body of the amendments?

5 CHAIRMAN KISTNER: So what do you all think?

6 Do we -- are we ready to vote on -- I think,
7 again, I think minor site plan we had some, you know,
8 question that we'd like staff to look at some more.

9 Todd's brought up a question about another.

10 Do we want to take this whole package for
11 another meeting, or are we ready to, you know, vote on
12 most, if not all, and -- and then just bring a few of them
13 back?

14 MR. ROVAK: I think the only thing that was
15 hanging was the -- the question of using a percentage. I
16 think everything else, we're all, I thought, we were kind
17 of all on board with.

18 MS. KELLY: So, let's --

19 CHAIRMAN KISTNER: Well, that's in the site
20 plan, so, but Todd was bringing up a different one.

21 And, also, are we in a public hearing?

22 MR. LUMLEY: Yes.

23 MS. KELLY: Yes.

24 MR. LUMLEY: We are.

25 CHAIRMAN KISTNER: Sorry. I'm losing track.

1 MR. STREILER: Continue it. Continue the whole
2 thing.

3 MR. LUMLEY: So my -- my recommendation, for the
4 efficiency of the future City Council consideration, is
5 that you do this all at once, you know, and if you need
6 another meeting to do that, that's perfectly fine, but
7 not -- not hit the Council with two separate, kind of
8 clean-up --

9 VOICE: Yeah.

10 MR. LUMLEY: -- zoning amendments for them to
11 have to handle at different meetings.

12 But you should see if there's anybody in the
13 audience, you know, that wants to comment tonight.

14 But, certainly, we would keep the public hearing
15 open because some changes might be so substantial that
16 they might invite public comment.

17 CHAIRMAN KISTNER: Okay.

18 Is there anyone that's in the public who would
19 like to speak to this tonight?

20 If not, do we have a motion to continue this
21 until the next meeting?

22 MR. STREILER: I'll make a motion to continue
23 this to the next meeting.

24 MR. CARNEY: Second.

25 CHAIRMAN KISTNER: All in favor?

1 (All responded aye.)

2 CHAIRMAN KISTNER: Do we want to -- Jason, I --
3 we -- we -- so we continued this for now, but do we
4 have -- do you have enough direction for like looking into
5 a few more items before bringing this back?

6 MS. KELLY: Uh-huh.

7 MR. JAGGI: Yeah, I think we -- and I appreciate
8 the discussion, this has been very helpful.

9 We were hoping that this would generate
10 discussion. We certainly got it tonight. So, yes, I
11 think we have enough direction. We'll come back with some
12 further revisions. We'll look at how we treat site plans,
13 and we'll go through that in a little more detail at the
14 next meeting.

15 CHAIRMAN KISTNER: Okay.

16 Are there other -- so for -- hearing is
17 continued for now.

18 (At 9:15 p.m. the Public Hearing was continued
19 until December 7th, 2020.)

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1 MONDAY, DECEMBER 21, 2020

2 (CONTINUATION AND CONCLUSION OF PUBLIC HEARING)

3 CHAIRMAN KISTNER: Okay. Good evening. Welcome
4 to the Planning and Zoning Commission meeting for the City
5 of Creve Coeur, Monday, December 21st, 2020.

6 We will start with our call to order.

7 Mr. Carney?

8 MR. CARNEY: Present.

9 CHAIRMAN KISTNER: Ms. Hall? I think she is not
10 present yet, but I'll announce her when she comes in.

11 Mr. Myers?

12 MR. MYERS: Present.

13 CHAIRMAN KISTNER: Mr. Rovak?

14 MR. ROVAK: Present.

15 CHAIRMAN KISTNER: Mr. Potashnick?

16 MR. POTASHNICK: Present.

17 CHAIRMAN KISTNER: Mr. Streiler?

18 MR. STREILER: Present.

19 CHAIRMAN KISTNER: We have City Attorney, Carl
20 Lumley?

21 MR. LUMLEY: Present.

22 CHAIRMAN KISTNER: Director of Community
23 Development, Jason Jaggi?

24 MR. JAGGI: Present.

25 CHAIRMAN KISTNER: Our City Planner, Whitney

1 Kelly, is not here this evening.

2 And then also Planning Assistant and Recording
3 Secretary, Jessica Stutte?

4 MS. STUTTE: Present.

5 CHAIRMAN KISTNER: I want to note that Muriel
6 Hall has joined the meeting.

7 All right, then we will move on to our second
8 item on the agenda, which I'm going to suggest is going to
9 have a limited timeframe, since it's already 8:30.

10 It is a Public Hearing, Application No. 20-035:
11 Text Amendments to the City's Land Use and Development
12 Ordinances Regarding Development Standards in Residential
13 Districts.

14 Anybody who is going to speak to this matter, I
15 think you probably should present -- be sworn in.

16 (Mr. Jaggi was sworn in.)

17 MR. JAGGI: Ms. Kistner, are you ready for me to
18 begin on this item?

19 CHAIRMAN KISTNER: Sorry. Yes, of course.

20 MR. JAGGI: Okay.

21 CHAIRMAN KISTNER: Go ahead.

22 MR. JAGGI: I just wanted to be sure.

23 So this was a --

24 CHAIRMAN KISTNER: My dogs were barking, so I
25 went on mute, so.

1 MR. JAGGI: Oh, okay. Got you.

2 This is a continuation of the text amendment
3 that was first discussed with the Commission back in
4 November, November, I believe it was the 16th, is when
5 this was in front of you originally.

6 It was on the agenda for the 7th, and then the
7 application in front of you, you know, took a long time,
8 so it was rolled over to this meeting.

9 So back in November, I believe the Commission
10 was -- was agreeable to a lot of the amendments that were
11 proposed, namely, the amendments to the group homes
12 clarifying the language related to occupancy, the
13 requirements for public schools versus private schools,
14 and that public schools are -- are not treated as
15 conditional uses, although our code says that way, we
16 removed that, and we'd rely on the public facilities
17 review to -- for any public school, which is what -- what
18 we have done recently with Spoele Elementary. Although
19 the expectation would be that they would follow the
20 requirements that we have for private schools.

21 And then the other -- the other issue was some
22 changes to our -- our requirements for site coverage, and
23 the Commission seemed open to allowing some additional
24 provisions for engineered gravel systems on residential
25 property and that a 50 percent credit would be given for

1 those site features, recognizing that they do bring about,
2 you know, permeable surface area, but the gravel surface
3 would have to be decorated so as to create a pleasing
4 esthetic. As well as deck areas, those would also receive
5 a 50 percent credit of the total area as long as they're
6 open slatted and they're elevated, and underneath the deck
7 would be permeable surfaces, such as grass, rock or
8 landscaping.

9 With that then, I think -- I think, really, the
10 real question that the Commission had was how -- was our
11 suggestion from staff in to looking at how minor site
12 plans are -- are treated and reviewed.

