



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JANUARY 5, 2015
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. Jessica Stutte, Administrative Assistant
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**
 - A. Draft minutes from the meeting of December 15th, 2014, will be available on a future agenda.**

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. #14-039 for a Master Sign Plan for Desmet Jesuit School. Public Hearing

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

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

Applicant's Andy Seabacher
Representative: M+H Architects, Inc.
2165 Schuetz Road
St. Louis, MO 63146

B. #14-041 for an Amendment to the Conditional Use Permit for Plaza Motors and Site Development Plan for the Renovation for the Plaza Audi Dealership at 11830 Olive Boulevard. Public Hearing

Jerry Patterson, of Plaza Motor Company, on behalf of Ashbury Automotive Group, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors to allow the exterior renovation of the Audi Dealership building located at 11830 Olive Boulevard for Plaza Audi.

Applicant: Jerry Patterson
Plaza Motor Company
11830 Olive Boulevard
Creve Coeur, MO 63141

Owner: Ashbury Automotive Group
2905 Premier Parkway
Duluth, GA 30097

8. WORK AGENDA

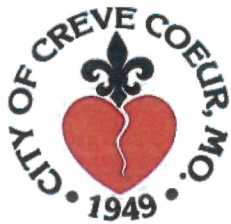
9. DEPARTMENT REPORTS

A. Community Development Director

B. City Attorney

10. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner



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

#14-039 FOR A MASTER SIGN PLAN

FOR DESMET JESUIT SCHOOL

FOR THE MEETING OF: January 5, 2015

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

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

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

Key Issues:

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

Comp. Plan References

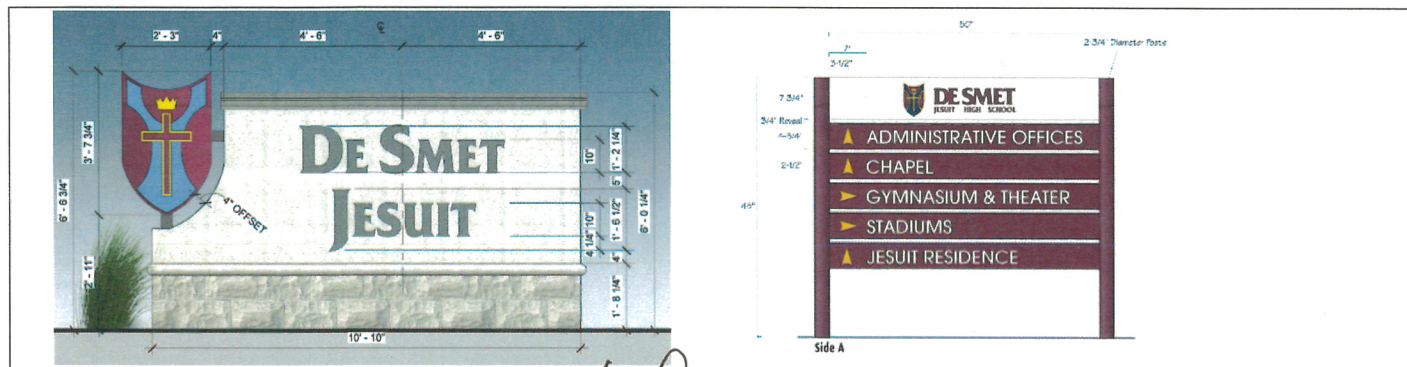
- Residential Neighborhoods

Zoning Code References

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

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

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



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

1/2/2015
Date

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

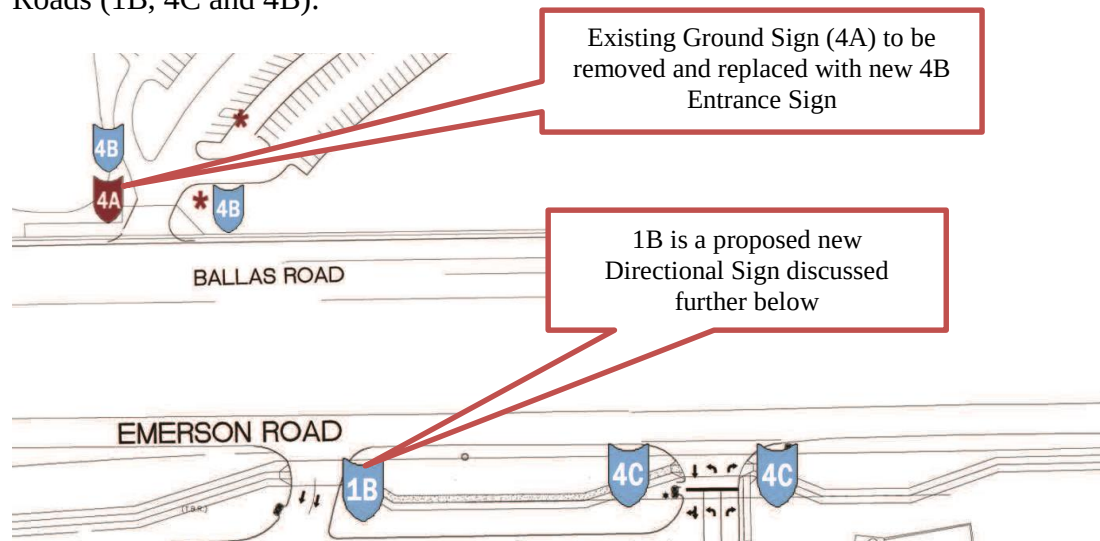
Attachment: 14-039 DeSmet School Master Sign Plan Staff Report 01-05-2015 (1188 : DeSmet Master Sign Plan)

MASTER SIGN PLAN PROPOSAL

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

New Entrance Signs (4B and 4C)

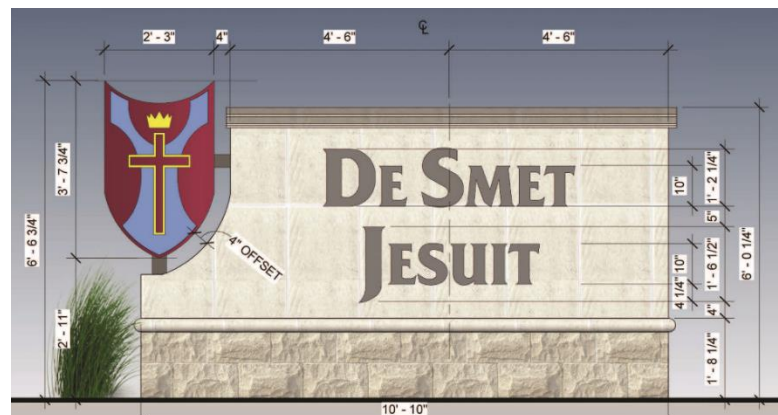
Institutional uses in residential districts in excess of five acres may be permitted a single campus low monument sign with a maximum area per sign face of 24 square feet, with a maximum height of not more than six feet, and setback a minimum of 15 feet from the public right-of-way (per *Section 405.940.E.3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



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



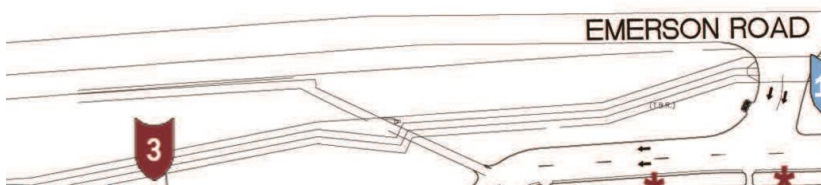
Existing Sign-4A to be removed



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

Existing Campus Monument Sign Proposed to Remain (#3)

