



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 3, 2014
7:00 PM

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

Pursuant to Section 610.022 RSMo, the Planning and Zoning Commission 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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**
- 4. APPROVAL OF MINUTES**

- 1. Draft Minutes from the Meeting of October 20, 2014.**

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

A. Application #14-033 for Approval of the Minor Site Plan for New Awnings at the Applebee's Restaurant at 11950 Olive Boulevard

The Applicant has submitted revised information for new awnings along the east and north elevations of the building that are in a non-corporate branded red color, to meet with the intent of the City's Design Guidelines and Comprehensive Plan and in a scale that is more appropriate to the building.

Applicant: Chuck Ancell
Area Director
Mid River Restaurant
296 Highland Boulevard
Natchez, MS 39120

7. NEW BUSINESS

A. Application #14-036 for Approval of a Boundary Adjustment Between Missouri Baptist University and Temple Corporation Church of Jesus Christ of Latter Day Saints

Missouri Baptist University is purchasing a 75 foot wide strip of land from the property to the south, the Church Of Jesus Christ Of Latter Day Saints, at 12555 N. 40 Road. Missouri Baptist acreage will increase to 65.26 Acres. The University is zoned HE Higher Education District, where the minimum district size is 15 acres. The area being adjusted is located within the City of Town and Country.

Applicant: Missouri Baptist University
One College Park Dr.
Creve Coeur, MO 63141

8. WORK AGENDA

A. Community Development Director

B. City Attorney

9. DEPARTMENT REPORTS

10. ADJOURNMENT

Posted: _____

Paul Langdon
Planning Director

CITY OF CREVE COEUR – MINUTES

PLANNING AND ZONING COMMISSION MEETING

Monday, October 20, 2014
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, October 20, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: **Mr. Tim Madden, Chair****Mr. Tim Carney****Mr. James Faron****Ms. Beth Kistner****Mr. Charles Pullium****Mr. Gene Rovak**OTHERS PRESENT:**Mr. Carl Lumley, City Attorney****Mr. Paul Langdon, Director of Community
Development****Ms. Whitney Kelly, City Planner****Deborah McLaughlin, Recording Secretary**2. **ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

None.

All voted in favor of acceptance of agenda.

3. **APPROVAL OF MINUTES**

Ms. Kistner moved approval of the draft minutes of September 2, 2014.

Mr. Rovak seconded the motion, which carried unanimously.

Ms. Kistner moved approval of the draft minutes of September 15, 2014.

Mr. Faron seconded the motion, which carried unanimously.

Attachment: P&Z 10-20-2014 Minutes (1136 : Draft Minutes from the Meeting of October 20, 2014.)

4. **PUBLIC COMMENT**

None.

5. **UNFINISHED BUSINESS**

None.

6. **NEW BUSINESS**

1. Application #14-031: Approval of a Minor Site Plan for a Fence Within the Front-Yard Setback Along Ladue Road for 25 Ladue Meadows.

Applicant: Melany Nitzsche
25 Ladue Meadows
Creve Coeur, MO 63141

Ms. Nitzsche indicated she had a dog, and living along Ladue Road, is concerned for the dog's safety. When she bought the property a little over three years ago, the entire side of the property on Ladue property was overgrown with honeysuckle, maybe 40 feet deep, so she has been taking it out to the extent that she can. So this summer she can't really take out any more without putting a fence in because of her dog.

As she's taking out honeysuckle, she's planting trees and shrubs. Her goal is to completely get rid of the honeysuckle.

She has been working with the subdivision to improve the entrance to the subdivision. They've already approved the fence application. She is also working with a landscape designer. They are taking into consideration storm water drainage as part of plan.

Ms. Nitzsche indicated she thinks she is taking into consideration everything that's of concern to the City.

Ms. Kelly indicated the City has no issue.

Mr. Pullium questioned a prior application concerning the same issue. Discussion was had.

No comments from the audience.

Ms. Kistner moved to approve the site plan 16 feet from the south property line within the area equivalent to the front-yard setback along Ladue Road, for the property at 25 Ladue Meadows submitted with Application 14-031 as

presented to the Planning & Zoning Commission on October 20, 2014. Mr. Faron second the motion.

There being no further discussion, the resultant vote is as follows:

Ms. Kistner-aye	Mr. Carney-aye	Mr. Faron-aye
Mr. Pullium-nay	Chair-aye	

2. Public Hearing: Application #14-032: Approval of a Site Concept Plan for Barnes Jewish West County Hospital Campus and Approval of a Conditional Use Permit and Site Development Plan for a 16-Bed Hospice House at 970 North Mason Road.

Applicant: Douglas Black
Barnes Jewish West County Hospital
12634 Olive Boulevard
Creve Coeur, MO 63141

Applicant's Representative:
George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy.
Chesterfield, MO 63005

Mr. Black gave some background information. Mr. Black discussed the need for a hospice facility in St. Louis. Mr. Black also discussed the future plans for the hospital. Mr. Black indicated they had two open forums with neighbors with no significant concerns.

Mr. George Stock indicated also present was Mr. Andy Trivers, the architect on the project.

Mr. Stock discussed the plans for the hospice house.

Mr. Faron asked if there were plans to grow more than Phase II, to which Mr. Black indicated there was not at this point.

Mr. Faron had questions concerning landscape and building materials to which Mr. Trivers responded.

Ms. Kistner asked if irrigation was included in the landscape plan, which Mr. Stock indicated it was.

Ms. Kistner questioned how far apart Phase I and Phase II would be. Mr. Black indicated they don't know the answer to that yet.

Ms. Kistner asked about staff parking. Mr. Stock indicated there is adequate parking.

Mr. Pullium asked the Applicant if they are fine with the conditions in staff report. Mr. Stock indicated he did not know how they would accomplish right-of-way. They are fine with the other conditions.

Mr. Faron had questions about staff and parking. Mr. Stock indicated they are comfortable with the amount of parking spaces.

Dr. John Lynch offered his support for the hospice house and the need for the hospice house.

Susan Kutner, 200 Amridge Court, Chesterfield, MO, a volunteer for BJC Hospice, offered her support for the project, and discussed the need for a hospice house.

Mr. Langdon indicated that the plans are consistent with the Comprehensive Plan and the Design Guidelines.

Ms. Kistner indicated she was pleased to hear about the contacts with the neighbors. Mr. Langdon indicated the City has received no negative comments from any of the neighbors.

The public hearing was closed.

Mr. Pullium moved to recommend approval of the site concept plan for the Barnes Jewish West County Hospital Campus subject to the conditions contained in the draft ordinance attached to the staff report on Application 14-032 presented at the meeting of October 20th, 2014. Mr. Rovak seconded the motion.

There being no further discussion, the resultant vote is as follows:

Ms. Kistner-aye	Mr. Carney-aye	Mr. Faron-aye
Mr. Rovak-aye	Mr. Pullium-aye	Chair-aye

Ms. Kistner asked when the facility would be open. Mr. Black indicated probably the third quarter or so of next year.

Mr. Pullium moved to recommend approval of the conditional use permit for 19,000 square foot 16-bed hospice house at 970 North Mason Road on the Barnes Jewish West County Hospital Campus subject to the conditions contained in the draft ordinance attached to the staff report on Application 14-032 presented at the meeting of October

20th, 2014. Mr. Faron seconded.
There being no further discussion, the resultant vote is as follows:

Mr. Faron-aye	Mr. Rovak-aye	Mr. Pullium-aye
Mr. Carney-aye	Ms. Kistner-aye	Chair-aye

3. Application #14-033. Approval of a Minor Site Plan for New Awnings at the Applebee's Restaurant at 11950 Olive Boulevard.

Applicant: Chuck Ancell
Mid River Restaurant
296 Highland Boulevard
Natchez, MS 39120

Mr. Ancell indicated they already have awnings, and the sign company did not apply for site plan. He apologizes and wants to see what they can do to get approval.

Mr. Faron asked the Applicant about the options in the staff report. Mr. Ancell indicated he could not speak to that, as he is the operator, not the contractor.

Discussion was had concerning the color of the awnings and placement.

Discussion was had about deferring until a later meeting.

Ms. Kistner made a motion to defer until one of the next two meetings. Mr. Faron seconded. There being no further discussion, all voted in favor.

4. Application #14-034: Approval of a Minor Site Plan for a 10-Foot Netting Fence Surrounding a Sports Court at 320 Cabin Grove Lane.

Applicant: Mike and Kelly Beat
320 Cabin Grove Lane
Creve Coeur, MO 63141

Kelly Beat indicated they were here a year ago, and are back for approval after making some requested changes.

Mr. Faron asked about the neighbor being on board.

Mr. Faron moved to approve the site plan for 10-foot high black netting fence located 12.5 feet from the site property line of 320 Cabin Grove Lane as submitted with Application 14-034 presented to the Planning & Zoning

Commission on October 20th, 2014. Ms. Kistner seconded the motion. There being no further discussion, the resultant vote is as follows:

Ms. Kistner-aye	Mr. Carney-aye	Mr. Faron-aye
Mr. Rovak-aye	Mr. Pullium-aye	Chair-aye

7. WORK AGENDA

None

8. DEPARTMENT REPORTS

A. Planning Division Report

Mr. Langdon indicated there are no projects for the next meeting. There is a boundary adjustment. They are looking at a potential annexation project for a small area on a street off of Olive. They expect no opposition. Also area to the immediate east of Weber Chevrolet. Discussion was started with St. Louis County about annexing that area to bring in a piece of ground that was owned by the City, which is unincorporated St. Louis County. Staff hopes to make progress on the preliminary study. They are continuing the search to replace Julie Lowery, and hope to wrap up by the middle of November.

B. City Attorney Report

Mr. Lumley indicated the 450 North Lindbergh case was argued this morning, and the Judge asked for some final proposed decisions from both sides in 10 days. So 10 days from now the matter will be fully submitted, so Mr. Lumley would anticipate decision within the month.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 8:06 p.m.

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-033 FOR APPROVAL OF THE MINOR SITE PLAN FOR NEW
AWNINGS AT THE APPLEBEE'S RESTAURANT AT
11950 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, November 3, 2014 (continued from
October 20, 2014)

LOCATION: 11950 Olive Boulevard, adjacent to the Drury Hotel at the
southwest corner of Olive Boulevard and Center Parkway Drive.

REQUEST: The Applicant has submitted revised information for new
awnings along the east and north elevations of the building that are in a
non-corporate branded red color, to meet with the intent of the City's
Design Guidelines and Comprehensive Plan and in a scale that is more
appropriate to the building.

ADDITIONAL INFORMATION: Section 405.1080 requires minor site plan
approval by the Planning and Zoning Commission for any proposed
alteration that would significantly affect the exterior of a building.
Ordinance 1757, issued in 1995, authorized the Conditional Use Permit for
the Applebee's Restaurant. A condition of that ordinance indicated that the
building plan for the restaurant shall be compatible with the architectural
design and materials for the adjacent hotel.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

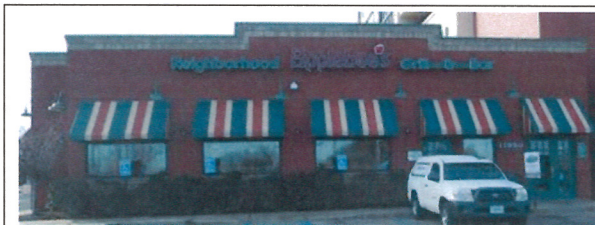
Comprehensive Plan References

- Health and Connectivity Goals
- Central Business District Design Guidelines:
Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Chuck Ancell
Area Director
Mid River Restaurant
296 Highland Boulevard
Natchez, MS 39120



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

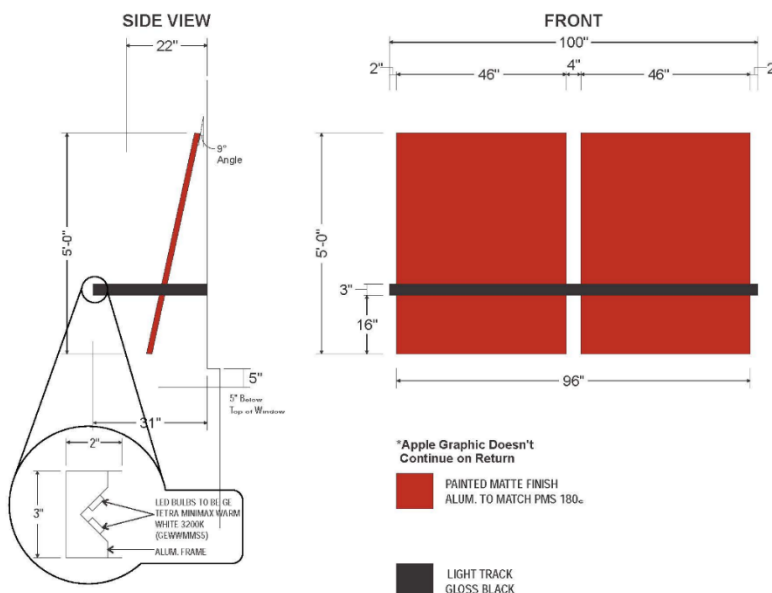
10/31/2014
Date

ATTACHMENTS: Applicant's materials submitted October 29, 2014
Staff Report from October 20, 2014 P&Z Meeting

Attachment: 14-033.11950 Olive Blvd.Applebee's Awnings SDP.Staff Report.11-3-2014 (1134 : Applebee's Awnings)

REVISED PROPOSAL

The Applicant has submitted revised drawings for non-brand specific color awnings for the north and east elevations of the building based upon comments from the October 20th meeting in a scale more appropriate to the building. The Applicant has indicated that the original awnings were 48 inches in height and the new proposed awnings below are 60 inches in height. Due to variations of colors from printers and screens, it is unclear about the shade of red the awnings will be. Therefore a condition of approval includes that the red should match the red color at the center of the apple design. With the recommended conditions of approval, Staff finds that the new proposed awnings are consistent with the Design Guidelines.



RECOMMENDED CONDITIONS FOR APPROVAL

Should the Planning and Zoning Commission conclude that approval of the minor site plan is consistent with the conditional use permit, staff recommends the following conditions:

1. The awnings shall in substantial compliance with the drawings submitted on October 29, 2014, except that the red color shall match the center red color of the apple design of the sign already on the building.
2. The sign over the entrance shall be reduced to two square feet.
3. A building permit shall be obtained for any work on the exterior, including work that is already completed that did not receive a building permit prior to the installation of the awnings.