13 So we have different categories of site plans in
14 the City of Creve Coeur.

15 We have minor site plans that are, just as the
16 name would indicate, they are minor changes to property.

17 And then we have a regular site plan, which is
18 what we had with the -- with the mixed-use project
19 earlier, and that is a, you know, any new building
20 requires a site plan, things like that. They're larger
21 development proposals.

22 And then we have a site concept plan, and
23 that is -- is a tool that's used as a long-range plan,
24 mostly for campuses and other multi-building uses, such as
25 the Bayer campus, Danforth Plant Science Center, high

1 schools, things like that.

2 So the focus here, what we want to look at is
3 the minor site plan. And before, in -- in 2013, and
4 before that, we did not have a requirement in our
5 ordinance that say bottom to what requires P&Z approval.

6 And, basically, it was anything that was under
7 5,000 square feet could be reviewed and approved by staff,
8 as we would, you know, we'd look at our ordinance and make
9 sure what they're proposing, you know, doesn't disturb
10 buffers and meets the other ordinance requirements for
11 whatever they're proposing, but it didn't require P&Z
12 approval.

13 And so in 2013, with a host of other amendments,
14 it was -- it was decided that the city should place a
15 limit of 500 square feet. Anything 500 square feet of
16 additional impervious surface requires P&Z approval.

17 And since that time of about five years ago or
18 so, a little longer, we just realized that that 500 feet
19 is a very low number on most of our sites. And so we --
20 we really would like to go back to 2013. That doesn't
21 require that -- that fixed number that allows staff the
22 ability to review and approve increases in impervious
23 coverage through a permitting requirement. Some of the
24 other permits we have, we feel like can sufficiently
25 address that level of change.

1 Anything right -- anything that would occur in
2 the future, if this is approved, 5,000 square feet or more
3 of additional coverage has to come back to the Planning
4 Commission as a site plan, but anything under that, staff
5 has some discretion for review and forward it as needed.

6 That's in a nutshell of what we're proposing.

7 I think there was some questions of the
8 Commission saying, well, you know, can we look at a
9 percentage factor versus a fixed square footage, and we
10 did provide that information as well in our report.

11 But we kept coming back to the same conclusion
12 is that that also may not fully address what we feel like
13 needs to change because you can have a 5 percent increase
14 and that -- that would take it to a site plan anyway.

15 And for smaller sites that really didn't address
16 the question.

17 So our request remains, if we could eliminate
18 that 500 square feet requirement that would provide, you
19 know, more expedited permit review; it would result in
20 less applications coming before you that are pretty minor
21 in terms of coverage. So that's -- that's where we're at.

22 Be happy to take any questions.

23 CHAIRMAN KISTNER: I appreciate you bringing
24 that forward, because I think probably one of the things
25 that I hear most from residents is why is it so hard to do

1 anything in Creve Coeur.

2 So, things that we can do to streamline the
3 process without, you know, jeopardizing, you know,
4 quality, making sure we're being attentive to, you know,
5 quality standards, I think it's a good thing.

6 Any questions or comments for Jason?

7 MR. MYERS: I had a question.

8 You mention that staff would still have
9 discretion to bring it to the Commission in some specific
10 cases.

11 Could you give a couple examples of what might,
12 in your thinking, what might be the kinds of cases, even
13 though they're small in area, would still come before us
14 or may come before us?

15 MR. JAGGI: Right. So what we're talking about
16 is anything under 5,000 square feet could be reviewed and
17 approved by staff. If there's an increase in -- in
18 impermeable surfaces.

19 With that, the language in the code that exists
20 today would remain. It would say any proposed alteration
21 that would add new impermeable surface or significantly
22 affect the exterior of a building or redevelopment of a
23 site that already contains a building or buildings that
24 doesn't add more than 5,000 square feet.

25 So any exterior change to a building would

1 continue to be brought forward to you if it's a
2 significant change.

3 If it's a minor alteration, we wouldn't bring
4 that forward to you, but, for example, if there's
5 something that would significantly change the appearance,
6 outside appearance, that comes to you and that's a minor
7 site plan.

8 We have an application, actually, I think that
9 fits this very well, that'll come before you next -- next
10 month. There's enough going on where you add it together,
11 it requires a review. There's expansion of storage area,
12 although it's already paved surface; there's new rooftop
13 mechanical units on a fixed building; there's a need for
14 additional landscaping, accessible routes to the building
15 because it's an older light industrial building, but when
16 you add all that together, it doesn't equal 5,000 square
17 feet, but there's enough of a change to the site to
18 warrant review.

19 So that's the sort of example, I think, that --
20 that would lend itself to this -- this provision.

21 MR. MYERS: What about the cases, like the --
22 the case of Ballas Place office building we had about a
23 year ago where there wasn't a change; there wasn't an
24 increase in impervious surface to -- or addition to the
25 building, but they painted it a different color and made

1 landscape changes and that sort of thing to change the
2 appearance without changing any impervious surface or any
3 aspect of the size of the building, would that sort of
4 application still come before us or do you anticipate that
5 would be handled at the staff level in the future?

6 MR. JAGGI: Yeah, I think it depends on, you
7 know, what all is involved in the change. So that one had
8 a new lighting that was in place. We also had a need for
9 sidewalks in front of the -- the property. They were
10 changing the exterior appearance of the entry of that
11 building, as well as painting the masonry.

12 So I think in that example when you put all that
13 together, that warrants your review.

14 MR. MYERS: Okay. Very good. I agree.

15 MR. JAGGI: But if they were just expanding
16 their parking, and three parking spaces equals a little
17 over 500 square feet, that meet our code, I don't feel
18 like that in and of itself would require your review, as
19 long as it met our other ordinance requirements, you know,
20 for landscape buffering and what have you, which -- which
21 we feel comfortable reviewing that at the staff level.

22 But any change that still provides the -- the
23 ability for staff to say, no, this is enough, yeah, it
24 doesn't have 5,000 square feet of new -- new coverage, but
25 there is enough going on, it's a substantial change to the

1 exterior of the building or site, it needs your approval.

2 MR. ROVAK: Can I ask, I just want to see the
3 wording that has now changed, and I kept searching for
4 that application number and getting into last meeting and
5 then into the November 16th meeting.

6 Can you give me that PDF page that -- that the
7 current -- that the current proposal is on?

8 MR. JAGGI: 334 has the revision.

9 MR. ROVAK: 334, okay.

10 CHAIRMAN KISTNER: Other -- other questions or
11 comments on this one?

12 Okay. Jason.

13 MR. JAGGI: That's the only -- I had no other
14 comments, unless there's any additional questions.

15 CHAIRMAN KISTNER: No, just thinking like moving
16 on to the next.

17 MR. JAGGI: Oh, uh-huh.

18 So if you're -- if you're ready to call a vote
19 on this, you can make a recommendation on this tonight.

20 CHAIRMAN KISTNER: Oh, okay. Are we doing these
21 separately?

22 MR. LUMLEY: No, this is all --

23 CHAIRMAN KISTNER: Different text amendments?

24 MR. JAGGI: No, it's all one bill.

25 MR. LUMLEY: It's all one proposal, but this is

1 still a public hearing, so I can't tell if anybody wants
2 to speak.