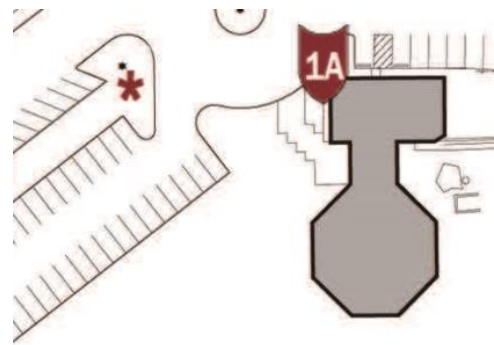
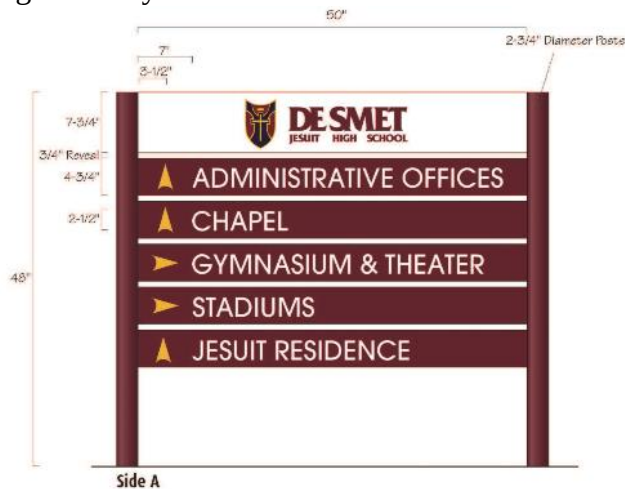
The proposal also includes maintaining the existing 23.3 square-foot sign along Emerson Road, identified as # 3 on the map. Below is a close-up of the existing sign proposed to remain and a close-up of the location on the map:



New Directional Signs (1A & 1B)

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

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



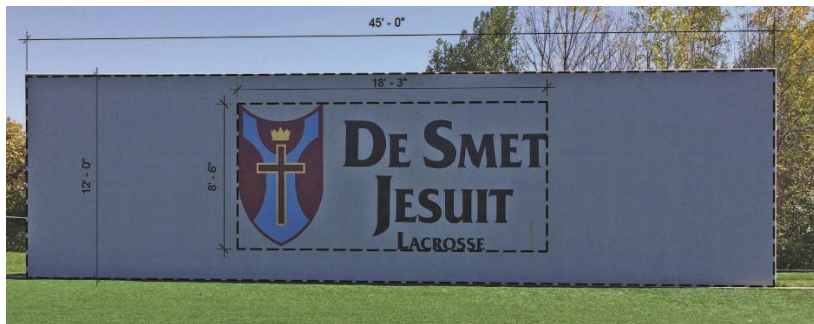
Building Signs

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



Scoreboard and Various Field Signs

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



Lacrosse Practice Wall Mural, #14



Example scoreboard with future sign area



Example light-pole banners to be placed throughout the campus

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

COMPREHENSIVE PLAN REVIEW

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

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

ZONING CODE REVIEW

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

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

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

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

FORM OF THE DRAFT ORDINANCE

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

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

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

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

CONCLUSION AND ACTION

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

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

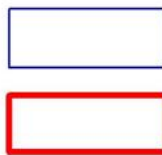
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

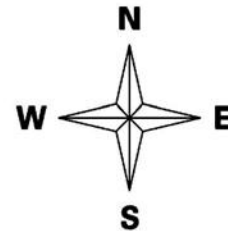
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Property lines

DeSmet Jesuit School Campus

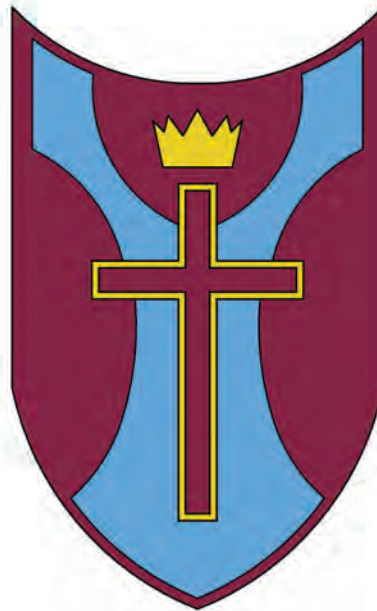


DECEMBER 2, 2014

SIGNAGE MASTER PLAN

for

DeSMET JESUIT





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

December 2, 2014

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

RE: DeSmet Jesuit Signage Master Plan
14041.03

Dear Whitney Kelly,

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

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

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

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

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

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

Sincerely,

M+H ARCHITECTS

Andy Sebacher
Project Manager

cc: Dr. Greg Densberger, DeSmet Jesuit



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

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1188 : DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO

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

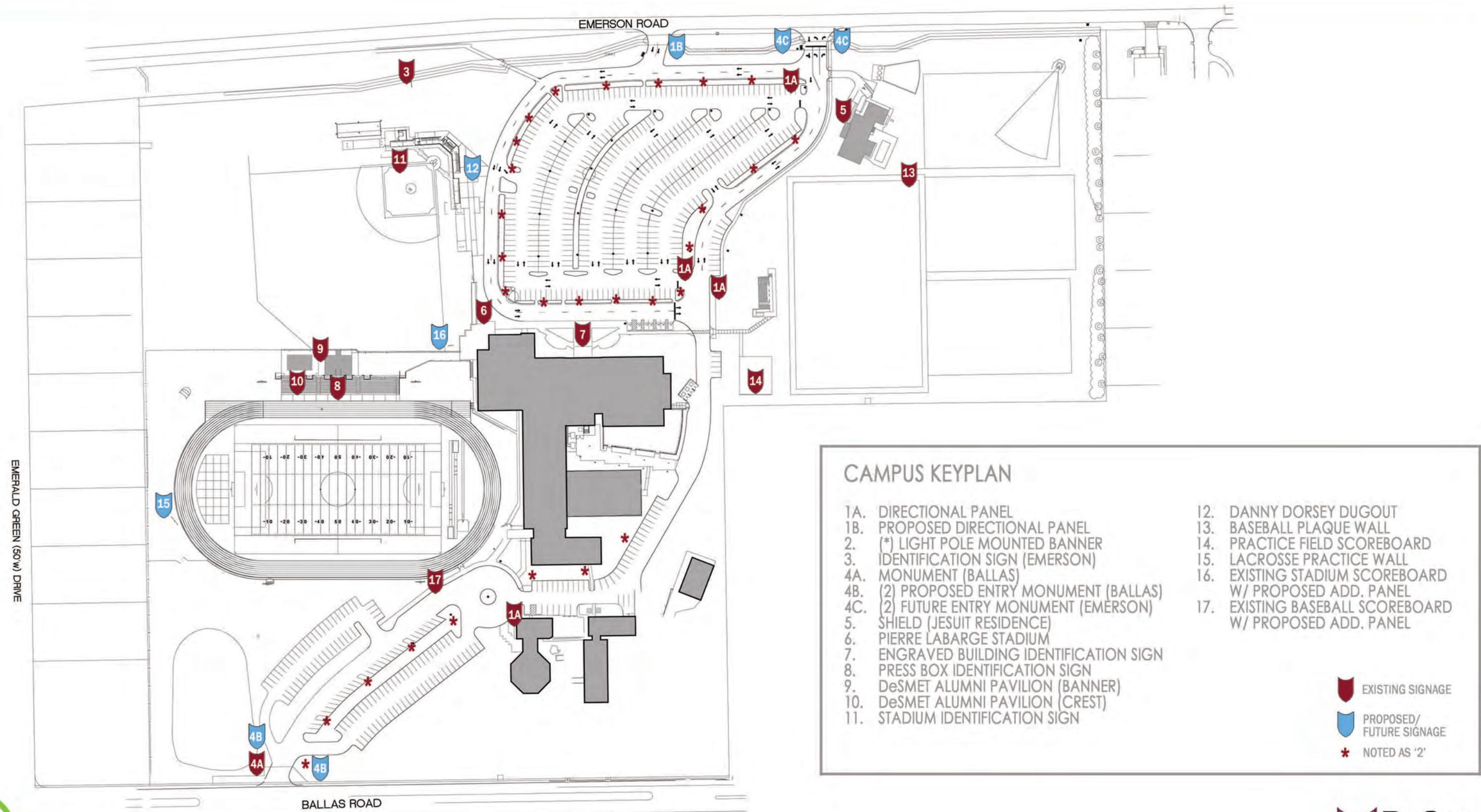
ZONING: R-1

SITE ACERAGE: 38.8 Acres +/-

LEGAL DESCRIPTION:

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

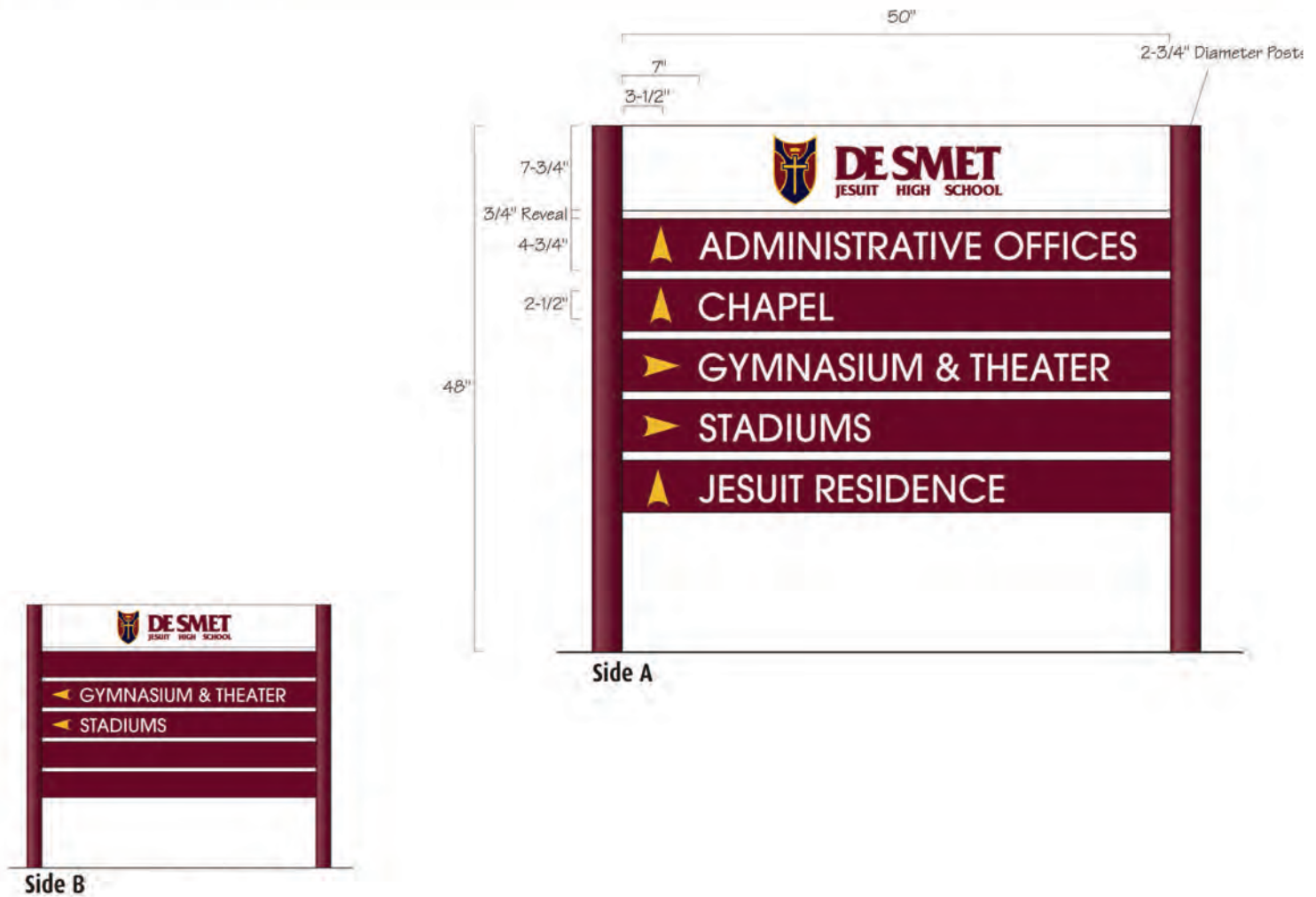
Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said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





DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DIRECTIONAL PANEL

(TYPICAL)