ACTION AND MOTION

The motion to approve the minor site plan as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the site plan for the new awnings for the Applebee's Restaurant located at 11950 Olive Boulevard subject to the conditions contained in the staff report for the meeting of November 3, 2014" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

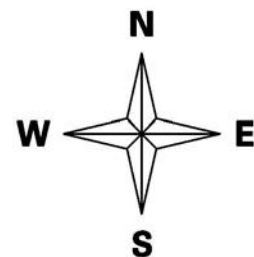
APPENDIX 3: AERIAL PHOTO



Property lines



11950 Olive Boulevard



Attachment: 14-033.11950 Olive Blvd.Applebee's Awnings SDP.Staff Report.11-3-2014 (1134 : Applebee's Awnings)



Customer:

Southern River Restaurants

Michael Pettus

Location:

CREVE COEUR, MO



ELEVATIONS • CREVE COEUR, MO



CUSTOMER APPROVAL ☒

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	1/4" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

ELEVATIONS • CREVE COEUR, MO



CUSTOMER APPROVAL ☒

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	NO SCALE	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

ELEVATIONS • CREVE COEUR, MO



60'-0"



18'-0"

Attachment: Awning Revision - Received 10-29-2014 (1134 : Applebee's Awnings)

CUSTOMER APPROVAL



DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution

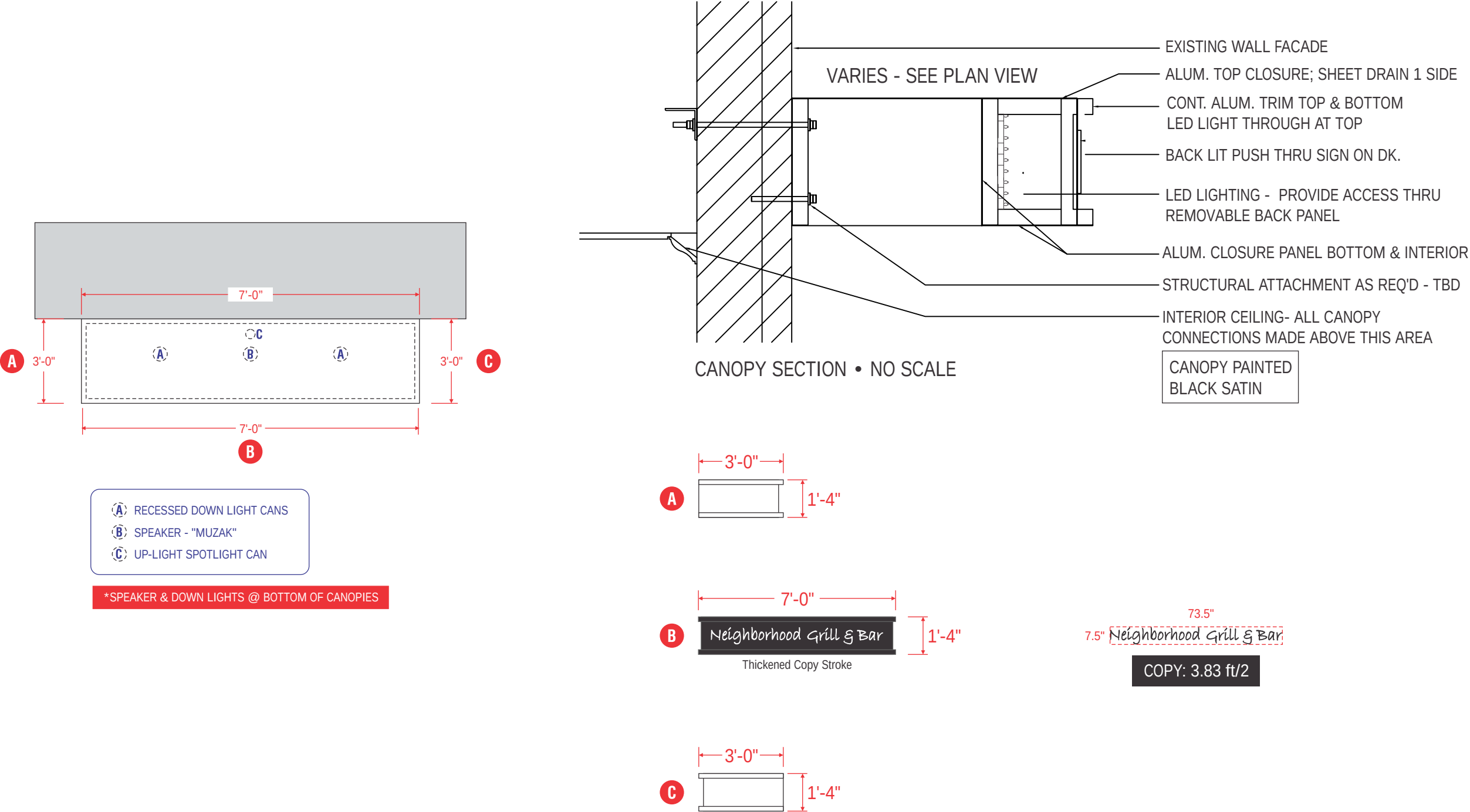


**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	NO SCALE	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

ENTRANCE CANOPY • CREVE COEUR, MO



CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEES

SCALE: 1/4" = 1'-0"

REV.1 mp 6-12-12

LOCATION: CREVE COEUR, MO

DATE: 2 - 27 - 14

REV.2 xxxx

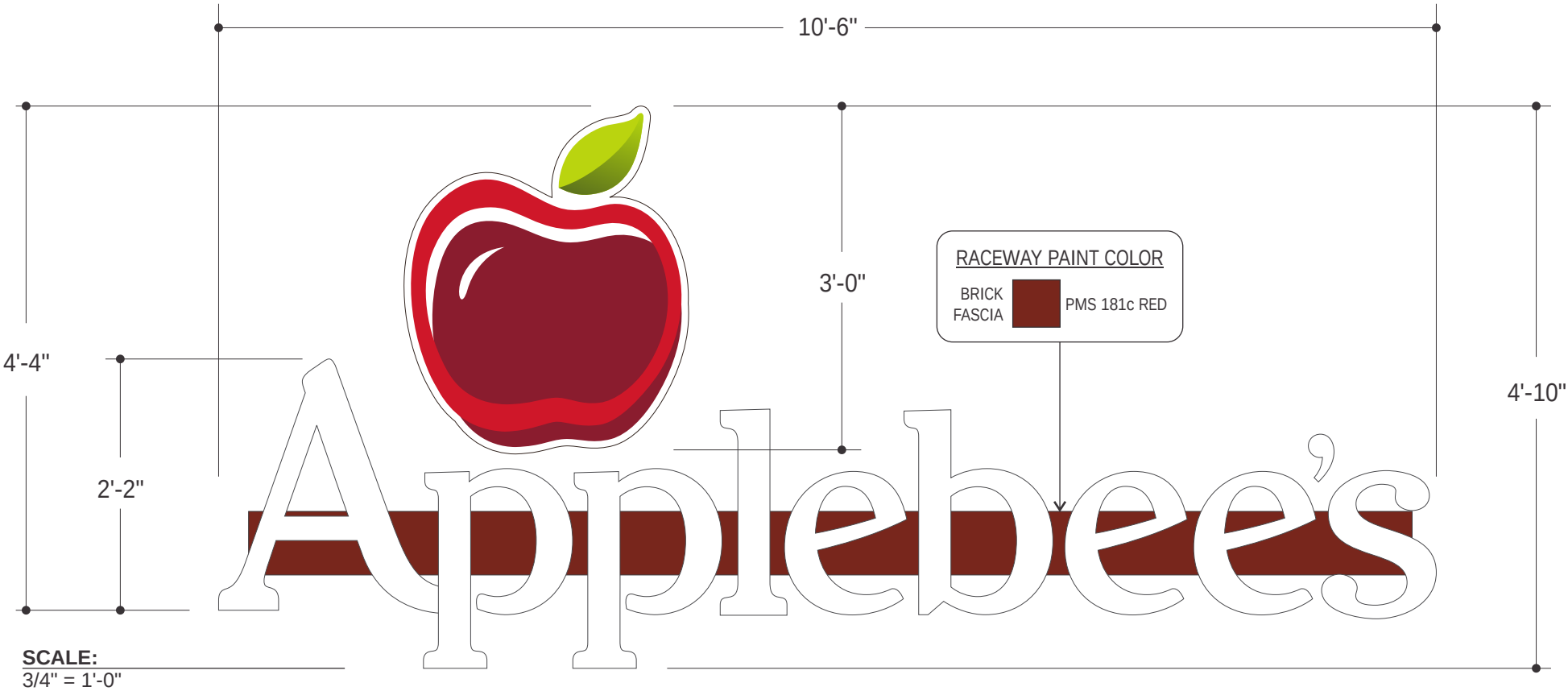
DRAWN BY: ANT

DWG. NO.: CREVE COEUR, MO

REV.3 xxxx

REV.4 xxxx

(2) TWO SETS OF 2'-2" CHANNEL LETTERS • CREVE COEUR, MO



COLORS



3M #3630-73 DARK RED VINYL
(APPLE DETAILS)



DIGITALLY PRINTED GRAPHIC
(LEAF DETAILS)



#313 DARK BRONZE
(RETURNS, TRIM CAP)



ORACAL #030 DARK RED VINYL
(APPLE DETAILS)



#7328 WHITE LEXAN
(LETTER FACES)

RACEWAY MOUNTING DETAIL (EXTERIOR)

- A. .040" ALUMINUM 5" RETURNS TO BE PAINTED #313 DARK BRONZE

B. 1" #313 DARK BRONZE TRIM CAP

C. .063" ALUMINUM BACKS - INSIDES TO BE PAINTED WHITE

D. LETTER - #7328 WHITE .125" LEXAN FACES
LOGO - #7328 WHITE .125" LEXAN FACES W/ VINYL OVERLAYS (SEE COLOR SCHEDULE)

E. WHITE FLEXIBLE L.E.D. STRIP

F. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION

* NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP

G. 3/8" THREADED RODS WITH 2" x 4" WOOD BLOCKING AS REQUIRED TO MOUNT RACEWAY TO WALL
- H. 2" x 9" x 3/16" ALUMINUM MOUNTING BRACKETS AS REQ'D - CENTER TO CENTER DIMENSIONS NOT TO EXCEED 6'-0" OF UNBRACED LENGTHS

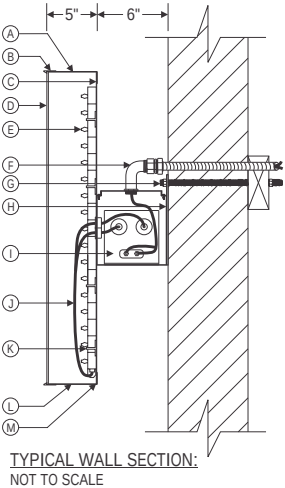
I. STANDARD POWER SUPPLY HOUSED IN A 7" x 7" RACEWAY PAINTED PMS 181c RED

J. POWER CABLE STARTING FROM POWER SUPPLY THEN LETTER TO LETTER

K. PLASTIC MOUNTING CLIPS AS REQ'D

L. 1/4" WEEP HOLES AS REQUIRED

M. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE



CUSTOMER APPROVAL 

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ENTERA BRANDING. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ENTERA BRANDING. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEE'S

LOCATION: CREVE COEUR, MO

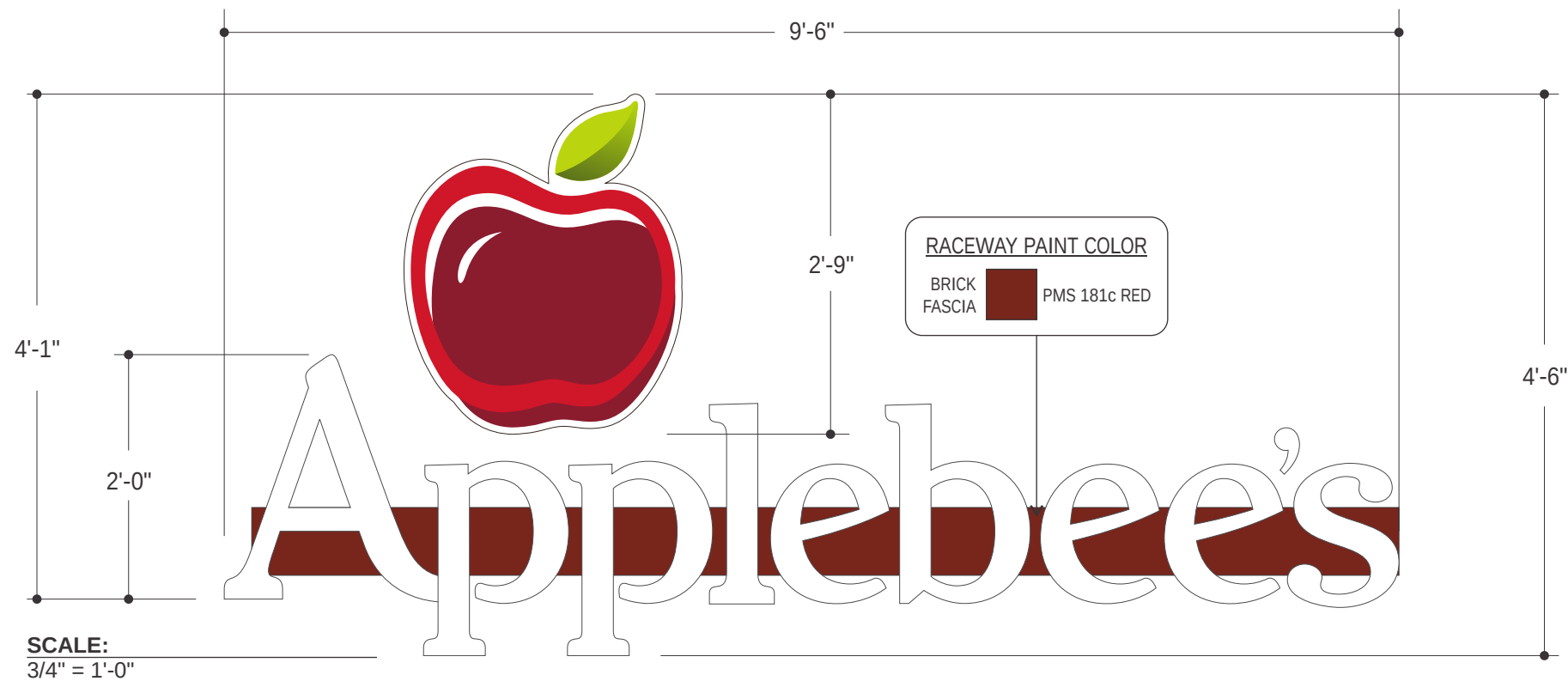
DRAWN BY: ANT

SCALE: 3/4" = 1'-0"

DATE: 2 - 27 - 14

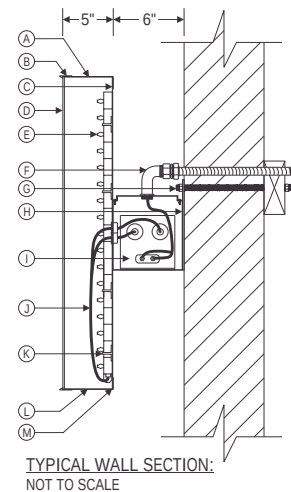
DWG. NO.: CREVE COEUR, MO

REV.1	mp 6-12-12
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx



RACEWAY MOUNTING DETAIL (EXTERIOR)

- A. .040" ALUMINUM 5" RETURNS TO BE PAINTED #313 DARK BRONZE
- B. 1" #313 DARK BRONZE TRIM CAP
- C. .063" ALUMINUM BACKS - INSIDES TO BE PAINTED WHITE
- D. LETTER - #7328 WHITE .125" LEXAN FACES LOGO - #7328 WHITE .125" LEXAN FACES W/ VINYL OVERLAYS (SEE COLOR SCHEDULE)
- E. WHITE FLEXIBLE L.E.D. STRIP
- F. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION
- * NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP
- G. 3/8" THREADED RODS WITH 2" x 4" WOOD BLOCKING AS REQUIRED TO MOUNT RACEWAY TO WALL
- H. 2" x 9" x 3/16" ALUMINUM MOUNTING BRACKETS AS REQ'D - CENTER TO CENTER DIMENSIONS NOT TO EXCEED 6'-0" OF UNBRACED LENGTHS
- I. STANDARD POWER SUPPLY HOUSED IN A 7" x 7" RACEWAY PAINTED PMS 181c RED
- J. POWER CABLE STARTING FROM POWER SUPPLY THEN LETTER TO LETTER
- K. PLASTIC MOUNTING CLIPS AS REQ'D
- L. 1/4" WEEP HOLES AS REQUIRED
- M. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE



CUSTOMER APPROVAL ☐

DATE _____

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



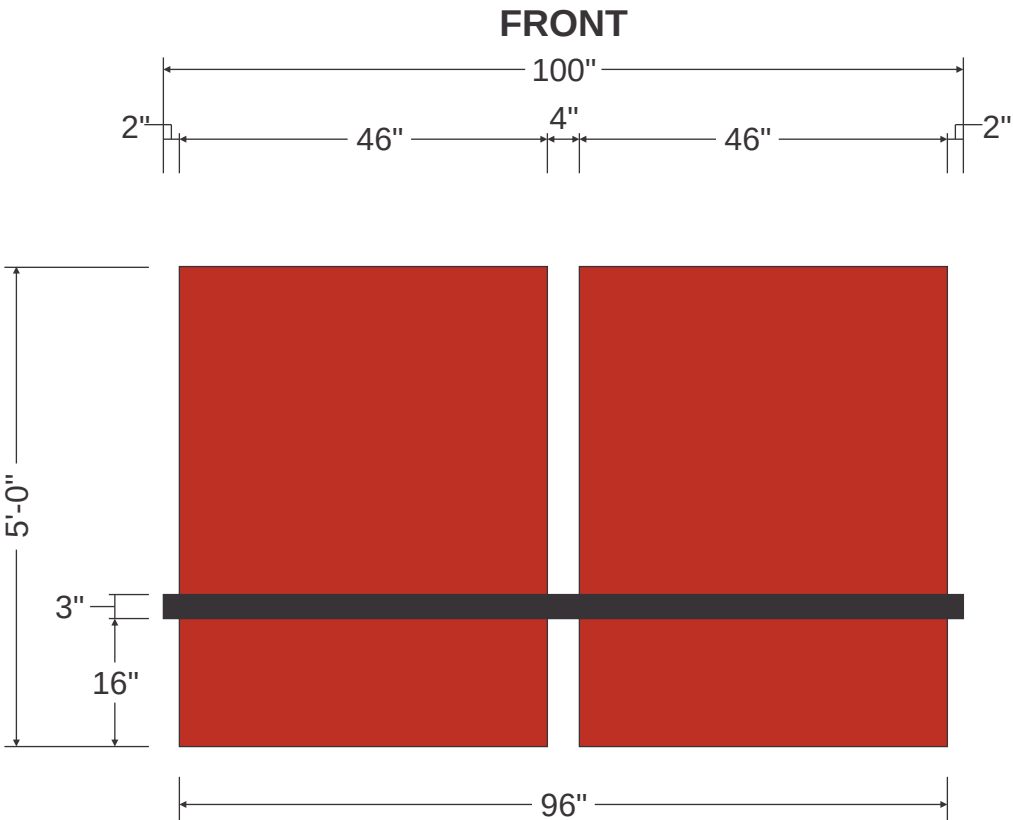
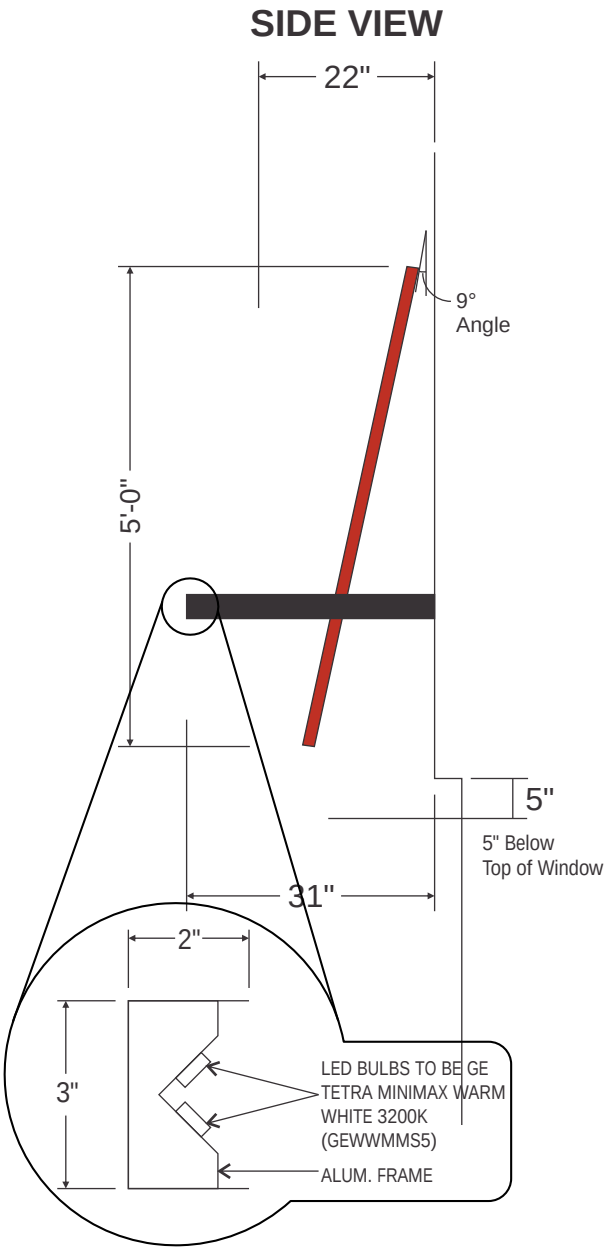
**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEE'S	SCALE:	3/4" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
				REV.3	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.4	xxxx

(6) SIX ALUMINUM AWNINGS • CREVE COEUR, MO

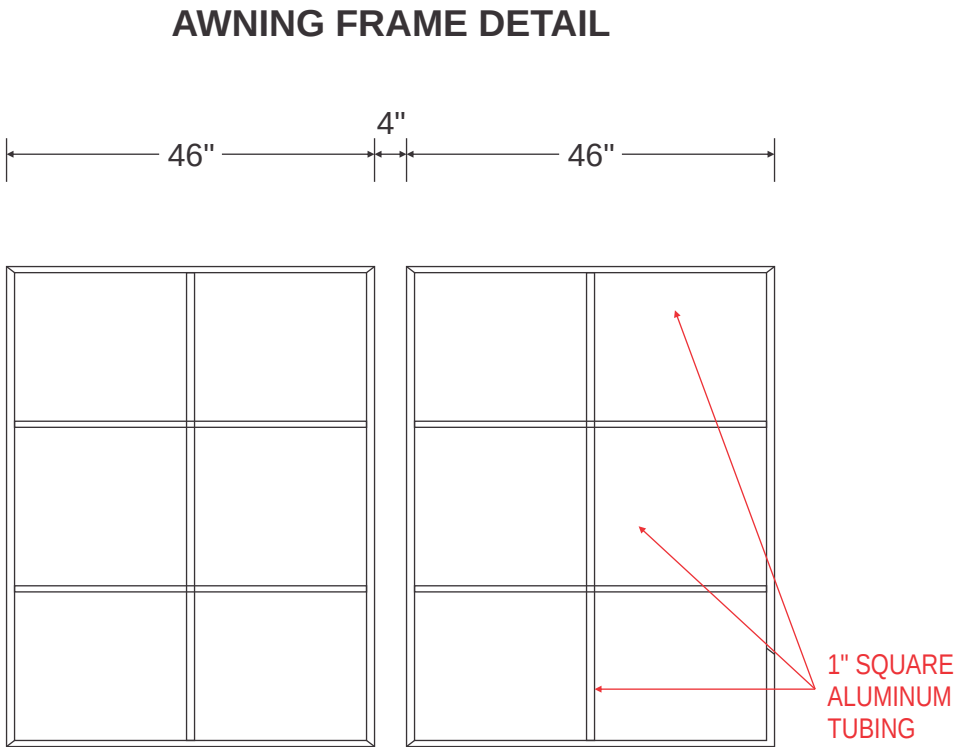
MATTE FINISH ALUMINUM AWNINGS w/ DIGITALLY PRINTED APPLES w/ ULTRA-MATTE LAM



*Apple Graphic Doesn't Continue on Return

PAINTED MATTE FINISH ALUM. TO MATCH PMS 180c

LIGHT TRACK GLOSS BLACK



CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



Underwriters Laboratories Inc.®
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ENTERA BRANDING. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ENTERA BRANDING. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEE'S

LOCATION: CREVE COEUR, MO

DRAWN BY: ANT

SCALE: 1/2" = 1'-0"

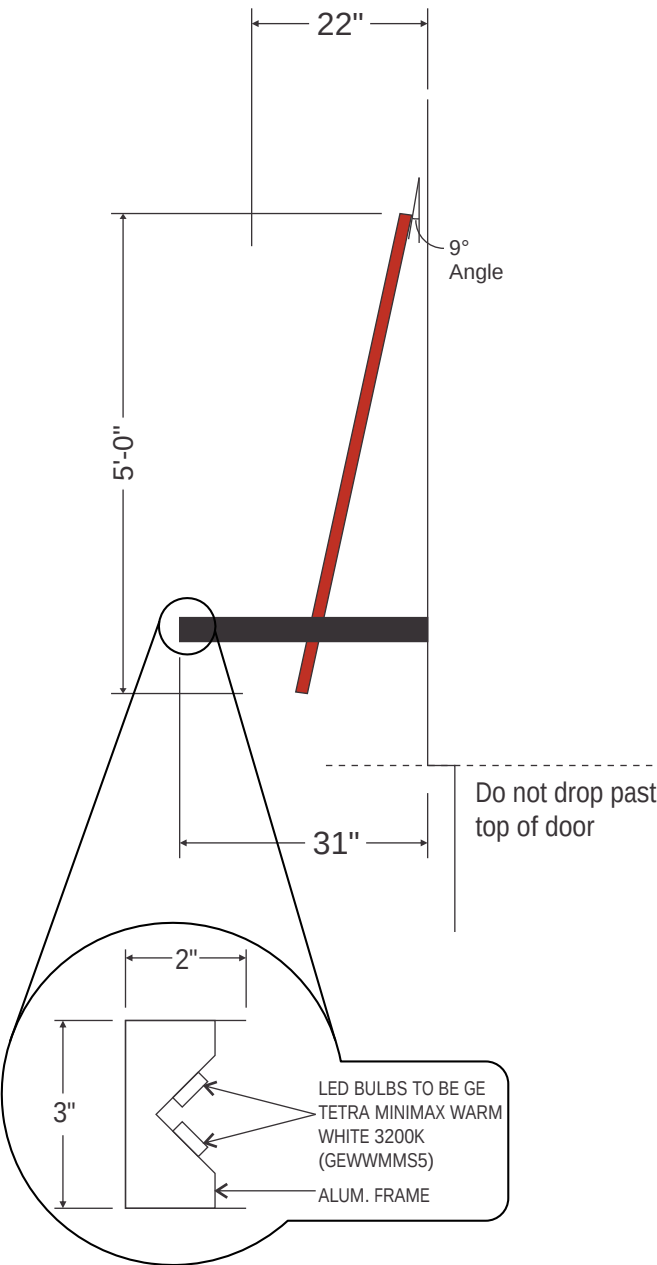
DATE: 2 - 27 - 14

DWG. NO.: CREVE COEUR, MO

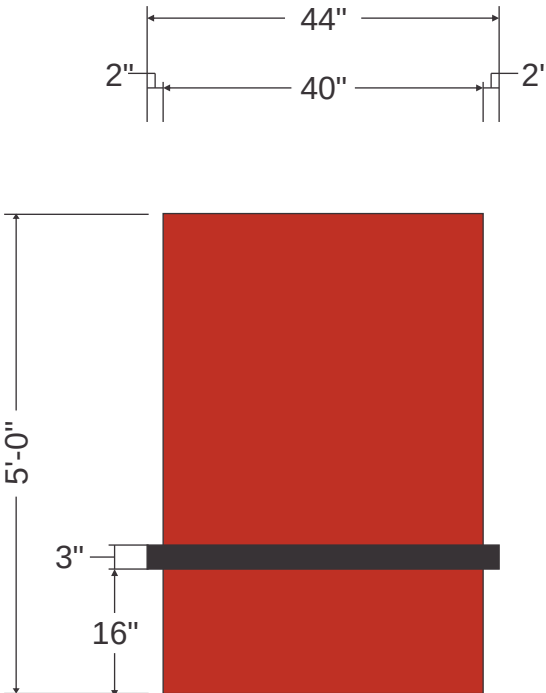
REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx

OVER CTG DOOR

SIDE VIEW

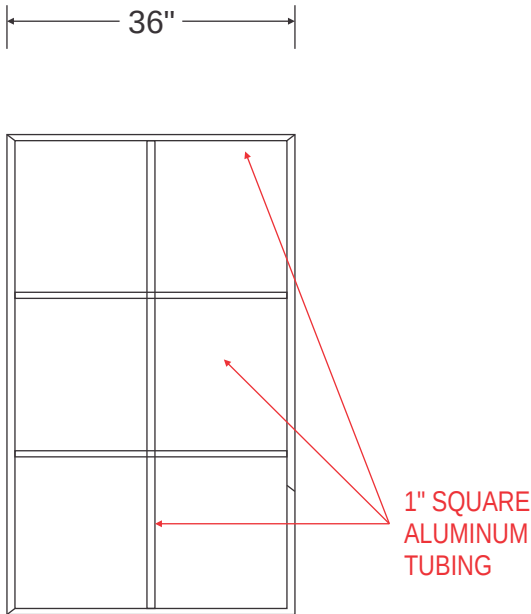


FRONT



- PAINTED MATTE FINISH ALUM. TO MATCH PMS 180c
- LIGHT TRACK GLOSS BLACK

AWNING FRAME DETAIL



CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ENTERA BRANDING. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ENTERA BRANDING. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEE'S	SCALE:	1/2" = 1'-0"	REV.1	xxxx
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx



COLORS

- ☒ PMS 1805C RED (DIGITAL PRINT)
- ☒ PMS 1795C RED (DIGITAL PRINT)
- ☒ PMS 1815C DARK RED (DIGITAL PRINT)
- ☐ WHITE (DIGITAL PRINT)
- ☒ PMS 575C GREEN (DIGITAL PRINT)
- ☒ PMS 349C DARK GREEN (DIGITAL PRINT)

SIGN: S/F NON-ILLUMINATED ALUMINUM PANEL w/ DIGITALLY PRINTED GRAPHICS
COPY & BACKGROUND: ALUMINUM PANELS W/DIGITALLY PRINTED GRAPHICS

Phone # Font: Swis721 Cn BT Bold

SCALE:
1 1/2" = 1'-0"

CUSTOMER APPROVAL ☒

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	1 1/2" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-033 FOR APPROVAL OF THE MINOR SITE PLAN FOR NEW
AWNINGS AT THE APPLEBEE'S RESTAURANT AT
11950 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, October 20, 2014

LOCATION: 11950 Olive Boulevard, adjacent to the Drury Hotel at the southwest corner of Olive Boulevard and Center Parkway Drive.

REQUEST: An application has been submitted for façade improvements to the Applebee's Restaurant that include new awnings along the east and north elevations of the building in the corporate branded yellow color. The awnings were placed without prior approval from the City.

ADDITIONAL INFORMATION: Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. Ordinance 1757, issued in 1995, authorized the Conditional Use Permit for the Applebee's Restaurant. A condition of that ordinance indicated that the building plan for the restaurant shall be compatible with the architectural design and materials for the adjacent hotel.

APPLICANT: Chuck Ancell
Area Director
Mid River Restaurant
296 Highland Boulevard
Natchez, MS 39120

Key Issues:

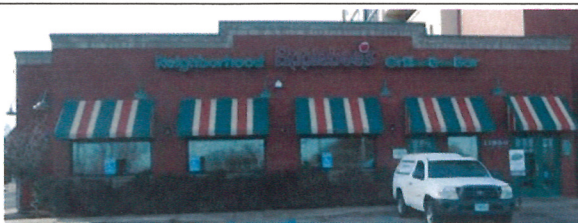
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Health and Connectivity Goals
- Central Business District Design Guidelines:
Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

Date

ATTACHMENTS: Applicant's materials submitted October 2, 2014
Ordinance #1757

Attachment: 14-033.11950 Olive Blvd.Applebee's Awnings SDP.Staff Report.10-20-2014 (1134 : Applebee's Awnings)

PROPOSAL

The Applicant is seeking approval for the new awnings that are in a brand-specific corporate yellow color for the north and east elevations of the building. Below are photos of the prior awnings on the building, and the new proposed awnings:



Figure 1: Prior Awnings on North Elevation



Figure 2: New Awnings and Light Fixtures on North Elevation



Figure 3: Prior Awnings on East Elevations



Figure 2: New Awnings and Light Fixtures on East Elevation



Figure 5: Red color option for awnings

The Applicant has indicated that a red color within the new corporate color scheme may also be an option (without the apple graphic as shown in Figure 5). However, this would not be their preferred choice, due to the lack of contrast, and attention getting scheme with the building.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Fountain Park; Creve Coeur Shopping Center	CB District	Olive Boulevard
South	Plaza Lexus	CB District	Center Parkway Drive
East	Plaza Motors	CB District	Center Parkway Drive
West	Drury Hotel	CB District	NA

COMPREHENSIVE PLAN REVIEW

The question here is not related to the use *per se*, nor to the appropriateness of the development as a whole. Instead, this analysis focuses on the Comprehensive Plan, and the Design Guidelines. The site is located within the Central Business District of the Comprehensive Plan and within the "CB" Core Business zoning district. More specifically, the property falls under the Key Property #1 recommendations.