3 CHAIRMAN KISTNER: Oh, okay. Sorry.

4 Yeah, is there anyone from the public that would
5 like to speak to these text amendments?

6 MR. JAGGI: Doesn't look like there's anybody
7 who has comment.

8 CHAIRMAN KISTNER: If not, then I think we're
9 ready to close the public hearing.

10 MR. LUMLEY: Want me to go ahead and offer the
11 exhibits?

12 CHAIRMAN KISTNER: Yes.

13 MR. LUMLEY: Offer the following exhibits into
14 the record of this public hearing: Documentation in
15 possession of the City Clerk reflecting the public notice
16 that's been provided, the staff reports supporting the
17 application, the City Code of Ordinances and Charter, the
18 City Comprehensive Plan and the public file proposed
19 amendment.

20 CHAIRMAN KISTNER: With that, the public hearing
21 is closed.

22 (The Public Hearing was closed at 8:47 p.m.)
23
24
25

1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)
4

5 I, Deborah K. McLaughlin, Registered
6 Professional Reporter, Missouri Certified Court Reporter,
7 Illinois Certified Shorthand Reporter and Kansas Certified
8 Court Reporter, do hereby certify that I reported the
9 Planning and Zoning public hearing stenographically and
10 later reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearing.
12

13
14 

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

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 01/11/21 07:00 PM
Department: Legislative /City Clerk
Category: Ordinance
Prepared By: Carl Lumley
Department Head: Debbie Ryan

SCHEDULED

ORDINANCE

**Bill No. 5856 - an Ordinance Amending Certain Sections in
the City Code of Ordinances Regarding Public Safety. First
Reading**

The proposed ordinance makes several technical updates to address statutory changes from the 2020 Missouri Legislative Session.

Ordinance

Meeting of January 11, 2021

BILL NO. 5856

ORDINANCE NO. _____

AN ORDINANCE AMENDING CERTAIN SECTIONS IN THE CITY CODE OF ORDINANCES REGARDING PUBLIC SAFETY.

WHEREAS, the Missouri Legislature has revised certain public safety statutes (2020 HB 1655, 1682, 1896, 1963), necessitating conforming amendments to the Code,

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

SECTION 1: City Code Section 210.535 subsections A.1 and A.2 are hereby amended to read as follows:

210.535.A. A person commits the offense of unlawful sale, distribution, or purchase of over-the-counter methamphetamine precursor drugs if he or she knowingly:

1.

Sells, distributes, dispenses, or otherwise provides any number of packages of any drug product containing detectable amounts of ephedrine, phenylpropanolamine, or pseudoephedrine, or any of their salts, optical isomers, or salts of optical isomers, in a total amount greater than seven and two-tenths~~nine~~ grams to the same individual within a thirty-day period, unless the amount is dispensed, sold, or distributed pursuant to a valid prescription; or

2.

Purchases, receives, or otherwise acquires within a thirty-day period, other than pursuant to a lawful transaction by a pharmacy with its suppliers, any number of packages of any drug product containing any detectable amount of ephedrine, phenylpropanolamine, or pseudoephedrine, or any of their salts or optical isomers, or salts of optical isomers in a total amount greater than seven and two-tenths~~nine~~ grams, without regard to the number of transactions, unless the amount is purchased, received, or acquired pursuant to a valid prescription; or

SECTION 2: City Code Section 385.110 is hereby amended to read as follows:

385.110 Upon the transfer of ownership of any motor vehicle or trailer, the certificate of registration and the right to use the number plates shall expire and the number plates shall be removed by the owner at the time of the transfer of possession, and it shall be unlawful for any person other than the person to whom such number plates were originally issued to have the same in his/her possession whether in use or not, unless such possession is solely for charitable purposes; except that the buyer of a motor vehicle or trailer who trades in a motor vehicle or trailer may attach the license plates from the trade-in motor vehicle or trailer to the newly purchased motor vehicle or trailer. The operation of a motor vehicle with such transferred plates shall be lawful for no more than thirty (30) days, or no more than sixty (60) days if the dealer is selling the motor vehicle under the provisions of subsection 5 of section 301.210 RSMo. As used in this Section, the term "trade-in motor vehicle or trailer" shall include any single motor vehicle or trailer sold by the buyer of the newly purchased vehicle or trailer, as long as the license plates for the trade-in motor vehicle or trailer are still valid.

SECTION 3: City Code Section 385.120 is hereby repealed and replaced with a new section to read as follows:

385.120. It shall be unlawful to operate a motor vehicle with temporary permits issued by the department of revenue for more than 30 days, or more than 60 days if the dealer that provided the temporary permit to the buyer is selling the motor vehicle under the provisions of subsection 5 of section 301.210 RSMo.

SECTION 4: City Code Section 385.120 is hereby amended to read as follows:

385.120. It shall be unlawful for any person to operate in this City a truck, semitrailer or ~~truck-tractor-trailer~~ other than utility trailer, attached to a commercial motor vehicle registered for over 24,000 pounds, without rear fenders, which is not equipped with mudflaps for the rear wheels. If mudflaps are used, they shall be wide enough to cover the full tread width of the tires being protected; shall be so installed that they extend from the underside of the vehicle body in a vertical plane behind the rear wheels to within twelve (12) inches of the ground for dump trucks or within eight (8) inches of the ground for all other vehicles subject hereto; and shall be constructed of a rigid material or a flexible material which is of a sufficiently rigid character to provide adequate protection when the vehicle is in motion. No provision of this Section shall apply to a motor vehicle in transit and in the process of delivery equipped with temporary mudflaps, to farm implements, or to any vehicle which is not required to be registered. For purposes of this section, "dump truck" means a truck whose contents can be emptied without handling, where the front end of the platform can be hydraulically raised so that the load is discharged by gravity.

[1]

State Law Reference — Similar provisions, §307.015, RSMo.

SECTION 5: City Code Section 620.180 subsection B is hereby amended to read as follows:

620.180.B. The pawnbroker shall record on the written statement the pledgor's identification information as reflected on the original transaction receipt, the date the statement is given and the number of the pawn ticket lost, destroyed or stolen. The affidavit shall be signed by a notary public appointed by the Missouri Secretary of State to perform notarial acts, pursuant to Chapter 486~~Section 486.205~~, RSMo.

SECTION 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

Adopted this _____ day of _____, 2021

Heather Silverman, Council President

Approved this _____ day of _____, 2021

Barry Glantz, Mayor

Attest:

Deborah Ryan, CMC
City Clerk



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

Meeting: 01/11/21 07:00 PM
Department: City Council
Category: Ordinance
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

ORDINANCE

**Bill No. 5857 - an Ordinance Amending the Adopted 2021
General Fund Budget of the City of Creve Coeur by
Authorizing an Additional Appropriation. First Reading**

This legislation amends the Adopted 2021 General Fund Budget allowing for a 3-Year Computer Server Warranty Renewal for the MIS Division.