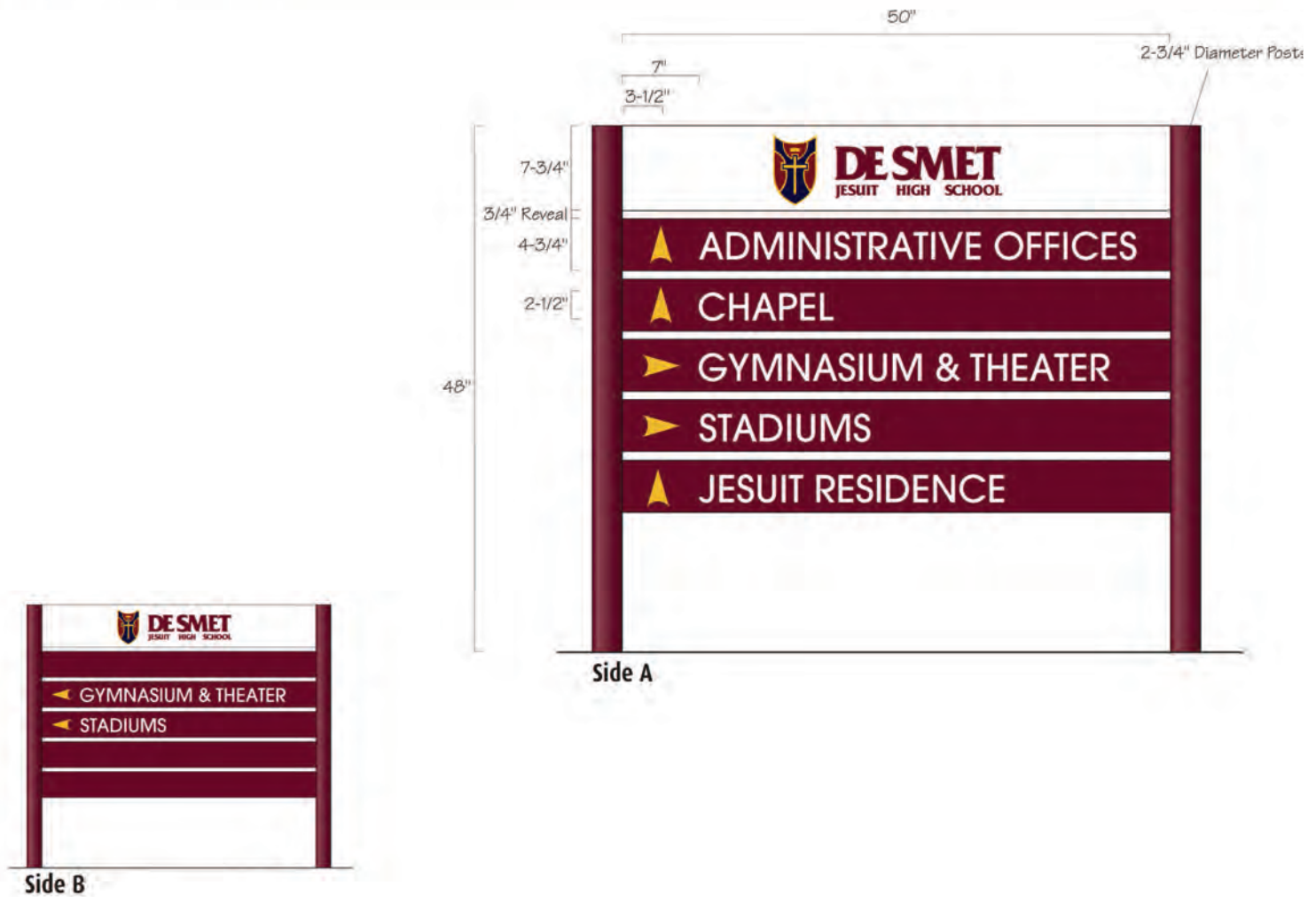
OVERALL DIMENSIONS: 48"H x 55 1/2"W x 2 3/4" D

PANEL MAX. AREA: 18.5 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PROPOSED DIRECTIONAL PANEL

(SIMILAR TO EXISTING PANELS)

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

PANEL MAX. AREA: 18.5 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



LIGHT POLE MOUNTED BANNERS

(NOTED AS * ON PLAN)

DIMENSIONS: 2' x 4'

BANNER AREA: 8 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1188 : DeSmet Master Sign Plan)