Central Business District 1 – This area should be the heart of the Central Business District and redeveloped as part of a master planned effort. Zoned Core Business (CB), this area is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. As a prominent entryway into Creve Coeur, the visual appeal of this area is a critical component of the City's success in establishing a true "center" for the community. Use of gateway features, (as described on page 16) is recommended here. Incremental piece-meal development of individual sites absent a master plan or redevelopment plan is strongly discouraged (see pages 90-93 for examples from around the country).

With a master plan in place, including a market feasibility study to use as a foundation, the City should continue to encourage redevelopment proposals that incorporate design elements that include "human scale" storefronts, with the majority of off-street parking located behind or beside buildings, or within strategically placed parking structures. On-street parking should be encouraged as a design element, a traffic calming device, and an opportunity to provide limited commercial parking, in order to give this core area of the Central Business District the appearance and feel of a traditional downtown streetscape. Streetscape design, however, should avoid the pitfalls of other redevelopment efforts, and complement adjacent residential neighborhoods and nearby mixed-use developments (Comp. Plan, pg. 87).

The critical point is the incorporation of elements that create "human scale" storefronts. While awnings can provide human scale to the front of the building, the overall size and height of the proposed awnings are less so. They are intended to serve as an attention getting device for those traveling along Olive Boulevard, thus not in keeping with the Comprehensive Plan. The awning over the front door, provides for a human scale and protection from the elements when entering and exiting, however the "Welcome Back" sign will need to be removed or scaled down, as it exceeds the size requirements for an incidental sign of two square feet.

DESIGN GUIDELINES REVIEW

The Design Guidelines, on the other hand, are specifically directed at situations such as this. The following guidelines are of particular interest:

Chapter 2 Building

C. Design

1. A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well-articulated design concept.
6. Buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a

“corporate” or franchise style. The building should not be designed as a sign and should not be flood lit at night.

E. Materials/Colors

4. Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatments, where one or more unrelated materials are placed upon the building should be avoided. Large parapet walls should reflect the function behind them [and] should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.

In the opinion of the Staff, the proposed awnings are strongly corporate in nature whose purpose is to act as an attention getting device to attract customers from along Olive Boulevard. Further the overall size of the awnings covers the majority of the façade of the north elevation in an effort to stylize the building as advertising. Note that this is not a function of awnings being used, but rather a result of these particular awnings; a simpler, more carefully integrated design, in a size keeping with the prior awnings and a more neutral, traditional color, such as black, would be more in keeping with the Design Guidelines.

ZONING REVIEW

A minor site plan is required for a change in use of an entire site to another permitted use, or 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 such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. The applicant is significantly affecting the exterior of the building, so this is the appropriate process for review.

Lighting

The Applicant also replaced the prior lights along the building with new decorative light fixtures that meet with the code requirements that all lighting shall be downcast and fully shielded, as well as with Section 405.680 where lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source. A condition of approval includes that the non-conforming lighting along the north elevation of the building, shall also be replaced with downcast and fully shielded light fixtures.



Figure 3: Close-up for prior light fixture



Figure 4: Close-up of new light fixtures

RECOMMENDED CONDITIONS FOR APPROVAL

Should the Planning and Zoning Commission motion to recommend approval of the conditional use permit, staff recommends the following condition:

1. The awnings shall be of a single neutral color, and no more than 12 inches taller than the prior awnings so as not to overwhelm the façade of the building. Said color and size shall be submitted to the Zoning Administrator for review and approval prior to the issuance of any permit to install the awnings.
2. A building permit shall be obtained for any work on the exterior, including work that is already completed that did not receive a building permit prior to the installation of the awnings.

ACTION AND MOTION

The motion to approve the minor site plan as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the site plan for the new awnings for the Applebee's Restaurant located at 11950 Olive Boulevard subject to the conditions contained in the staff report for the meeting of October 20, 2013" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

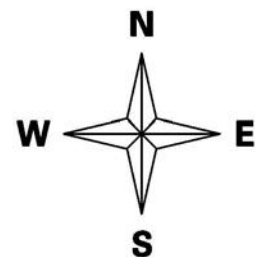
APPENDIX 3: AERIAL PHOTO



Property lines



11950 Olive Boulevard





Customer:

Southern River Restaurants

Michael Pettus

Location:

CREVE COEUR, MO



ELEVATIONS • CREVE COEUR, MO



Attachment: Applicant's Materials (1134 : Applebee's Awnings)

CUSTOMER APPROVAL ☒

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	1/4" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx



CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	NO SCALE	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx



Attachment: Applicant's Materials (1134 : Applebee's Awnings)

CUSTOMER APPROVAL



DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution

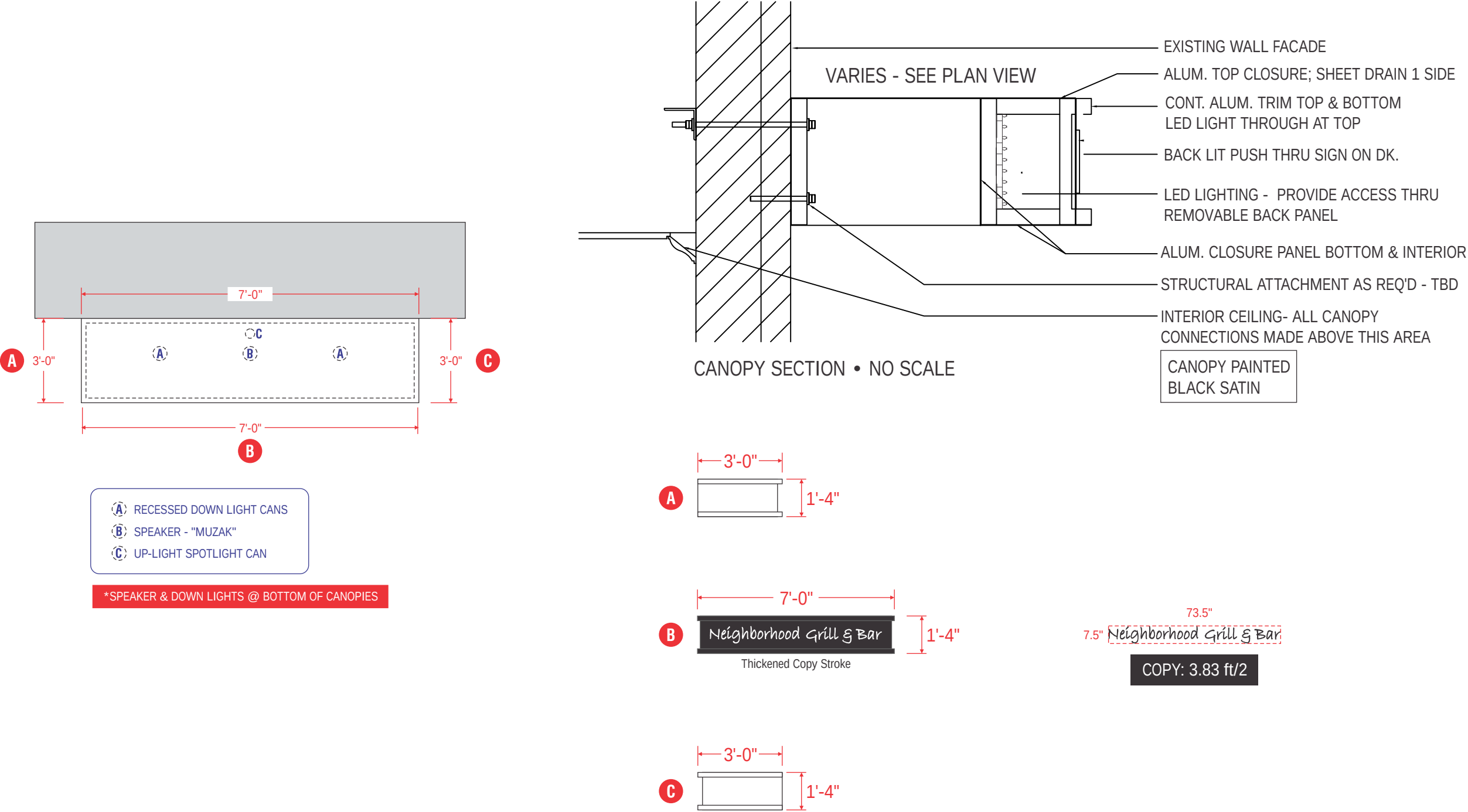


**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	NO SCALE	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

ENTRANCE CANOPY • CREVE COEUR, MO



CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEES

SCALE: 1/4" = 1'-0"

REV.1 mp 6-12-12

LOCATION: CREVE COEUR, MO

DATE: 2 - 27 - 14

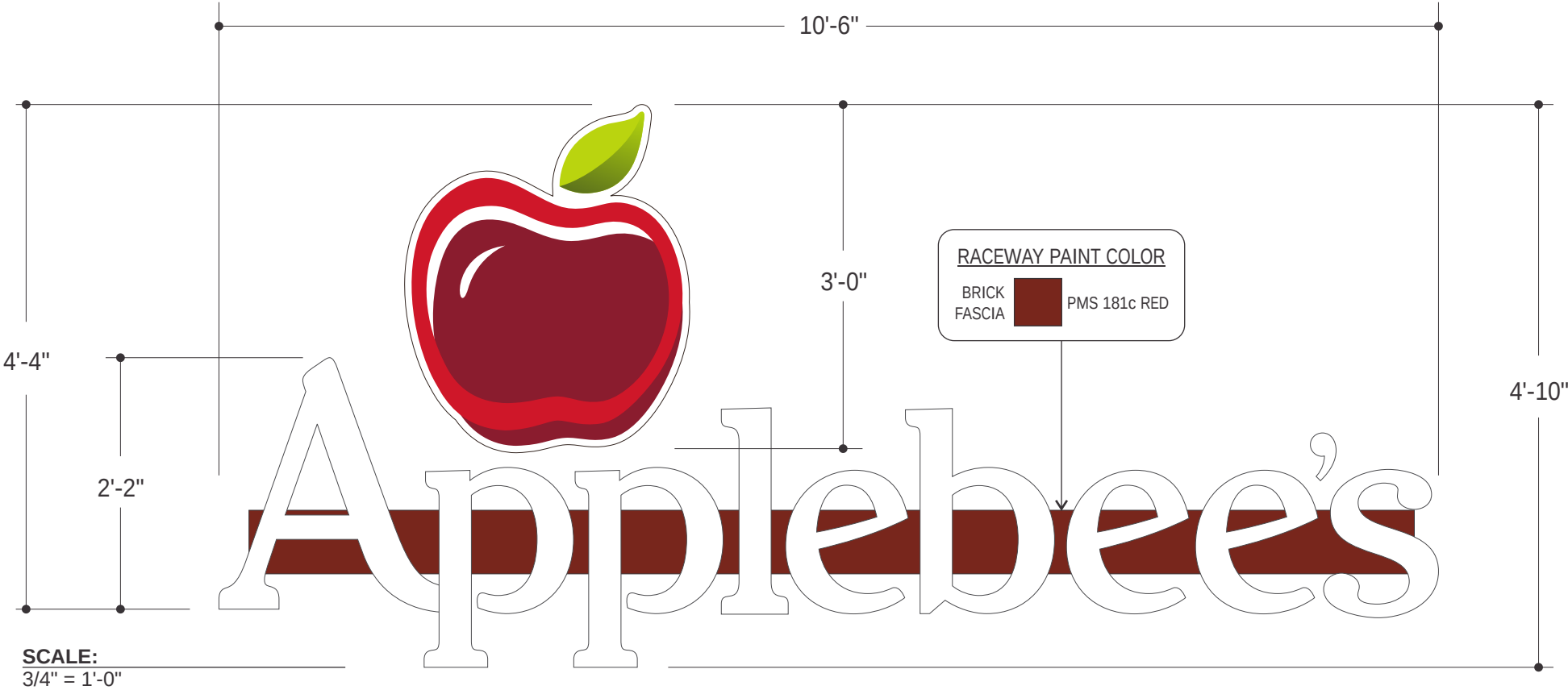
REV.2 xxxx

DRAWN BY: ANT

DWG. NO.: CREVE COEUR, MO

REV.3 xxxx

REV.4 xxxx



COLORS

3M #3630-73 DARK RED VINYL
(APPLE DETAILS)

DIGITALLY PRINTED GRAPHIC
(LEAF DETAILS)

#313 DARK BRONZE
(RETURNS, TRIM CAP)

ORACAL #030 DARK RED VINYL
(APPLE DETAILS)

#7328 WHITE LEXAN
(LETTER FACES)

RACEWAY MOUNTING DETAIL (EXTERIOR)

- A. .040" ALUMINUM 5" RETURNS TO BE PAINTED #313 DARK BRONZE

B. 1" #313 DARK BRONZE TRIM CAP

C. .063" ALUMINUM BACKS - INSIDES TO BE PAINTED WHITE

D. LETTER - #7328 WHITE .125" LEXAN FACES
LOGO - #7328 WHITE .125" LEXAN FACES W/ VINYL OVERLAYS (SEE COLOR SCHEDULE)

E. WHITE FLEXIBLE L.E.D. STRIP

F. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION

* NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP

G. 3/8" THREADED RODS WITH 2" x 4" WOOD BLOCKING AS REQUIRED TO MOUNT RACEWAY TO WALL
- H. 2" x 9" x 3/16" ALUMINUM MOUNTING BRACKETS AS REQ'D - CENTER TO CENTER DIMENSIONS NOT TO EXCEED 6'-0" OF UNBRACED LENGTHS