Ordinance

Meeting of January 11, 2021

BILL NO. 5857

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ADOPTED 2021 GENERAL 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 THE GENERAL FUND

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 GENERAL FUND FOR THE FISCAL YEAR 2021 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION FOR A 3-YEAR SERVER WARRANTY RENEWAL

GENERAL FUND

COMPUTER HARDWARE - MIS DIVISION DEPARTMENT (01-13-51-7331)

14,405

TOTAL GENERAL FUND

\$ 14,405

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2021.

HEATHER SILVERMAN
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2021.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: January 5, 2021

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #3 – FY 2021

Attached is an ordinance to amend FY 2021 General Fund Budget to authorize an additional appropriation for a 3-Year Server Warranty Renewal in the amount of \$14,105 for the MIS Division. Because this item only comes up every 3 years, it was unintentionally left out of the FY21 Budget.

This additional appropriations for FY 2021 will decrease the fund balance for the General Fund by \$14,105. I'd be happy to answer any questions.



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

Meeting: 01/11/21 07:00 PM
Department: Public Works Department
Category: Resolution
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SCHEDULED

RESOLUTION

Resolution No. 1522 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of a Contract with Horner & Shifrin, Inc. for Engineering Services Related to the New Ballas Phase 1 Improvement Project for the Not-To-Exceed Amount of \$155,411.00.

Public Works staff recommends that the City enter into a contract with Horner & Shifrin, Inc. for the design services needed for the New Ballas Phase 1 Improvements Project. Staff determined that Horner & Shifrin, along with their subconsultant CBB, was the most qualified to complete the design.

RESOLUTION NO. 1522

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF A CONTRACT WITH HORNER & SHIFRIN, INC. FOR ENGINEERING SERVICES RELATED TO THE NEW BALLAS PHASE 1 IMPROVEMENT PROJECT FOR THE NOT-TO-EXCEED AMOUNT OF \$155,411.00.

WHEREAS, the City of Creve Coeur strives to provide safe infrastructure for the use and enjoyment of the public;

WHEREAS, the City has been awarded a federal Surface Transportation Program grant to assist with the construction costs associated with roadway, sidewalk, and signal improvements to North New Ballas Road between Olive Boulevard and Craig Road (the Project);

WHEREAS, the City issued a request for qualifications to area engineering firms for engineering services necessary for the development of right-of-way exhibits and construction documents for the Project;

WHEREAS, the design team of Horner & Shifrin, Inc., and CBB. was determined by City staff to be the best-qualified team to complete the necessary design services;

WHEREAS, City staff recommends that the City retain the services of Horner & Shifrin, Inc. based upon their qualifications and their record of quality service to the City.

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

Section 1. The Contract between **Horner & Shifrin, Inc.,** and the City regarding the New Ballas Phase 1 Improvements Project, attached hereto as “Short Form of Agreement Between Owner and Engineer for Professional Services” and referred to herein as “Exhibit A,” with a **not-to-exceed sum of \$155,411.00,** is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that Contract. The Contract as executed shall be in substantially the form of “Exhibit A,” with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 11th day of January, 2021.

Resolution

Meeting of January 11, 2021

Barry Glantz
Mayor

Attest:

Deborah Ryan
City Clerk



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: December 9, 2020

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

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

SUBJECT: Recommendation for Design Services Agreement
New Ballas Road Phase 1 Improvements Project

The City has been awarded a federal grant to assist with the construction of improvements to North New Ballas Road between Olive Boulevard and Craig Road, which is considered to be the first of potentially four phases of improvements to New Ballas Road. City staff issued a request for qualifications in June, and staff recommends that the City hire Horner & Shifrin, Inc. to complete the design services required for this project.

New Ballas Road Phase 1 Improvements Project

New Ballas Road is the longest and most heavily used street that the City maintains. Improvements to New Ballas Road have been divided into phases in order to make each project more manageable and to make each project more attractive for grant funding. The tentative limits of each phase of improvements to New Ballas Road are:

- Phase 1: Olive Boulevard to Craig Road
- Phase 2: Conway Road to Ladue Road
- Phase 3: Ladue Road to Magna Carta Drive
- Phase 4: Magna Carta Drive to Olive Boulevard

The scope of work envisioned for the Phase 1 project includes the replacement of broken and deteriorated concrete slabs and joints, signal modifications at the intersection at Cityplace Drive, signage modifications at the intersection at American Legion Drive, and formalized pedestrian crossings. The goal of the project is to create a safer and smoother road and sidewalk.

It appears that easements and right of way will be needed from several properties to complete the project, because several portions of the New Ballas pavement and sidewalk are shown to be outside of the right of way.

Request for Qualifications

The City issued a request for qualifications in June for the engineering design services required to produce the construction plans, specifications, and cost estimate for the New Ballas Road Phase 1 Improvements Project. Included with these services are the coordination and approvals associated with the federal grant process.

Public Works staff sent the request for qualifications to six local engineering firms that have experience with working on similar projects in Creve Coeur and with the federal grant process. All six firms responded to the request, and public works staff determined that all six of the firms and teams that responded would have provided the services needed for a successful project.

Public Works staff evaluated the qualifications packages and judged each firm or team based upon their experience, capacity to complete the project on schedule, past performance with projects in Creve Coeur, and familiarity with New Ballas Road. Staff found that Horner & Shifrin, Inc., with CBB as a traffic subconsultant, is the most qualified firm to complete the New Ballas Road Phase 1 design.

Design Services and Fee Proposal

Horner & Shifrin proposes to complete the design of the New Ballas Road Phase 1 Improvements Project for a not-to-exceed fee of \$155,411. The design involves the preparation of construction plans, specifications, and cost estimates for the project. Notable aspects of this design include:

1. Site survey. The survey will not cover the entire project. Instead, the survey will be limited to the areas where detailed information is needed.
2. Right of Way Exhibits. The right of way along North New Ballas Road is inconsistent, and there are portions of the pavement, sidewalk, and traffic signals that appear to be located outside of the right of way. Right of way and/or easements are anticipated from seven properties.
Included among the right-of-way services are title reports for each property. Staff has coordinated with title report companies as separate contracts for past projects. Staff recommends including this work as part of Horner & Shifrin's contract to help simplify the project coordination for staff.
3. Environmental Review. Similar to title report contracts, staff has typically completed the environmental reviews for past grant-funded projects. No environmental impacts are anticipated for the project, but the evaluation and approval process must be completed nonetheless. Staff recommends that Horner & Shifrin complete this work as part of their design services in order to be more efficient and to allow staff to focus on other parts of the project.
4. Evaluation of Cityplace signal. The traffic signal at the intersection of New Ballas at Cityplace is not adequately visible to northbound traffic on New Ballas. This project will involve evaluation of the options for this signal and the design of alterations to make this signal more visible.
5. Pedestrian crossings. None of the current pedestrian crossings along the Phase 1 project meet accessibility standards. Two mid-block crossings will be evaluated and designed, and new accessible pedestrian signal equipment will be added at the intersection of New Ballas at Cityplace.
6. Evaluation of stop signs at American Legion. The design will also include a review of how to make the stop signs at the intersection with American Legion Drive more effective.

Considering the numerous aspects of the design for this project, staff finds that Horner & Shifrin has provided a reasonably priced proposal.

Financing

Funds for this design have been allocated in FY2021 of the Capital Improvement Program. The budget for this design was set at \$150,000, which is less than the \$155,411 proposal. Staff recommends to use some of the fund surplus from the Fernview project to provide the additional funding needed for the New Ballas design.

It should be noted that the title reports for the project were originally estimated to be completed in FY2022, and that this proposal moves these reports ahead one fiscal year. Although it will not be reflected in FY2021, the net project cost to the City will remain about the same as if these reports were completed independently, as was originally planned.

Federal Grant Award. The City has been awarded a federal Surface Transportation Program (STP) grant for the New Ballas Road Phase 1 Improvements Project. This grant will provide

reimbursement of costs related to right of way and easement acquisition and construction up to a limit of \$960,000. The grant represents 80% of the estimated \$1.2 million estimated for the right-of-way and construction phases for this project.

As with past grant-funded projects, the design costs were not included in the grant request. Completing the design outside of the grant schedule restrictions allows the City to simplify and expedite the design process.

Recommendation

Public Works staff recommends that the City retain the services of Horner & Shifrin, Inc. for the design services needed for the New Ballas Road Phase 1 Improvements Project. Horner & Shifrin is a leading engineering firm in the St. Louis area, and their designs have led to successful construction projects for sidewalks along Emerson Road, Ladue Road, and New Ballas Road. Horner & Shifrin has recently completed the design for the partial reconstruction of Emerson Road, and they are in the process of designing improvements to Mosley Road. Horner & Shifrin is responsive and has a history of providing the City with sound engineering services, and Public Works staff expects that they will continue to do the same for the New Ballas Road Phase 1 Improvements project.

EXHIBIT A

**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of _____ (“Effective Date”) between City of Creve Coeur (“Owner”) and Horner & Shifrin, Inc. (“Engineer”).

Owner’s Project, of which Engineer’s services under this Agreement are a part, is generally identified as follows: Pavement repairs, full-depth pavement replacement in specific areas, limited drainage improvements, pedestrian accessibility, intersection & signal improvements, and select survey of New Ballas Road from Olive Boulevard north to Craig Road (“Project”).

Engineer’s services under this Agreement are generally identified as follows: see attached document detailing scope of services (“Services”).

Owner and Engineer further agree as follows:

1.01 Basic Agreement and Period of Service

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of Owner-directed changes in the Project, Engineer shall furnish services in addition to those set forth above (“Additional Services”).
- B. Engineer shall complete its Services within the following specific time period: 30 months from the Effective Date. If no specific time period is indicated, Engineer shall complete its Services within a reasonable period of time.
- C. If, for reasons beyond Engineer’s control, such periods of time or dates are changed, or the orderly and continuous progress of Engineer’s Services is impaired, or Engineer’s Services are delayed or suspended, then the time for completion of Engineer’s Services, and the rates and amounts of Engineer’s compensation, shall be adjusted equitably.

2.01 Payment Procedures

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt and approval. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt and approval of Engineer’s invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.
- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Basis of Payment), and 2.03 (Additional Services). If

Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment—Hourly Rates Plus Reimbursable Expenses*

A. Owner shall pay Engineer for Services as follows:

1. An amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class, plus reimbursement of expenses incurred in connection with providing the Services and Engineer's consultants' charges, if any.
2. Engineer's Standard Hourly Rates are attached as Appendix 1.
3. The total compensation for Services and reimbursable expenses is estimated to be the not-to-exceed sum of \$155,411.

2.03 *Additional Services:* For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by each class of Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Engineer's consultants' charges, if any. **Engineer's standard hourly rates are attached as Appendix 1.**

3.01 *Termination*

A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,
 - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
 - b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I, without an equitable adjustment to Engineer's schedule and compensation.
 - c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.
 - d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of

receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards. Engineer and its Services shall comply with all applicable laws, regulations, and ordinances.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or

procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.

- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
 - 3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 - 4. such limited license to Owner shall not create any rights in third parties.
- G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Engineer's total liability to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, breach of contract, strict liability, of Engineer or Engineer's officers, directors, members, partners, agents, employees, or Consultants (hereafter "Owner's Claims"), shall not exceed the dollar amount set forth below for required insurance (including fees, costs and expenses of investigation, claims adjustment, defense, and appeal).
1. Engineer shall procure and maintain general liability insurance in the amount of \$1,000,000 per occurrence/\$2,000,000 aggregate, automobile liability insurance in the amount of \$1,000,000 each accident, worker's compensation insurance as required by statute and including Employer's Liability in the amount of \$1,000,000 per employee/each accident/aggregate, and professional liability insurance, in the amount of \$1,000,000 per claim/aggregate.
 2. Engineer shall list Owner as an additional insured on the general liability and automobile liability insurance policies carried by the Engineer. This requirement does not include the Engineer's professional liability or workers compensation insurance policies.
- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.
- M. Pursuant to Section 34.600 RSMo, Engineer certifies it is not currently engaged in and shall not, for the duration of this contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

Definitions

- B. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- C. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

Attachments: Appendix 1, Engineer's Standard Hourly Rates (dated 7/29/20)

Engineering Scope of Services

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: City of Creve Coeur

Engineer: Horner & Shifrin, Inc.

By: _____
 Print name: _____
 Title: _____
 Date Signed: _____

By: J.D. Jasper
 Print name: Jarrett D. Jasper
 Title: Vice President
 Date Signed: 1/4/21

Address for Owner's receipt of notices:
 300 N. New Ballas Road
 Creve Coeur, MO 63141

Address for Engineer's receipt of notices:
 401 South 18th Street, Suite 400
 St. Louis, MO 63103

This is **Appendix 1, Engineer's Standard Hourly Rates**, referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated _____.

Engineer's Standard Hourly Rates

A. Standard Hourly Rates:

1. Standard Hourly Rates are set forth in this Appendix 1 and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.
2. The Standard Hourly Rates apply only as specified in Paragraphs 2.01, 2.02, and 2.03, and are subject to annual review and adjustment. Any such adjustment shall not cause the Engineer's fees to exceed the total compensation amount unless approved in writing by the Owner.