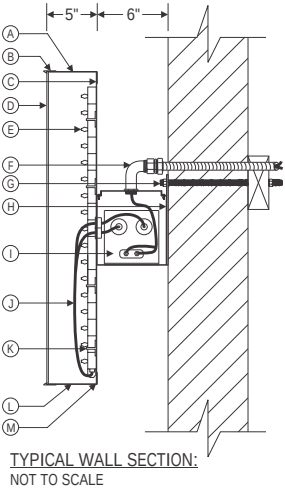
I. STANDARD POWER SUPPLY HOUSED IN A 7" x 7" RACEWAY PAINTED PMS 181c RED

J. POWER CABLE STARTING FROM POWER SUPPLY THEN LETTER TO LETTER

K. PLASTIC MOUNTING CLIPS AS REQ'D

L. 1/4" WEEP HOLES AS REQUIRED

M. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE



CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution

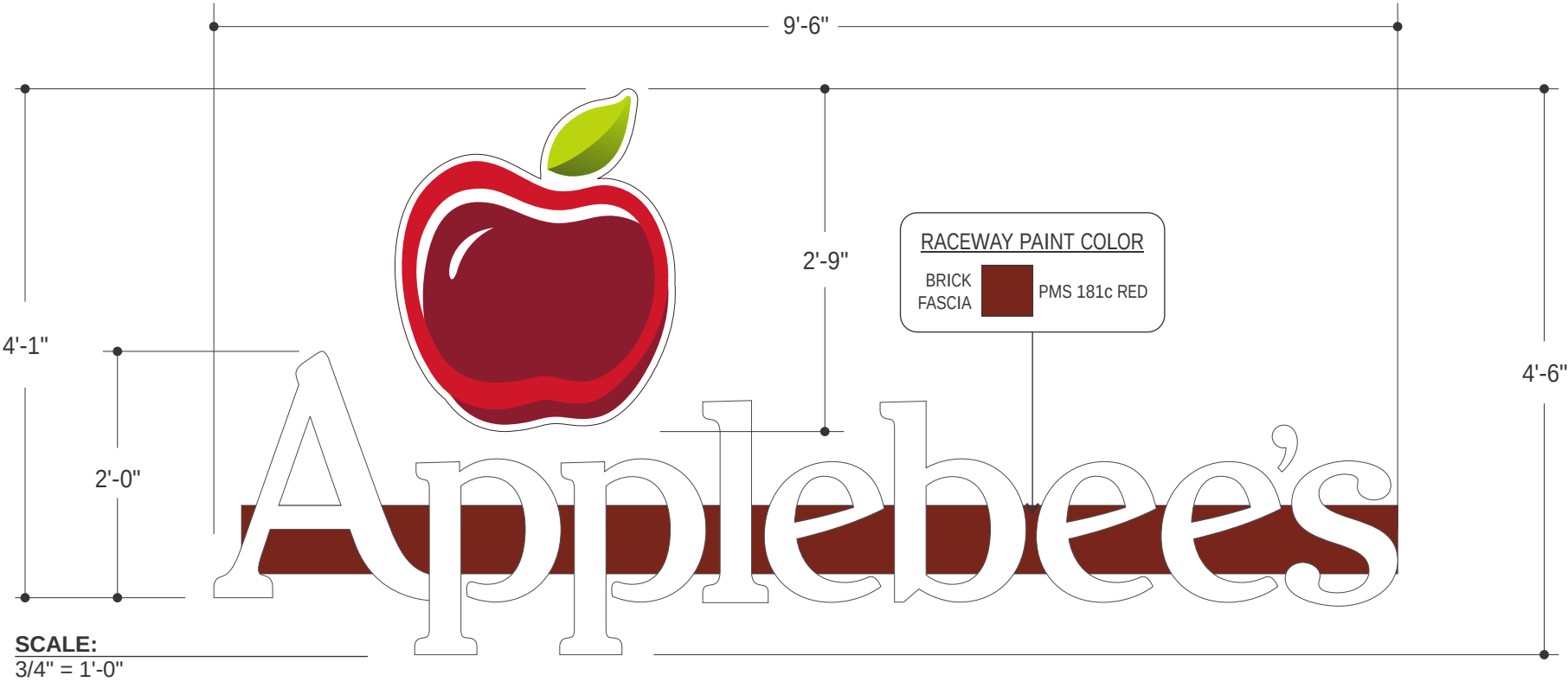


**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEE'S	SCALE:	3/4" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

(1) ONE SET OF 2'-0" CHANNEL LETTERS • CREVE COEUR, MO



COLORS

3M # 3630-73 DARK RED VINYL
(APPLE DETAILS)

DIGITALLY PRINTED GRAPHIC
(LEAF DETAILS)

#313 DARK BRONZE
(RETURNS, TRIM CAP)

ORACAL # 030 DARK RED VINYL
(APPLE DETAILS)

#7328 WHITE LEXAN
(LETTER FACES)

RACEWAY MOUNTING DETAIL (EXTERIOR)

- A. .040" ALUMINUM 5" RETURNS TO BE PAINTED #313 DARK BRONZE

B. 1" #313 DARK BRONZE TRIM CAP

C. .063" ALUMINUM BACKS - INSIDES TO BE PAINTED WHITE

D. LETTER - #7328 WHITE .125" LEXAN FACES
LOGO - #7328 WHITE .125" LEXAN FACES W/ VINYL OVERLAYS (SEE COLOR SCHEDULE)

E. WHITE FLEXIBLE L.E.D. STRIP

F. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION

* NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP

G. 3/8" THREADED RODS WITH 2" x 4" WOOD BLOCKING AS REQUIRED TO MOUNT RACEWAY TO WALL
- H. 2" x 9" x 3/16" ALUMINUM MOUNTING BRACKETS AS REQ'D - CENTER TO CENTER DIMENSIONS NOT TO EXCEED 6'-0" OF UNBRACED LENGTHS

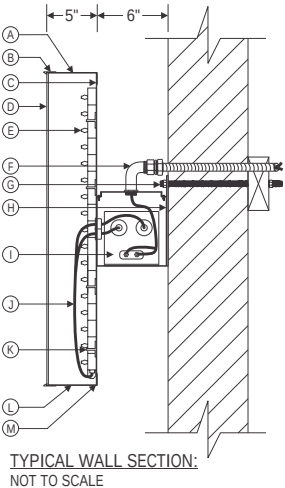
I. STANDARD POWER SUPPLY HOUSED IN A 7" x 7" RACEWAY PAINTED PMS 181c RED

J. POWER CABLE STARTING FROM POWER SUPPLY THEN LETTER TO LETTER

K. PLASTIC MOUNTING CLIPS AS REQ'D

L. 1/4" WEEP HOLES AS REQUIRED

M. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE



CUSTOMER APPROVAL

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



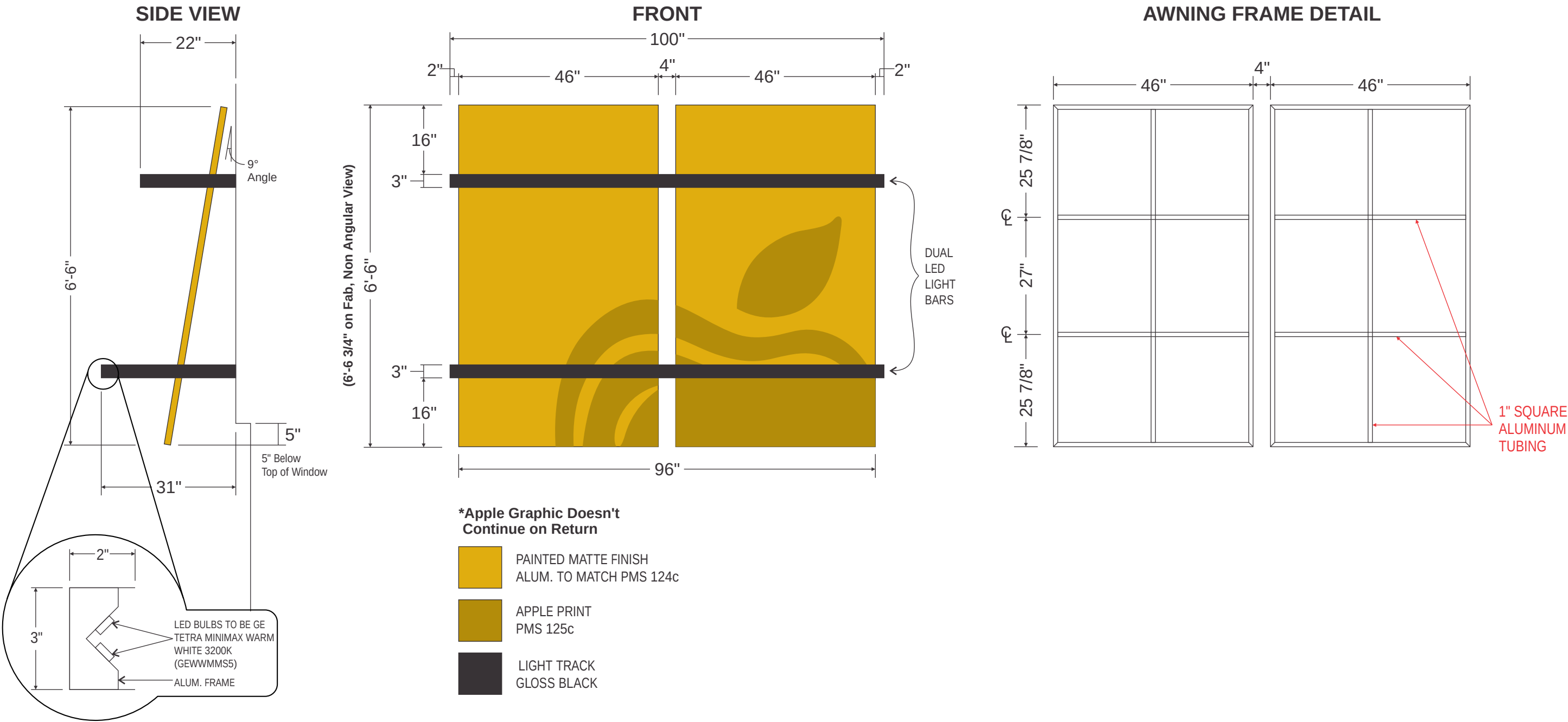
**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEE'S	SCALE:	3/4" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

(4) FOUR APPLE SHADOW ALUMINUM AWNINGS • CREVE COEUR, MO

MATTE FINISH ALUMINUM AWNINGS w/ DIGITALLY PRINTED APPLES w/ ULTRA-MATTE LAM



CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ENTERA BRANDING. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ENTERA BRANDING. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEE'S

SCALE: 1/2" = 1'-0"

REV.1 xxxx

LOCATION: CREVE COEUR, MO

DATE: 2 - 27 - 14

REV.2 xxxx

DRAWN BY: ANT

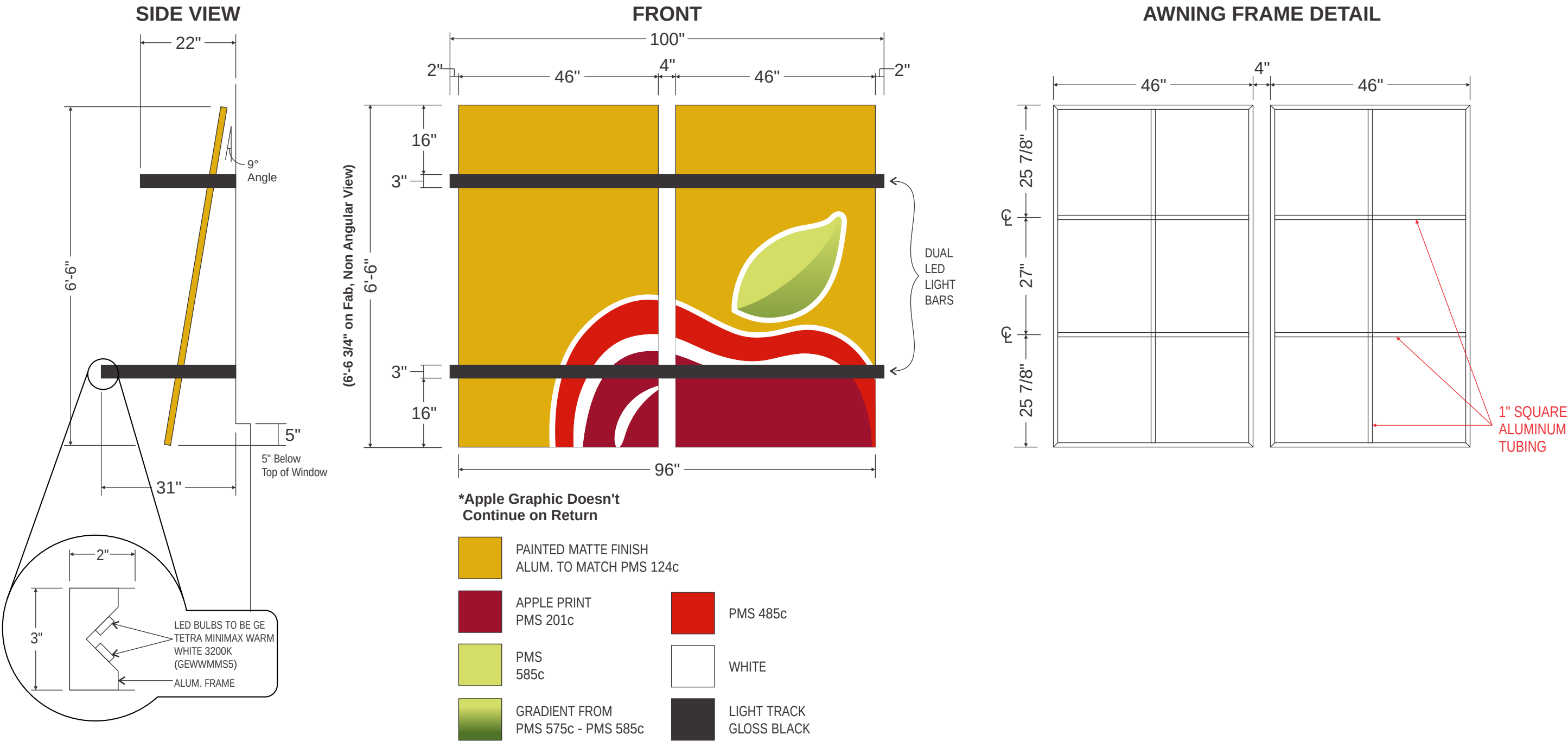
DWG. NO.: CREVE COEUR, MO

REV.3 xxxx

REV.4 xxxx

(2) TWO APPLE COLOR ALUMINUM AWNINGS • CREVE COEUR, MO

MATTE FINISH ALUMINUM AWNINGS w/ DIGITALLY PRINTED APPLES w/ ULTRA-MATTE LAM



CUSTOMER APPROVAL ☒

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ENTERA BRANDING. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ENTERA BRANDING. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEE'S

LOCATION: CREVE COEUR, MO

DRAWN BY: ANT

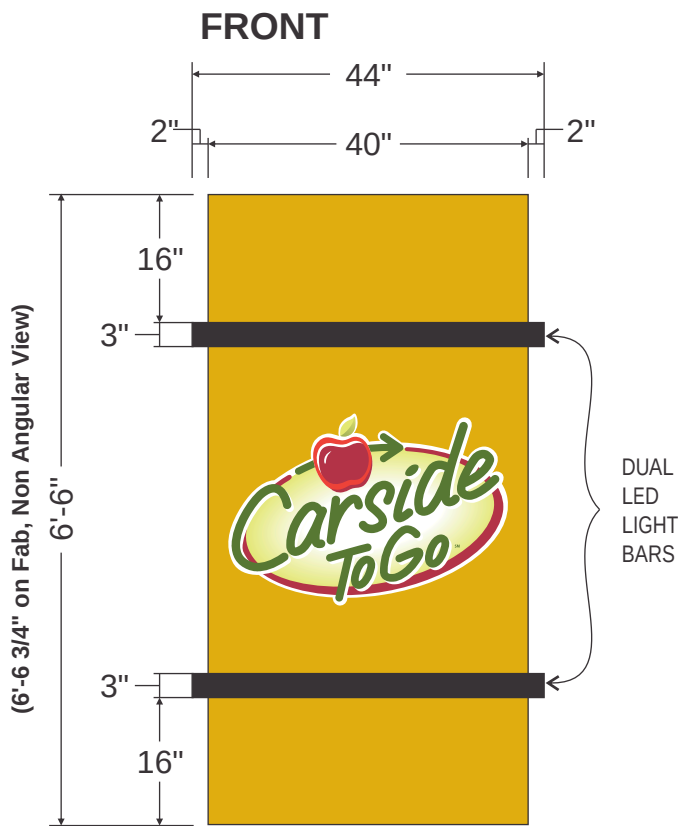
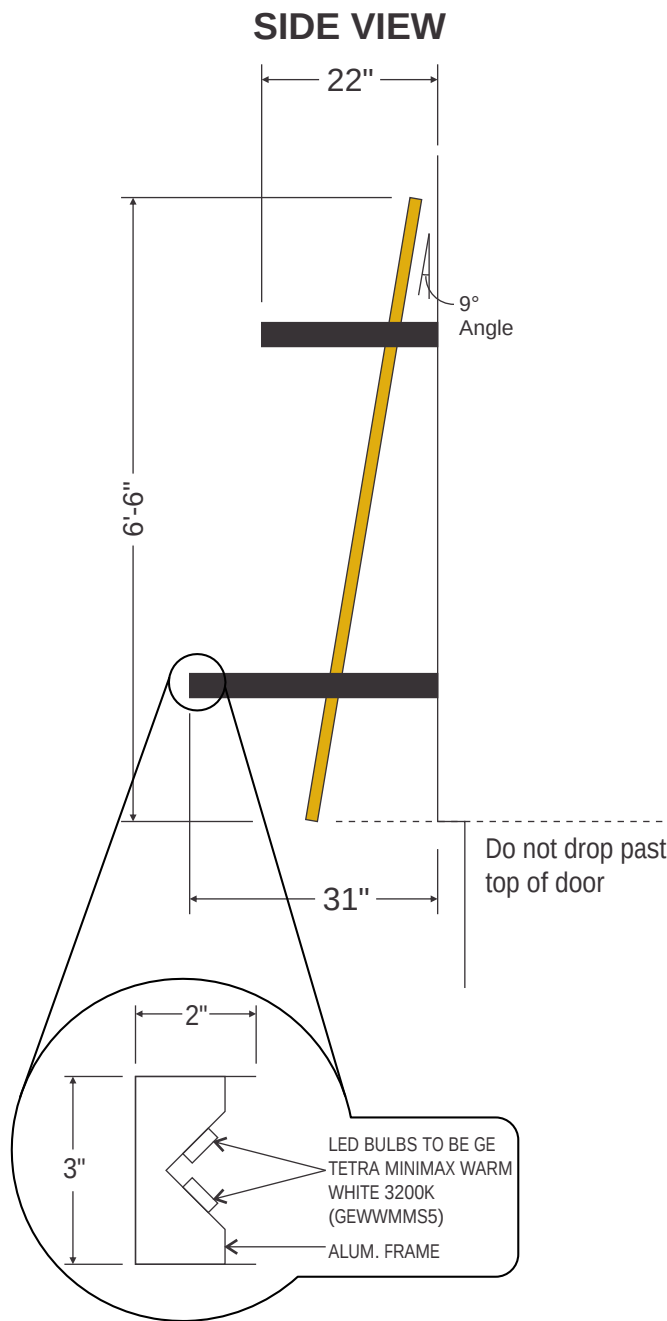
SCALE: 1/2" = 1'-0"