B. Schedule of Hourly Rates: Attached.



Hourly Billing Rates by Classification

Effective: 7/29/20

CLASSIFICATION	RATE	CLASSIFICATION	RATE
AP1 PROFESSIONAL 1	\$ 285	GT4 COORDINATOR	\$ 75
AP2 PROFESSIONAL 2	\$ 140	IP1 AVP - GIS/IT/SURVEY	\$ 190
AT4 CLERICAL 3	\$ 77	IP2 SENIOR GIS/IT PROFESSIONAL	\$ 125
AT6 CLERICAL 6	\$ 56	IT2 GIS/IT ANALYST	\$ 90
BP1 AVP BUILDING SERVICES	\$ 189	IT5 GIS ANALYST	\$ 77
BP3 SR PM BUILDING SERVICES	\$ 180	SP1 VP STRUCTURAL ENGR	\$ 240
BP4 SR PM BUILDING SERVICES	\$ 160	SP2 AVP STRUCTURAL ENGR	\$ 185
BP5 SR PM BUILDING SERVICES	\$ 148	SP3 SR PM STRUCTURAL ENGR	\$ 178
BP7 PM BUILDING SERVICES	\$ 125	SP4 SR PM STRUCTURAL ENGR	\$ 160
BP8 PE BUILDING SERVICES	\$ 120	SP5 SR PM STRUCTURAL ENGR	\$ 155
BP11 DESIGN ENGR BUILDING SERVICES	\$ 99	SP6 PM STRUCTURAL ENGR	\$ 144
BP13 ENGR BUILDING SERVICES	\$ 85	SP7 PM STRUCTURAL ENGR	\$ 133
BT1 PROF DESIGNER BUILDING SERVICES	\$ 122	SP8 SR PE STRUCTURAL ENGR	\$ 122
BT2 SR DESIGNER BUILDING SERVICES	\$ 100	SP9 PE STRUCTURAL ENGR	\$ 112
BT3 DESIGNER BUILDING SERVICES	\$ 85	SP 10 PE STRUCTURAL ENGR	\$ 103
BT4 CAD TECH BUILDING SERVICES	\$ 77	SP11 DESIGN ENGR STRUCTURAL ENGR	\$ 96
BT5 CAD TECH BUILDING SERVICES	\$ 70	SP12 DESIGN ENGR STRUCTURAL ENGR	\$ 90
CP1 DEPT MGR CONST SVCS	\$ 140	SP13 ENGR STRUCTURAL ENGR	\$ 80
CP3 PROJ ENGR CONST SVCS	\$ 115	ST3 DESIGNER STRUCTURAL ENGR	\$ 88
CT1 CONST SVCS TECH 1	\$ 116	SU1 PROFESSIONAL LAND SURVEYOR	\$ 135
CT2 CONST SVCS TECH 2	\$ 112	SU2 PROFESSIONAL LAND SURVEYOR	\$ 118
CT4 CONST SVCS TECH 4	\$ 93	SU3 PROFESSIONAL LAND SURVEYOR	\$ 100
CT5 CONST SVCS TECH 5	\$ 83	SU4 SURVEY INSTRUMENT TECHNICIAN	\$ 88
CT6 CONST SVCS TECH 6	\$ 55	TES1 ENV SCIENTIST TRANS CIV ENGR	\$ 168
EP1 VP ENVIRONMENTAL ENGR	\$ 240	TES2 ENV SCIENTIST TRANS CIV ENGR	\$ 155
EP2 AVP ENVIRONMENTAL ENGR	\$ 187	TES5 ENV SCIENTIST TRANS CIV ENGR	\$ 70
EP4 SR PM ENVIRONMENTAL ENGR	\$ 165	TP1 VP TRANS CIV ENGR	\$ 240
EP5 SR PM ENVIRONMENTAL ENGR	\$ 162	TP2 AVP TRANS CIV ENGR	\$ 195
EP7 PM ENVIRONMENTAL ENGR	\$ 145	TP3 ENGR MGR TRANS CIV ENGR	\$ 180
EP8 SR PE ENVIRONMENTAL ENGR	\$ 124	TP4 SR PM TRANS CIV ENGR	\$ 160
EP9 PE ENVIRONMENTAL ENGR	\$ 119	TP5 SR PM TRANS CIV ENGR	\$ 155
EP10 PE ENVIRONMENTAL ENGR	\$ 102	TP6 PM TRANS CIV ENGR	\$ 140
EP11 DESIGN ENGR ENVIRONMENTAL ENGR	\$ 97	TP7 PM TRANS CIV ENGR	\$ 125
EP12 DESIGN ENGR ENVIRONMENTAL ENGR	\$ 92	TP8 SR PE TRANS CIV ENGR	\$ 117
ET1 PROF DESIGNER ENVIRONMENTAL ENGR	\$ 110	TP9 PE TRANS CIV ENGR	\$ 110
ET3 DESIGNER ENVIRONMENTAL ENGR	\$ 83	TP10 PE TRANS CIV ENGR	\$ 105
ET4 CAD TECH ENVIRONMENTAL ENGR	\$ 66	TP11 DESIGN ENGR TRANS CIV ENGR	\$ 98
ET5 CAD TECH ENVIRONMENTAL ENGR	\$ 62	TP12 DESIGN ENGR TRANS CIV ENGR	\$ 93
ET6 CAD TECH ENVIRONMENTAL ENGR	\$ 52	TP13 ENGR TRANS CIV ENGR	\$ 89
GP2 MANAGER	\$ 150	TT1 PROF DESIGNER TRANS CIV ENGR	\$ 107
GP3 MANAGER	\$ 146	TT3 DESIGNER TRANS CIV ENGR	\$ 85
		TT4 CAD TECH TRANS CIV ENGR	\$ 65
		TTM1 TECH MGR TRANS CIV ENGR	\$ 117

SCOPE OF SERVICES
NEW BALLAS ROAD PHASE 1 IMPROVEMENT PROJECT
FEDERAL PROJECT NUMBER STP-5561(611)
CITY OF CREVE COEUR, MISSOURI
December 18, 2020

Project Description

The City of Creve Coeur (Client) has been awarded a federal Surface Transportation Program (STP) grant to assist with the cost of making roadway, pedestrian, and intersection improvements to New Ballas Road through the New Ballas Road Phase 1 Improvement Project (Project). The Client requires the coordination, engineering design, and surveying services necessary for the development of right-of-way and construction documents for the Project. These documents will allow the Client to advertise for and secure competitive bids for the completion of the Project within the STP grant schedule and as required by the Client.

The Client has found Horner & Shifrin, Inc. (Engineer) to be the most qualified and most appropriate firm for these services.

Project Limits

The Project involves the portion of the New Ballas Road right of way that begins just north of Olive Boulevard and extends north to just south of Craig Road, for a total length of approximately 2,400 feet. Included within these project limits are those portions of the side streets that connect to New Ballas Road necessary to provide a design that abides by the applicable engineering design standards.

Project Assumptions and Limitations

The Engineer and the Client make the following assumptions and acknowledge the following limitations regarding this scope of services:

1. All final documents shall be stamped by a professional engineer who is licensed in the State of Missouri.
2. Design standards. The following documents shall be considered the design standards for the project. The Engineer and the Client may agree to certain modifications to these standards.
 - The latest edition of the Standard Specifications for Road and Bridge Construction by the Saint Louis County Department of Transportation
 - The latest edition of the Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Stormwater Drainage Facilities by the Metropolitan St. Louis Sewer District (MSD)
3. The Engineer will make digital submittals (PDF) for all submittals to the Client.
4. To the maximum extent practicable, the Project will be designed to resemble the improvements noted in the New Ballas Road STP funding application.
5. The following are beyond this scope of services:

-
- Traffic counts and/or traffic studies
 - Improvements to the intersections of Olive Boulevard and Craig Road
 - Landscaping plan
 - Utility Relocations
 - Bike facilities
6. The Client will compile the final bid document for final approval, bidding, and construction. "Specifications" stated herein refer to Job Special Provisions required to construct the various elements of the Project. Such specifications (i.e. job special provisions) shall be provided by the Engineer.
 7. If necessary, the Client shall submit right of way documents to MoDOT for the Right of Way plan approval, authority to acquire easements (A-Date), and right of way clearance. Any right-of-way acquisition will be completed by the City.

Task 1: Site Investigation

The Engineer shall review the site conditions in preparation for the development of the design for the Project.

- 1.1 Site Survey.** The Engineer shall prepare a survey for areas necessary to complete design services.
 - a. Property owner information will be updated per the St. Louis County Parcel Viewer.
 - b. Title reports will be obtained for approximately 10 parcels

Task 2: Development of Construction Documents

The Engineer shall develop construction documents for the Project that shall include plans, specifications, and estimate. The development of these documents will involve the following phases:

- 2.1 Preliminary Design.** The Engineer shall review the New Ballas Road Phase 1 STP funding application and develop preliminary design plans that meet the requirements of the design standards. Preliminary design plans shall represent approximately 50% design completion.
 - a. The preliminary design plans shall include:
 - Title Sheet
 - Typical Sections
 - Roadway Plan and Profile Sheets
 - Construction Cost Estimate
 - b. The Engineer shall submit Preliminary Design plans and estimate to the Client for review and approval.
 - c. Upon approval from the Client, the Engineer shall submit the Preliminary Design Plans to MoDOT, MSD, and nearby utilities for their review and approval (where applicable).
- 2.2 Right of Way Plans.** The Engineer shall review the Preliminary Design plans to determine whether any new easements or right of way are necessary.

- a. The Engineer shall research, develop, and certify the easement exhibits and descriptions necessary to complete the Project.
 - b. The Engineer shall coordinate easement requirements with utilities, such as MSD, as necessary.
 - c. The Engineer shall develop the plans required for the Right of Way Submission to MoDOT.
- 2.3 Final Design.** The Engineer shall develop final design plans, specifications, and quantity and construction estimate that reasonably address the comments received from the Client and from MoDOT during the Preliminary Design and Right of Way phases. The final documents shall be a complete set of construction documents that the Client can use for advertising, bidding, and constructing the Project.
- a. The final design plans shall add the following to the preliminary design plans:
 - Survey Control
 - Summary of Quantities ("A" and "B" Sheets)
 - Construction Details, including Standard Details used
 - Traffic Control Plan
 - Sedimentation and Erosion Control Plan
 - Pavement Marking Plan
 - Cross Sections
 - Job Special Provisions
 - b. The Engineer shall prepare and submit the final plans, specifications, and quantity and construction cost estimate to the Client for review and comment.
 - c. The Client will incorporate the final Job Special Provisions into the specifications and bid document for the Project. The Client will also complete the Final PS&E Checklist and other certifications and documentation required to be provided by the Client as part of the final submission to MoDOT.
 - d. Upon addressing the Client's comments, the Engineer shall submit the final design plans, specifications, and estimate, as well as any other required documentation, to MoDOT for Final PS&E review and approval. If necessary, the Engineer shall reasonably address any concerns from MoDOT and shall resubmit the revised final plans, specifications, and estimate to MoDOT for approval.

Task 3: Public Meetings and Project Coordination

The Engineer shall be required to coordinate the design effort with Client staff, utilities, and MoDOT, as appropriate and necessary for the successful and responsible completion of the Project design.

3.1 Project Meetings. The following coordination meetings are anticipated:

- a. Client Staff. In addition to phone and e-mail conversations, the Engineer shall attend up to one (1) meeting to review and discuss the Project with Client staff.
- b. Public Meetings: No public meetings are anticipated.

3.2 Coordination with Utilities. The Engineer shall coordinate all design work with the various utility companies whose facilities and structures may be affected by the

Project. Coordination shall be in the form of submitting plans, documenting concerns or conflicts, and incorporating utility needs into the design, as appropriate.

- a. Separate meetings with utility companies are not anticipated.

Task 4: Bidding Phase Services

The Engineer shall provide support for the Client during the bidding phase for the Project.

- 4.1 The Engineer shall be available to assist the Client to respond to requests for information and/or to develop addenda for the Project documents, if necessary.
 - a. The Client shall be responsible for issuing any addenda or requests for information during the bidding phase.



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

Meeting: 01/11/21 07:00 PM
Department: City Council
Category: Resolution
Prepared By: Janet Rueschhoff
Department Head: Janet Rueschhoff

SCHEDULED

RESOLUTION

**Resolution No. 1523 - a Resolution Authorizing the Execution
of an Agreement Between the City of Creve Coeur and
Anthem Blue Cross Blue Shield of Missouri for the City's
Dental Insurance Plan Beginning January 1, 2021 and Ending
December 31, 2021.**

Staff recommends renewal of the city's group dental insurance plan with Anthem Blue Cross and Blue Shield for 2021. There will be no change in rates for 2021.

RESOLUTION NO. 1523

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN
THE CITY OF CREVE COEUR AND ANTHEM BLUE CROSS BLUE SHIELD OF MISSOURI
FOR THE CITY'S DENTAL INSURANCE PLAN BEGINNING
JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.**

WHEREAS, the City's employee dental insurance plan expired on December 31, 2020; and

WHEREAS, CBIZ, the City's insurance broker, recorded incorrectly our group dental plan renewal date with Anthem as January 1, 2022 rather than January 1, 2021 resulting in a delay for the release of the renewal; and

WHEREAS, underwriting released the renewal with no increase on the current rates for 2021.

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

SECTION 1: It is hereby authorized that an agreement with Anthem Blue Cross and Blue Shield of Missouri be executed by the City Administrator for dental insurance beginning January 1, 2021 for a 12-month period, and that the City Clerk is authorized and directed to attest thereto. The Agreement as executed shall be consistent with the provisions and intent of this Resolution and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Agreement.