DATE: 2 - 27 - 14

DWG. NO.: CREVE COEUR, MO

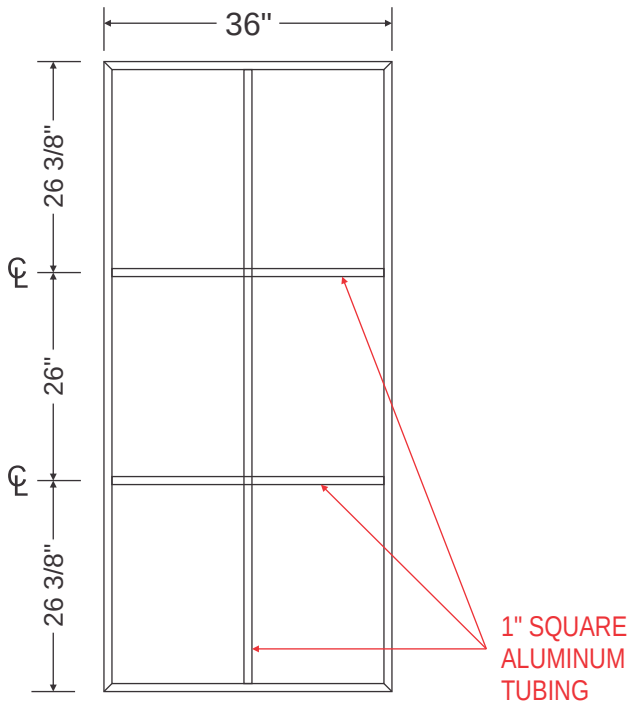
REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx

OVER CTG DOOR



-  PAINTED MATTE FINISH ALUM. TO MATCH PMS 124c
-  LIGHT TRACK GLOSS BLACK
-  DIGITAL PRINT

AWNING FRAME DETAIL



CUSTOMER APPROVAL 

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ENTERA BRANDING. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY ENTERA BRANDING. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT: APPLEBEE'S

LOCATION: CREVE COEUR, MO

DRAWN BY: ANT

SCALE: 1/2" = 1'-0"

DATE: 2 - 27 - 14

DWG. NO.: CREVE COEUR, MO

REV.1 xxxx

REV.2 xxxx

REV.3 xxxx

REV.4 xxxx



Phone # Font: Swis721 Cn BT Bold

SCALE:
1 1/2" = 1'-0"

COLORS

- PMS 1805C RED (DIGITAL PRINT)
- PMS 1795C RED (DIGITAL PRINT)
- PMS 1815C DARK RED (DIGITAL PRINT)
- WHITE (DIGITAL PRINT)
- PMS 575C GREEN (DIGITAL PRINT)
- PMS 349C DARK GREEN (DIGITAL PRINT)

SIGN: S/F NON-ILLUMINATED ALUMINUM PANEL w/ DIGITALLY PRINTED GRAPHICS
COPY & BACKGROUND: ALUMINUM PANELS W/DIGITALLY PRINTED GRAPHICS

CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / A / APPLEBEES / ~ SOUTHERN RIVER / CREVE COEUR, MO.cdr



ENTERA
Your total branding solution



**Underwriters
Laboratories Inc.®**
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY ENTERA BRANDING. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
ENTERA BRANDING. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY FASHION.

CLIENT:	APPLEBEES	SCALE:	1 1/2" = 1'-0"	REV.1	mp 6-12-12
LOCATION:	CREVE COEUR, MO	DATE:	2 - 27 - 14	REV.2	xxxx
DRAWN BY:	ANT	DWG. NO.:	CREVE COEUR, MO	REV.3	xxxx
				REV.4	xxxx

BILL NUMBER 1797

ORDINANCE NUMBER 1757

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO OPERATE A FOOD SERVICE ESTABLISHMENT ON THE SITE OF THE DRURY INN HOTEL, LOCATED ON THE SOUTH-WEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND CENTER PARKWAY DRIVE, IN THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA, IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO CONDITIONS SET FORTH HEREIN.

WHEREAS, APPLICATION WAS MADE BY DRUCO INCORPORATED FOR A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FOOD SERVICE ESTABLISHMENT TO BE OPERATED IN CONJUNCTION WITH THE DRURY INN HOTEL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND CENTER PARKWAY DRIVE, IN THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA, IN THE "CB" CORE BUSINESS DISTRICT OF THE CITY OF CREVE COEUR, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CREVE COEUR CITY COUNCIL ON MONDAY, OCTOBER 9, 1995, BEGINNING AT 7:30 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NUMBER 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON SEPTEMBER 21, SEPTEMBER 28, AND OCTOBER 4, 1995 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND A COPY OF THE PROPOSED ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE COUNCIL; AND THIS BILL HAVING BEEN READ BY TITLE IN OPEN MEETING THREE TIMES BEFORE FINAL PASSAGE BY THE CITY COUNCIL, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH AND BEAR A

SUBSTANTIAL RELATION TO THE PUBLIC WELFARE, HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN THE PUBLIC INTEREST AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

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

SECTION 1: A CONDITIONAL USE PERMIT IS AUTHORIZED TO BE ISSUED PURSUANT TO SECTION 3 HEREOF FOR THE OPERATION OF A FOOD SERVICE FACILITY, TO BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OLIVE BOULEVARD AND CENTER PARKWAY DRIVE, IN THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA, IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO THE HEREINAFTER STATED CONDITIONS ON THE FOLLOWING DESCRIBED PROPERTY:

NORTH GELBER PARCEL

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF "THE LAKE HOUSE FARM SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9, PAGE 74 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS AND PART OF "HENRY GERHARDT SUBD.", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 31, PAGE 83 OF THE ST. LOUIS COUNTY RECORDS, SITUATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE (40 FEET WIDE), AT THE SOUTHERNMOST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 5547, PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, SAID TRACT NOW BEING PART OF THE RIGHT OF WAY FOR MISSOURI STATE HIGHWAY 340 (ALSO KNOWN AS OLIVE STREET ROAD, VARIABLE WIDTH); THENCE DEPARTING SAID EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE AND CONTINUING ALONG THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 340, NORTH 10 DEGREES 24 MINUTES 50 SECONDS EAST, 136.17 FEET TO A POINT; THENCE NORTH 31 DEGREES 28 MINUTES 06 SECONDS EAST, 36.06 FEET TO A POINT; THENCE SOUTH 73 DEGREES 19 MINUTES 40 SECONDS EAST, 141.56 FEET TO THE NORTHWESTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF CREVE COEUR FOR THE WIDENING OF TROJAN PLACE; THENCE ALONG

THE WESTERN RIGHT OF WAY LINE OF TROJAN PLACE AS WIDENED, SOUTHEASTERLY 85.09 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.50 FEET AND A CHORD BEARING SOUTH 49 DEGREES 04 MINUTES 20 SECONDS EAST, 82.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24 DEGREES 49 MINUTES 00 SECONDS EAST 8.96 FEET TO A POINT; THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 337.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 61.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET AND A CHORD BEARING SOUTH 45 DEGREES 11 MINUTES 00 SECONDS WEST, 55.15 FEET TO A POINT OF TANGENCY ON THE NORTHERN RIGHT OF WAY LINE OF THE COLLECTOR ROADWAY (60 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, 76.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 92.20 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 30 MINUTES 34 SECONDS WEST, 91.19 FEET TO A POINT; THENCE NORTH 36 DEGREES 10 MINUTES 50 SECONDS WEST, 70.47 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE, AS AFOREMENTIONED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, 280.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.477 ACRES MORE OR LESS.

SECTION 2: THE CONDITIONAL USE PERMIT GRANTED SHALL BE SUBJECT TO ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS, AND THE FOLLOWING CONDITIONS:

1. THIS CONDITIONAL USE PERMIT SHALL BE FOR THE OPERATION OF A 5,300 SQUARE FOOT RESTAURANT.
2. HOURS OF OPERATION MAY BE 24 HOURS PER DAY, SEVEN DAYS A WEEK.
3. THE FLOOR PLAN FOR THE PROPOSED RESTAURANT SHALL BE FILED WITH THE ZONING ADMINISTRATOR SHOWING THE TYPE AND LOCATION OF ALL EQUIPMENT, FURNITURE, SEATING CAPACITY, AND OTHER INFORMATION WHICH MAY BE REQUESTED BY THE BUILDING OFFICIAL.
4. DETACHED AND GROUND MOUNTED SIGNS MUST BE IN CONFORMANCE WITH THE COMPREHENSIVE SIGN PACKAGE APPROVED FOR THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA.

5. ALL OTHER SIGNS FOR THE RESTAURANT, INCLUDING NEON SIGNS, MUST BE IN CONFORMANCE WITH THE CITY'S SIGN REGULATIONS AND PERMITS OBTAINED FOR THE ERECTION OR MODIFICATION OF ANY SIGN ON THE PREMISES.

6. THE REFUSE CONTAINERS SHALL BE LOCATED IMMEDIATELY BEHIND THE RESTAURANT. THE REFUSE CONTAINER SHALL BE LOCATED WITHIN A SCREENED SIGHT-PROOF STORAGE AREA WITH THE INSTALLATION OF A HOSE BIBB TO SERVICE THE TRASH ENCLOSURE AREA.

7. THERE SHALL BE NO OUTDOOR STORAGE OR PLACEMENT OF ANY MATERIALS OR EQUIPMENT USED IN CONJUNCTION WITH THE RESTAURANT.

8. ANY MECHANICAL EQUIPMENT INSTALLED FOR THE RESTAURANT SHALL BE PROPERLY SCREENED WITH APPROVED MATERIALS.

9. DELIVERY AND COMPANY VEHICLES SHALL BE PARKED IN THE REAR PARKING AREA AND BEHIND THE BUILDING LINE.

10. ANY FUTURE ENLARGEMENT OR ALTERATION IN THE USE OF THE STRUCTURE OR SITE, OR SIGNIFICANT CHANGE IN OPERATIONAL CONDITIONS, MUST BE APPROVED BY THE CITY COUNCIL UPON RECEIPT OF THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT BEFORE A BUILDING PERMIT FOR THE ENLARGEMENT OR ALTERATION MAY BE ISSUED, AND MAY REQUIRE ADDITIONAL PARKING TO BE PROVIDED.

11. SEASONAL OUTDOOR SEATING SHALL NOT BE ALLOWED.

12. THE SEATING AREA MUST HAVE PROPER SIGNS TO COMPLY WITH THE "NO SMOKING" ORDINANCE NUMBER 1392 AND AMENDING ORDINANCE NUMBER 1548.

13. A COPY OF ALL HEREIN ATTACHED CONDITIONS SHALL BE FURNISHED BY THE OWNER OR PETITIONER TO THE OPERATOR(S) OR MANAGER(S) INCLUDING SUCCESSIVE OPERATOR(S), OWNER(S) OR MANAGER(S) WHO SHALL FORWARD TO THE ZONING ADMINISTRATOR AN ACKNOWLEDGMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

14. A DETAILED LANDSCAPE PLAN MUST BE SUBMITTED TO THE CITY OF CREVE COEUR FOR REVIEW AND APPROVAL.

15. ANY TRANSFER OF OWNERSHIP OR LEASE OF THE PROPERTY SHALL INCLUDE IN THE TRANSFER OR LEASE AGREEMENT A PROVISION THAT THE PURCHASER OR LESSEE AGREES TO BE BOUND BY THE CONDITIONS HEREIN SET FORTH AND THE APPROVED DEVELOPMENT PLAN FOR THE PROPERTY.

16. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND THE OPERATOR OF SAID FACILITY.

17. FAILURE TO COMPLY WITH ANY ONE OR ALL OF THE CONDITIONS OF THIS PERMIT SHALL BE ADEQUATE CAUSE FOR THE REVOCATION OR MODIFICATION OF SAID PERMIT BY THE CITY COUNCIL, PROVIDED, HOWEVER, NO PERMIT SHALL BE REVOKED OR MODIFIED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE CITY COUNCIL TO REVOKE OR MODIFY SAID PERMIT AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OR CONDITION, EXCEPT FOR REPEATED BREACHES OR VIOLATIONS.

18. NO CONDITIONAL USE PERMIT GRANTED BY THE CITY COUNCIL SHALL BE VALID FOR A PERIOD LONGER THAN ONE YEAR FROM THE DATE IT GRANTS THE CONDITIONAL USE PERMIT UNLESS WITHIN SUCH PERIOD: (1) A BUILDING PERMIT IS OBTAINED AND CONSTRUCTION IS BEGUN; OR (2) IF A BUILDING PERMIT IS NOT REQUIRED, AN OCCUPANCY PERMIT IS OBTAINED AND THE USE OF THE BUILDING COMMENCED. THE CITY COUNCIL MAY, WITHOUT NOTICE OR HEARING, GRANT EXTENSIONS NOT EXCEEDING ONE HUNDRED AND EIGHTY (180) DAYS EACH, UPON WRITTEN APPLICATION FILED AND GRANTED PRIOR TO THE EXPIRATION OF THE CONDITIONAL USE PERMIT PERIOD.

19. THE EXTERIOR SITE LIGHTING SHALL CONFORM WITH THE GUIDELINES FOR THE SOUTHEAST OLIVE/I-270 DEVELOPMENT AREA.

20. THE RESTAURANT FACILITY SHALL PROVIDE SIT-DOWN WAITER/WAITRESS SERVICE AND SHALL NOT PROVIDE DRIVE-THRU OR CURB-SIDE SERVICE.

21. THE BUILDING PLANS FOR THE RESTAURANT SHALL BE COMPATIBLE WITH THE ARCHITECTURAL DESIGN AND MATERIALS FOR THE ADJACENT HOTEL FACILITY.

22. A SHARED PARKING ARRANGEMENT BETWEEN THE RESTAURANT AND ON-SITE HOTEL IS HEREBY AUTHORIZED BY THE CITY OF CREVE COEUR PURSUANT TO THE AUTHORITY AND STANDARDS FOUND IN SECTION 26-91.7(d) OF ORDINANCE NUMBER 1044.