<u>Premium Tier Cost</u>	<u>Enrolled*</u>	<u>Monthly Premium</u>	<u>Employee Cost</u>	<u>City Cost</u>
Employee Only	34	\$33.50	\$11.26	\$22.24
Employee & Spouse	13	\$67.01	\$25.80	\$41.21
Employee & Child(ren)	12	\$76.64	\$29.50	\$47.14
Family	34	\$102.93	\$39.62	\$63.31
Est. Monthly Total*		\$6,429.43	2,419.32	\$4,010.11
Est. Annual Total*		\$77,153.16	29,031.84	\$48,121.32

**Subject to change based on
enrollment*

Resolution

Meeting of January 11, 2021

SECTION 2: This resolution shall become effective upon its passage.

Adopted this 11th day of January, 2021.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk



INTEROFFICE MEMORANDUM

To: Mark Perkins, City Administrator
From: Janet Rueschhoff, Human Resources Generalist
Date: January 8, 2021
Subject: Group Dental Insurance for 2021

On December 29, 2020, CBIZ, the City's insurance broker, notified the City that the original renewal date for our group dental plan with Anthem Dental was incorrectly listed in CBIZ's system as January 1, 2022 instead of January 1, 2021. CBIZ estimated this oversight may have occurred during a transition of Anthem's health and dental portal in January 2020. As a result, the request did not get scheduled on CBIZ's underwriting's renewal list and the City was not notified in a timely manner.

CBIZ contacted Anthem Dental and requested a rate hold of 12 months until December 31, 2021 to which Anthem agreed. At the time of the next contract expiration on January 1, 2022, the City and employees will have benefitted from a 36-month rate hold for dental insurance premiums.

Staff is recommending City Council approve a 12-month contract with Anthem Dental at the existing rates. Attached is the dental analysis with our current/renewal rates.

Please let me know if you have any questions.



Executive Summary City of Creve Coeur Annual Dental Renewal - January 1, 2021

CBIZ is proud to continue to partner with the City of Creve Coeur and we value your business. Our long standing partnership includes more than just brokering annual renewals. While we are aggressive in our marketing to the carriers, we also partner with you on employee education, HR support and benefits compliance. It's critical to ensure that the employee benefits offered to your employees represent a key part of their total compensation package at a great value.

DENTAL

The City moved to Anthem for dental coverage effective January 1, 2019. At that time, CBIZ negotiated a (2) two year rate guarantee. The dental plan and rates were to be effective with Anthem through December 31, 2020, to renew on January 1, 2021.

The City's dental plan migrated to the medical platform last year, and this caused the renewal date to be listed incorrectly as January 1, 2022, rather than January 1, 2021. It didn't appear on the underwriting renewal list, which resulted in a delay for the release of the renewal.

Underwriting released the renewal with a hold of the current rates for 2021.

January 1, 2021 Renewal



Your Business Just Got Easier.

Dental Renewal for:

City of Creve Coeur

Group Number: DD1309

Fully Insured

For the Period
January 01, 2021 through December 31, 2021

Presented By



Anthem Blue Cross and Blue Shield is the trade name of Community Insurance Company. Independent licensee of the Blue Cross and Blue Shield Association. ® ANTHEM is a registered trademark of Anthem Insurance Companies, Inc. The Blue Cross and Blue Shield names and symbols are registered marks of the Blue Cross and Blue Shield Association.



City of Creve Coeur
Group Number: DD1309
Fully Insured
Rate Sheet
January 01, 2021 through December 31, 2021

ENROLLMENT

Average Enrollment for the Experience Period	93
Employee Only	34
Employee + Spouse	13
Employee + Child(ren)	12
Employee + Family	34
Total Current Enrollment	93

CURRENT RATES

Employee Only	\$33.50
Employee + Spouse	\$67.01
Employee + Child(ren)	\$76.64
Employee + Family	\$102.93
Total Monthly Premium	\$6,429.43
Total Annual Premium	\$77,153.16

FINAL RATE ACTION **0.00%**

RENEWAL RATES

Employee Only	\$33.50
Employee + Spouse	\$67.01
Employee + Child(ren)	\$76.64
Employee + Family	\$102.93
Total Monthly Premium	\$6,429.43
Total Annual Premium	\$77,153.16
Broker Commission	5.00%

Anthem Blue Cross and Blue Shield reserves the right to revise the premiums or charges should the group request changes in their benefits, networks, or service level, or should the total enrollment or enrollment distribution by product, membership type, or location differ by 10% or more from the ending of the enrollment noted above. Minimum participation and contribution requirements must be maintained at all times to continue coverage.

This renewal is contingent upon the group / plan sponsor being current with all premium or fees as of the effective date of the renewal, unless specifically agreed to in writing in advance by Anthem.

John R Hanis 12/28/2020

**CITY OF CREVE COEUR
DENTAL INSURANCE ANALYSIS
Renewal Date: January 1, 2021**

FEATURES:		CURRENT & RENEWAL	
IN-NETWORK BENEFITS		ANTHEM POLICY DD1309 Essential Choice PPO	
Calendar Year Deductible	Individual	\$25	
	Family	\$75	
Co-Insurance			
Preventive Care - Type I (Exams, Cleanings)		100% (No Deductible)	
Basic Procedures - Type II (Fillings, Extractions)		80%	
Major Procedures - Type III (Caps, Crowns)		60%	
Orthodontia - Type IV (Child Only)		50% to \$1,500 Lifetime Maximum	
Endodontics		80%	
Periodontics		80%	
Maximum Benefit/Year		\$1,500	
Diagnostic & Preventive are not applied to the Annual Benefit Maximum			
Rate Guarantee		12 Months	
OUT OF NETWORK BENEFITS			
Co-Insurance			
Preventive Care - Type I (Exams, Cleanings)		100% (No Deductible)	
Basic Procedures - Type II (Fillings, Extractions)		80%	
Major Procedures - Type III (Caps, Crowns)		60%	
Orthodontia - Type IV (Child Only)		50% to \$1,500 Lifetime Maximum	
UCR Percentile		90th	
Enrollment		CURRENT	RENEWAL
Employee	34	\$33.50	\$33.50
Employee/Spouse	13	\$67.01	\$67.01
Employee/Child(ren)	12	\$76.64	\$76.64
Employee/Family	34	<u>\$102.93</u>	<u>\$102.93</u>
	93	\$6,429.43	\$6,429.43

The above outline is for illustration purposes only. It is not intended to provide specific definitions of the plan's coverage or to determine if specific claims are eligible for payment.



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

Meeting: 01/11/21 07:00 PM
Department: City Administrator
Category: Discussion
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

Quik Trip Litigation

The City Attorney will provide an overview of the anticipated process and timeline for the litigation involving the property at the southwest corner of Graeser and Olive, where a Quik Trip convenience store and gas station had been proposed.



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

Meeting: 01/11/21 07:00 PM
Department: City Administrator
Category: Discussion
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

Police Chief Retirement

Chief Eidman has announced his retirement, effective January 20, 2021, after 41 years of dedicated service to the City, including the last 13 years as Chief. Captain Jon Romas will serve as Acting Chief of Police until the permanent position is filled. The search for a new Chief will begin immediately.