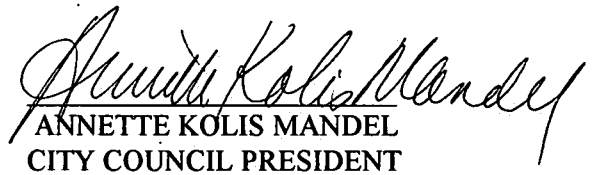
23. THE USE OF OUTDOOR SPEAKERS FOR THE AMPLIFICATION OF MUSIC OR SPOKEN WORD SHALL BE PROHIBITED.

SECTION 3: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 2 OF THIS ORDINANCE.

SECTION 4: ORDINANCE NUMBER 1696, ADOPTED ON MARCH 13, 1995, IS HEREBY REPEALED.

SECTION 5: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

ADOPTED BY CITY COUNCIL THIS 27 DAY OF November, 1995.


ANNETTE KOLIS MANDEL
CITY COUNCIL PRESIDENT

APPROVED THIS 27 DAY OF November, 1995.


WILLIAM E. WINTER
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

137/206

Attachment: ORDINANCE 1757 (1134 : Applebee's Awnings)



city
of

CREVE COEUR

7.1.a

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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-036 FOR APPROVAL OF A BOUNDARY ADJUSTMENT BETWEEN
MISSOURI BAPTIST UNIVERSITY AND TEMPLE CORPORATION CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS**

FOR THE MEETING OF: November 3, 2014

LOCATION: One College Park Drive, Creve Coeur and 12555 N. 40 Drive,
Town and Country.

REQUEST: Missouri Baptist University is purchasing a 75 foot wide strip of land from the property to the south, the Church Of Jesus Christ Of Latter Day Saints, at 12555 N. 40 Road. Missouri Baptist acreage will increase to 65.26 Acres. The University is zoned HE Higher Education District, where the minimum district size is 15 acres. The area being adjusted is located within the City of Town and Country.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate it should be approved by the Planning and Zoning Commission.

APPLICANT / Missouri Baptist University
PROPERTY One College Park Dr.
OWNER: Creve Coeur, MO 63141

Key Issues:

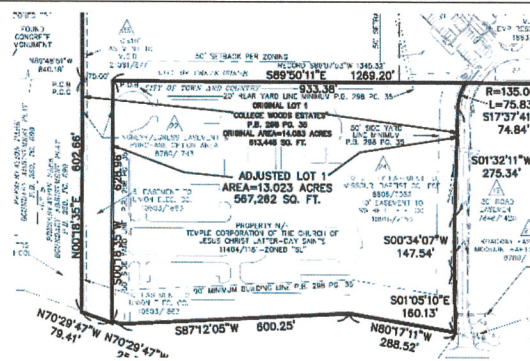
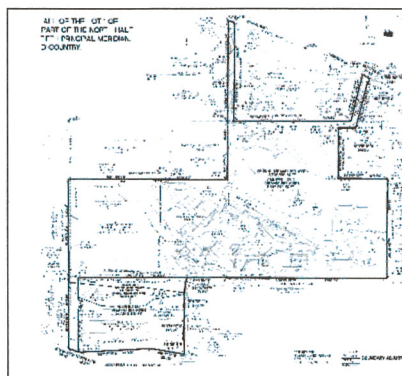
- Does the adjustment create non-conformities on either lot?

Subdivision Code References

- Section 410.030(D)

Zoning Code References

- Section 405.300: "HE"
Higher Education District



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

10/31/2014
Date

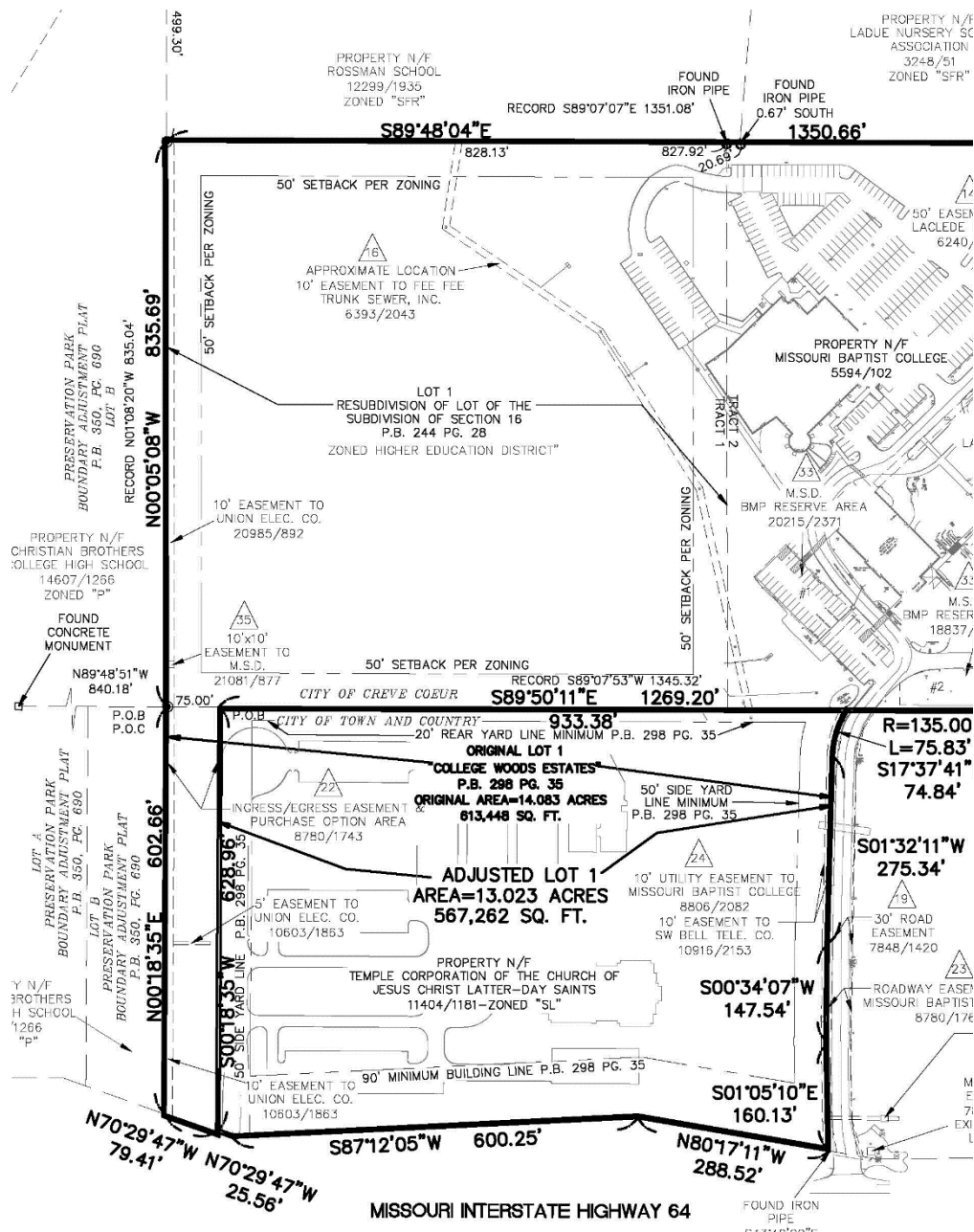
ATTACHMENTS: Boundary Adjustment Plat received October 17, 2014

Attachment: 14-036.MOBap Univ Boundary Adjustment.11-03-2014 (1135 : MOBAP University Boundary Adjustment)

BACKGROUND

Missouri Baptist University is purchasing a 75 foot wide strip of land from the property to the south, the Church Of Jesus Christ Of Latter Day Saints, at 12555 N. 40 Road. Missouri Baptist acreage will increase to 65.26 Acres. The University is zoned HE Higher Education District, where the minimum district size is 15 acres. The area being adjusted is located within the City of Town and Country. Because the University is located in Creve Coeur, the University and the City of Town and Country have asked for Creve Coeur's review and approval of the boundary adjustment.

Below is a close up of the boundary adjustment plat of the area in question.



DISCUSSION

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. The survey submitted indicates that the property changes will not create non-conformities on the property. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared with the corrected original lot area, for signature and recording.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following are examples of a motion for this application:

“I move to approve the Missouri Baptist University and the Church Of Jesus Christ Of Latter Day Saints boundary adjustments attached to the staff report on Application #14-036 for the meeting of November 3, 2014, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

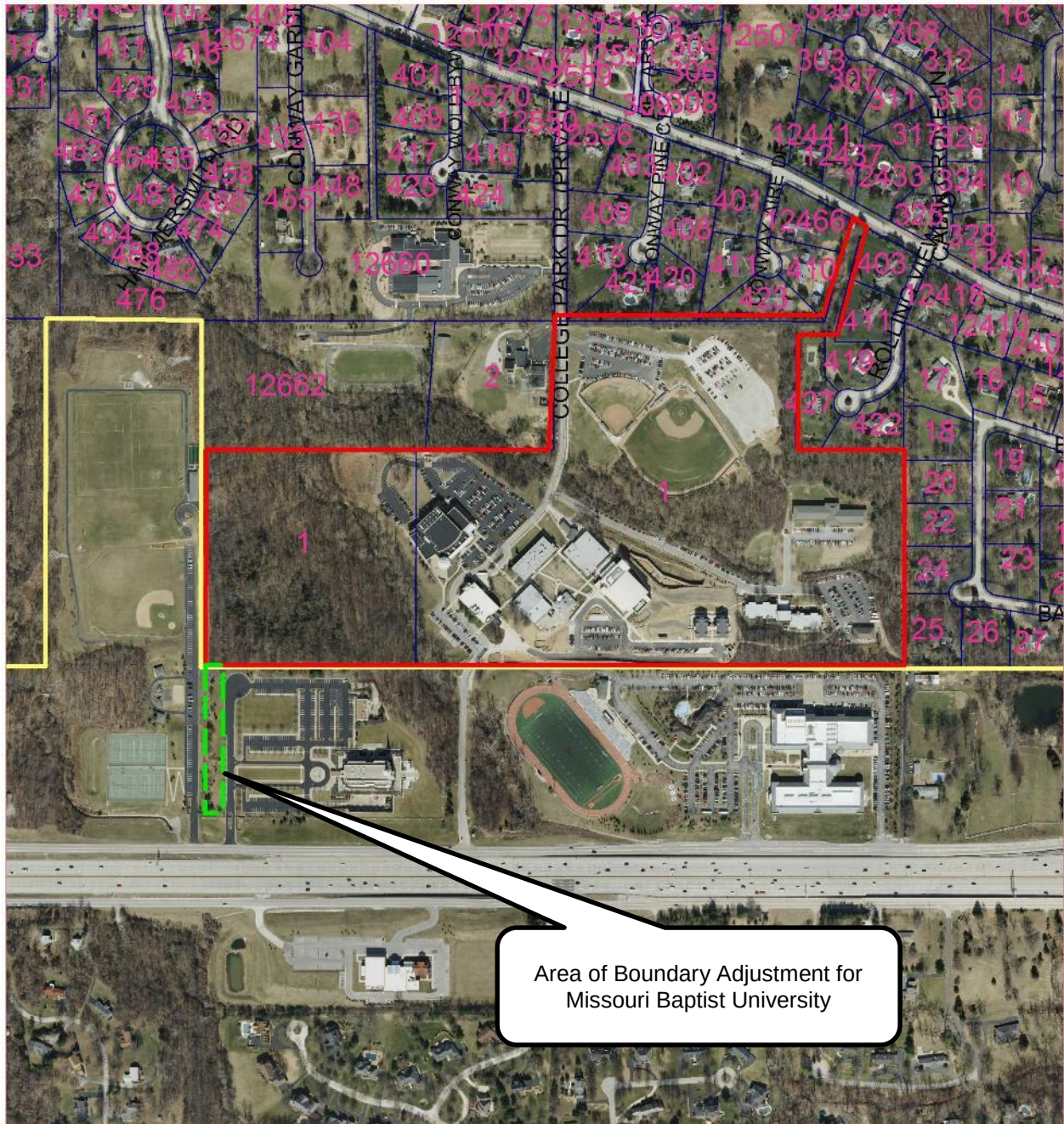
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

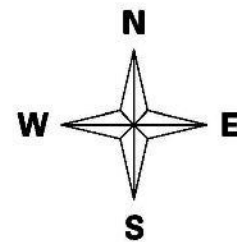
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: AERIAL MAP



-  Property lines
-  Missouri Baptist University
-  Creve Coeur Boundary Line



MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT
A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE
SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, ALL OF THE LOT 1 OF
"COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF
OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY,
ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES: (ADJUSTED MISSOURI BAPTIST UNIVERSITY TRACT)

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983—EAST ZONE.
2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.
4. SITE MAILING ADDRESS IS #1 COLLEGE PARK DRIVE.
5. THERE ARE 769 STRIPED PARKING SPACES ON SITE.
6. TRACT 1 IS CURRENTLY UNDER CONSTRUCTION OF FOOTBALL STADIUM AND ASSOCIATED IMPROVEMENTS.
7. THERE WAS NO EVIDENCE OBSERVED INDICATING SITE USE AS A SOLID WASTE DUMP.
8. BUILDING HEIGHTS SHOWN ARE BASED ON A MEASUREMENT FROM THE MAIN FINISH FLOOR TO THE TOP OF THE BUILDING AT HIGHEST VISIBLE FROM GROUND LEVEL PART OF THE STRUCTURE.
9. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY, FILE NO. 01109-24613, WITH AN EFFECTIVE DATE OF AUGUST 20, 2014. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B— SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.

ITEM 1A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

ITEM 2A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 2B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 4. BUILDING LINES, EASEMENTS AND RESTRICTIONS SHOWN ON THE RECORDED PLAT RECORDED IN PLAT BOOK 244 AND PAGE 48. NO EASEMENTS OR BUILDING LINES CREATED BY THIS PLAT.

ITEM 5. ROADWAY RESERVED IN DEED RECORDED IN BOOK 149 AT PAGE 73. LOCATED AS SHOWN.

ITEM 6. EASEMENT GRANTED FOR ROADWAY OVER THE WEST 25 FEET OF SAID PROPERTY AS DISCLOSED BY QUIT CLAIM DEED RECORDED IN BOOK 1676 AT PAGE 530. (TRACT I) RELEASED BY INSTRUMENT RECORDED IN BOOK 7848 AT PAGE 1420.

ITEM 7. PERPETUAL EASEMENT FOR ROADWAY AND UTILITIES AS CONTAINED IN QUIT CLAIM DEED RECORDED IN BOOK 1704 AT PAGE 521. RELEASED BY INSTRUMENT RECORDED IN BOOK 7848 AT PAGE 1420.

ITEM 8. EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1956 AT PAGE 598. DOES NOT AFFECT PROPERTY.

ITEM 9. EASEMENT FOR ROADWAY PURPOSES, ESTABLISHED BY THE ORDER OF THE COUNTY COURT OF ST. LOUIS COUNTY, MISSOURI ON 04/29/1878, GRANTED TO LADUE NURSERY SCHOOL ASSOCIATION RECORDED IN BOOK 3248 AT PAGE 51. LOCATED AS SHOWN.

ITEM 10. EASEMENT FOR WATER PIPE GRANTED TO ST. LOUIS COUNTY WATER COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 3243 AT PAGE 405. LOCATED AS SHOWN.

ITEM 11. EASEMENT FOR WATER PIPE GRANTED TO ST. LOUIS COUNTY WATER COMPANY AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 3243 AT PAGE 407. LOCATED AS SHOWN.

ITEM 12. EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. RECORDED IN BOOK 4320 AT PAGE 327. LOCATED AS SHOWN.

ITEM 13. EASEMENT GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 6239 AT PAGE 268. DOES NOT AFFECT PROPERTY.

ITEM 14. EASEMENT GRANTED TO LACLEDE GAS COMPANY RECORDED IN BOOK 6240 AT PAGE 629. LOCATED AS SHOWN.

ITEM 16. EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. RECORDED IN BOOK 6393 AT PAGE 2043. (TRACT I) LOCATED AS SHOWN.

ITEM 17. EASEMENT GRANTED TO LACLEDE GAS COMPANY RECORDED IN BOOK 6664 AT PAGE 845. LOCATED AS SHOWN.

ITEM 18. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 7658 AT PAGE 1345. NO SPECIFIC LOCATION PROVIDED.

ITEM 19. EASEMENT RESERVED FOR INGRESS AND EGRESS AND LICENSE FOR MAINTAINING MONUMENT RESERVED IN WARRANTY DEED RECORDED IN BOOK 7848 AT PAGE 1420. LOCATED AS SHOWN.

ITEM 21. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 8309 AT PAGE 452. LOCATED AS SHOWN.

ITEM 22. EASEMENT AND OPTION AGREEMENT RECORDED IN BOOK 8780 AT PAGE 1743. LOCATED AS SHOWN. LOCATED AS SHOWN.

ITEM 23. EASEMENT DEED FOR NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT RECORDED IN BOOK 8780 AT PAGE 1760. LOCATED AS SHOWN.

ITEM 24. EASEMENT DEED FOR NON-EXCLUSIVE EASEMENT FOR ELECTRICAL UTILITIES AND LIGHTING FIXTURES RECORDED IN BOOK 8806 AT PAGE 2082. LOCATED AS SHOWN.

ITEM 25. ROADWAY DEDICATION PLAT, DEDICATING ROAD AS A PRIVATE STREET, RECORDED IN BOOK 328 AT PAGE 87. LOCATED AS SHOWN.

ITEM 27. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 10526 AT PAGE 918. LOCATED AS SHOWN.

ITEM 30. EASEMENT DEED GRANTED TO ROSSMAN SCHOOL RECORDED IN BOOK 12119 AT PAGE 817. LOCATED AS SHOWN.

ITEM 31. EASEMENT GRANTED TO SOUTHWESTERN BELLE TELEPHONE COMPANY RECORDED IN BOOK 12754 AT PAGE 824. LOCATED AS SHOWN.

ITEM 32. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 13179 AT PAGE 1503. LOCATED AS SHOWN.

ITEM 33. MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 18837 AT PAGE 1129 AND IN BOOK 20215 AT PAGE 2371. BMP RESERVE AREAS LOCATED AS SHOWN.

ITEM 34. MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED AS DOCUMENT NO. 00382 IN BOOK 20463 AT PAGE 807. BMP RESERVE AREA LOCATED AS SHOWN.

ITEM 35. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED AS DOCUMENT NO. 00553 IN BOOK 21081 AT PAGE 877. LOCATED AS SHOWN.

OWNERS CERTIFICATE—MISSOURI BAPTIST UNIVERSITY

THE UNDERSIGNED OWNER (S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED (CONSOLIDATED) IN THE MANNER SHOWN AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "MISSOURI BAPTIST BOUNDARY ADJUSTMENT PLAT".

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF _____ 2014.

BY _____

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

ON THIS ____ DAY OF _____, 2014, BEFORE ME PERSONALLY APPEARED _____, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED AS THE OWNERS OF LAND SHOWN ON THIS BOUNDARY ADJUSTMENT PLAT. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

----- NOTARY PUBLIC

OWNERS CERTIFICATE—CHURCH OF
JESUS CHRIST LATTER-DAY SAINTS

THE UNDERSIGNED OWNER (S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED (CONSOLIDATED) IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "MISSOURI BAPTIST BOUNDARY ADJUSTMENT PLAT".

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF _____ 2014.

BY _____

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

ON THIS ____ DAY OF _____, 2014, BEFORE ME PERSONALLY APPEARED _____, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED AS THE OWNERS OF LAND SHOWN ON THIS BOUNDARY ADJUSTMENT PLAT. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

----- NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF OCTOBER 2014, BY THE ORDER OF MISSOURI BAPTIST UNIVERSITY EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A BOUNDARY ADJUSTMENT PLAT ON A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, ALL OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.#2008003911

LAND DESCRIPTION ADJUSTED LOT 1

A TRACT OF LAND BEING PART OF LOT 1 OF "COLLEGE WOODS ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35 OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 BEING ALSO THE SOUTH LINE OF PROPERTY CONVEYED TO MISSOURI BAPTIST COLLEGE ACCORDING TO THE DEED RECORDED IN BOOK 5594 PAGE 102 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 89 DEGREES 50 MINUTES 11 SECONDS EAST 75.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID PROPERTY CONVEYED TO MISSOURI BAPTIST COLLEGE SOUTH 89 DEGREES 50 MINUTES 11 SECONDS EAST 933.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 350 PAGE 302 OF SAID RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 16 MINUTES 49 SECONDS EAST 135.00 FEET AND WHOSE CHORD BEARS SOUTH 17 DEGREES 37 MINUTES 41 SECONDS WEST 74.84 FEET, AN ARC LENGTH DISTANCE OF 75.83 FEET TO A POINT; THENCE SOUTH 01 DEGREES 32 MINUTES 11 SECONDS WEST 275.34 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 147.54 FEET TO A POINT; AND SOUTH 01 DEGREES 05 MINUTES 10 SECONDS EAST 160.13 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 AS SHOWN IN SAID PLAT BOOK 298 PAGE 35; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 FOLLOWING COURSES AND DISTANCES: NORTH 80 DEGREES 17 MINUTES 11 SECONDS WEST 288.52 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 05 SECONDS WEST 600.25 FEET TO A POINT; AND NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 25.56 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 628.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.023 ACRES.

LAND DESCRIPTION ADJUSTED LOT 2

A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, PART OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1 OF "COLLEGE WOODS ESTATES"; THENCE ALONG THE EAST LINE OF LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 1350.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION", NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF "THE ROSSMAN SCHOOL CONSOLIDATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A", THE EAST LINE OF LOT 5 OF " CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO OURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES", SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID "CONWAY PINE ESTATES", THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES", THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE", NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF "ROLLING VIEW FARM", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE WESTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS WEST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM", SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "BALCON ESTATES", SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A", NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 78.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", THENCE ALONG WEST LINE OF SAID LOT "B", NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.260 ACRES.

CITY SCRIPT—CREVE COEUR

I, TIM MADDEN, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF CREVE COEUR, HEREBY CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT WAS PASSED AND APPROVED BY THE CITY OF CREVE COEUR, MISSOURI BY ORDINANCE _____ ON THE ____ DAY OF _____ 20____

TIM MADDEN, CHAIRMAN OF THE PLANNING COMMISSION

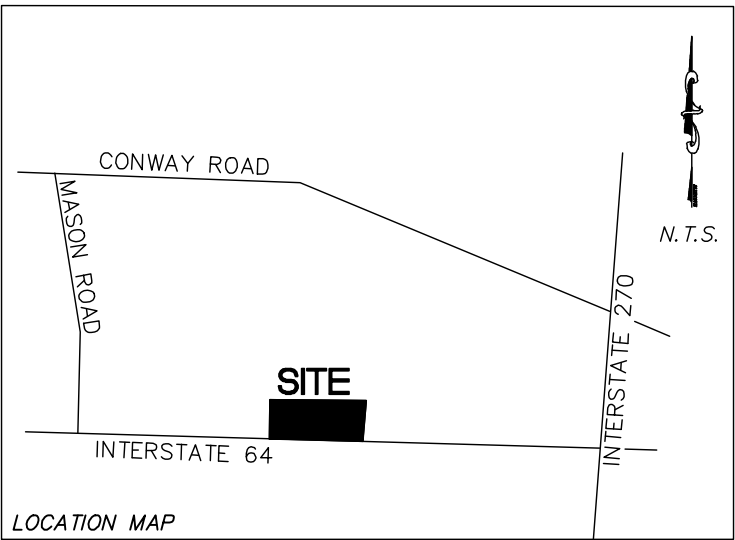
----- DATE

CITY SCRIPT—TOWN AND COUNTRY

I, ASHLEY MCNAMARA, CITY CLERK OF THE CITY OF TOWN AND COUNTRY, HEREBY CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT WAS PASSED AND APPROVED BY THE CITY OF TOWN AND COUNTRY, MISSOURI BY ORDINANCE _____ ON THE ____ DAY OF _____ 20____

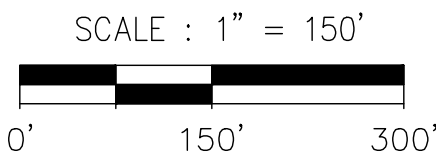
----- ASHLEY MCNAMARA, CITY CLERK

----- DATE



PREPARED FOR: MISSOURI BAPTIST UNIVERSITY 1 COLLEGE PARK DR. CREVE COEUR, MO. 63141		DATE: 10/13/14 SCALE: 1"=150' PROJECT NO: 11-924 FILE NAME: 11-924.DWG	BOUNDARY ADJUSTMENT PLAT	
REV-1: 10/27/14 T-C COMMENTS			FRAZIER LAND SURVEYING SERVICES, INC. 705 BALLANTRAE DRIVE WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710	
REV-2:				
REV-3:				
REV-4:				

MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT
A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE
SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, ALL OF THE LOT 1 OF
"COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF
OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY,
ST. LOUIS COUNTY, MISSOURI



LAND DESCRIPTION ORIGINAL MISSOURI BAPTIST UNIVERSITY TRACT

A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244, PAGE 28, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1 OF "COLLEGE WOODS ESTATES"; THENCE ALONG THE EAST LINE OF LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 1350.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION", THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT "A" OF "THE ROSSMAN SCHOOL CONSOLIDATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A", THE EAST LINE OF LOT 5 OF "CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 70 DEGREES 39 MINUTES 51 SECONDS WEST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES", SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID "CONWAY PINE ESTATES", THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES", THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE", NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF "ROLLING VIEW FARM", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE WESTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS WEST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM", SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "BALCON ESTATES", SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A", NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE AND THE NORTH LINE OF THE AFORESAID LOT 1 OF "COLLEGE WOODS ESTATES", NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1344.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.200 ACRES.

SURVEYOR'S CERTIFICATE

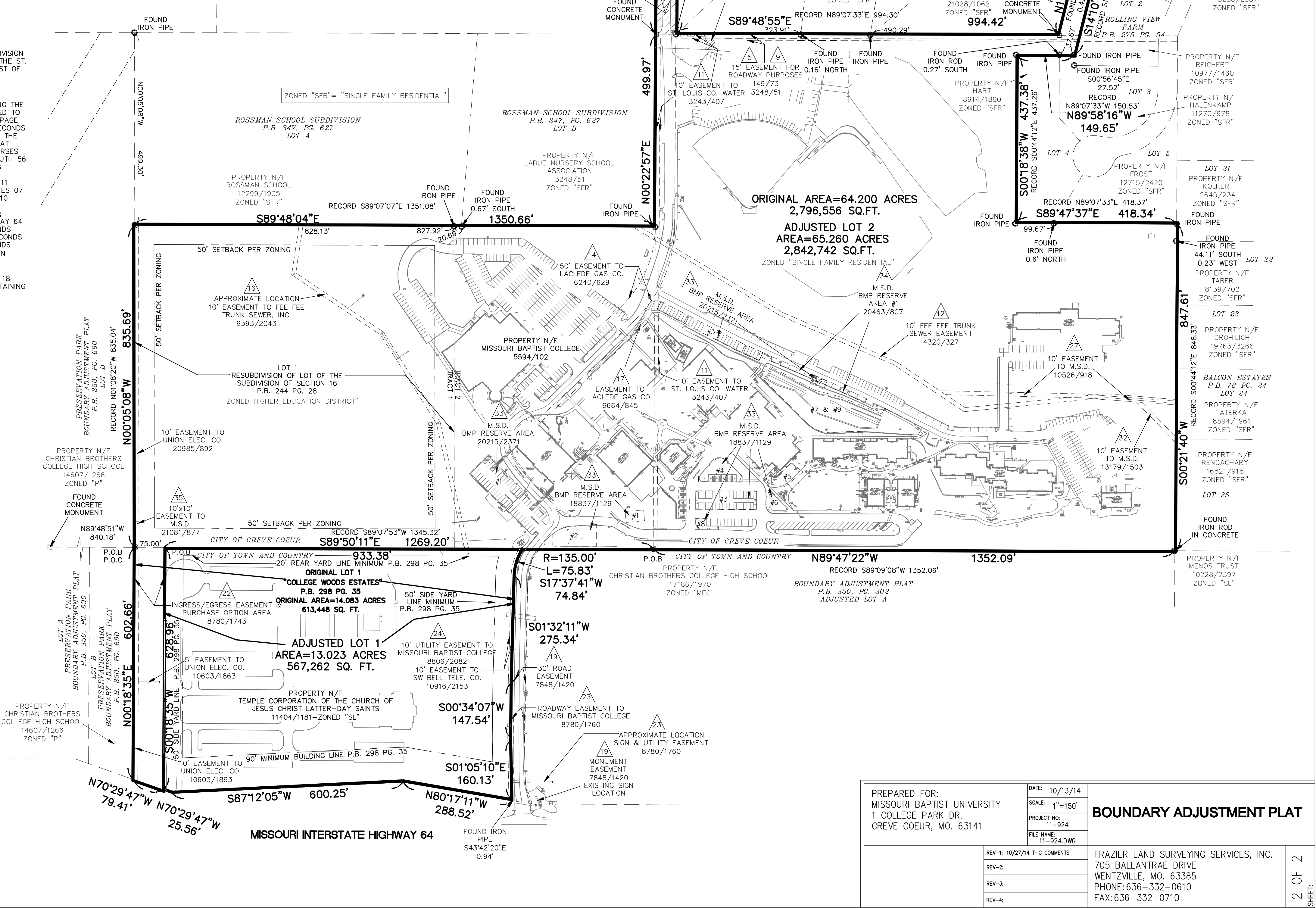
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF OCTOBER 2014, BY THE ORDER OF MISSOURI BAPTIST UNIVERSITY EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A BOUNDARY ADJUSTMENT PLAT ON A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, ALL OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP. #2008003911

LAND DESCRIPTION ORIGINAL LOT 1

A TRACT OF LAND BEING ALL OF LOT 1 OF "COLLEGE WOODS ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35 OF THE ST. LOUIS COUNTY RECORDS, WITHIN SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 BEING ALSO THE SOUTH LINE OF PROPERTY CONVEYED TO MISSOURI BAPTIST COLLEGE ACCORDING TO THE DEED RECORDED IN BOOK 5594 PAGE 102 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 89 DEGREES 50 MINUTES 11 SECONDS EAST 1008.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 350 PAGE 302 OF SAID RECORDS THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 56 DEGREES 16 MINUTES 49 SECONDS EAST 135.00 FEET AND WHOSE CHORD BEARS SOUTH 17 DEGREES 37 MINUTES 41 SECONDS WEST 74.84 FEET, AN ARC LENGTH DISTANCE OF 75.83 FEET TO A POINT; THENCE SOUTH 01 DEGREES 32 MINUTES 11 SECONDS WEST 275.34 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 147.54 FEET TO A POINT; AND SOUTH 01 DEGREES 05 MINUTES 10 SECONDS EAST 160.13 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 AS SHOWN IN SAID PLAT BOOK 298 PAGE 35; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 FOLLOWING COURSES AND DISTANCES: NORTH 80 DEGREES 17 MINUTES 11 SECONDS WEST 288.52 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 05 SECONDS WEST 600.25 FEET TO A POINT; AND NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 104.97 FEET TO A POINT ON THE EAST LINE OF LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "B", NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.083 ACRES.



PREPARED FOR: MISSOURI BAPTIST UNIVERSITY 1 COLLEGE PARK DR. CREVE COEUR, MO. 63141		DATE: 10/13/14 SCALE: 1"=150' PROJECT NO. 11-924 FILE NAME: 11-924.DWG	
REV-1: 10/27/14 T-C COMMENTS		FRAZIER LAND SURVEYING SERVICES, INC. 705 BALLANTRAE DRIVE WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710	
REV-2:		2 OF 2	
REV-3:		SHEET	
REV-4:			