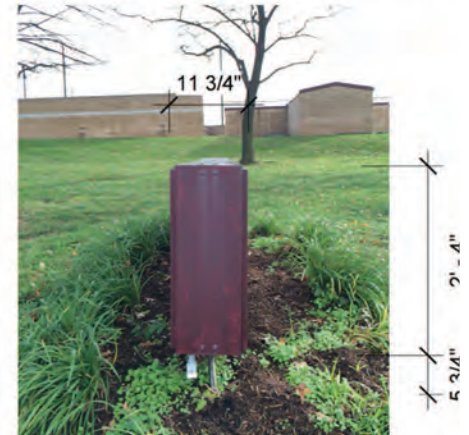
**DE SMET
JESUIT**

Packet Pg. 17



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



IDENTIFICATION SIGN (EMERSON)

EXISTING SIGN FACE AREA: 23.3 SF

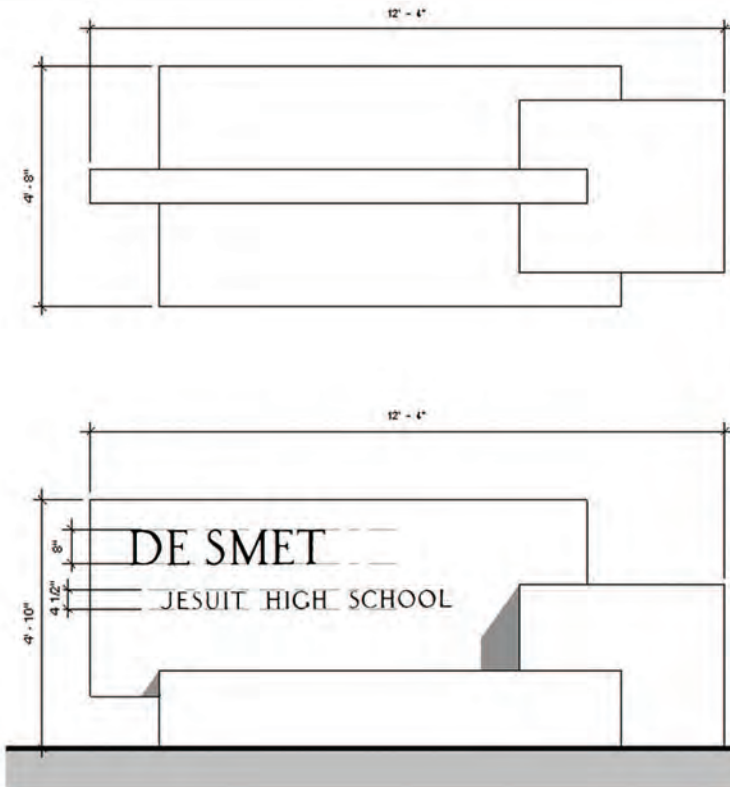


**DE SMET
JESUIT**



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



MONUMENT (BALLAS)

(TO BE REPLACED w/ 4B)

EXISTING SIGN FACE AREA: +/- 54 SF

Technical drawing of a stone sign for 'DE SMET JESUIT'. The sign is rectangular, constructed from light-colored stone blocks, and features a decorative top and bottom border. The text 'DE SMET' is positioned above 'JESUIT' in a large, bold, serif font. To the left of the sign is a shield-shaped crest with a red background, a blue cross, and a yellow crown. The drawing includes detailed dimensions for the sign's overall size, the placement of the crest, and the spacing between the text elements. A small plant is shown at the base of the sign on the left side.

Dimensions and specifications:

- Overall width: 10' - 10"
- Overall height: 6' - 6 3/4"
- Crest width: 2' - 3"
- Crest height: 3' - 7 3/4"
- Text 'DE SMET' width: 4' - 6"
- Text 'JESUIT' width: 4' - 6"
- Text 'DE SMET' height: 10"
- Text 'JESUIT' height: 5' - 1' - 2 1/4"
- Sign body height: 1' - 8 1/4"
- Sign body width: 10' - 10"
- Sign body depth: 4 1/4"
- Sign body offset: 4" OFFSET



(2) PROPOSED ENTRY
MONUMENT (BALLAS)

SIGN FACE AREA: +/- 60 SF



DE SME JESUIT



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



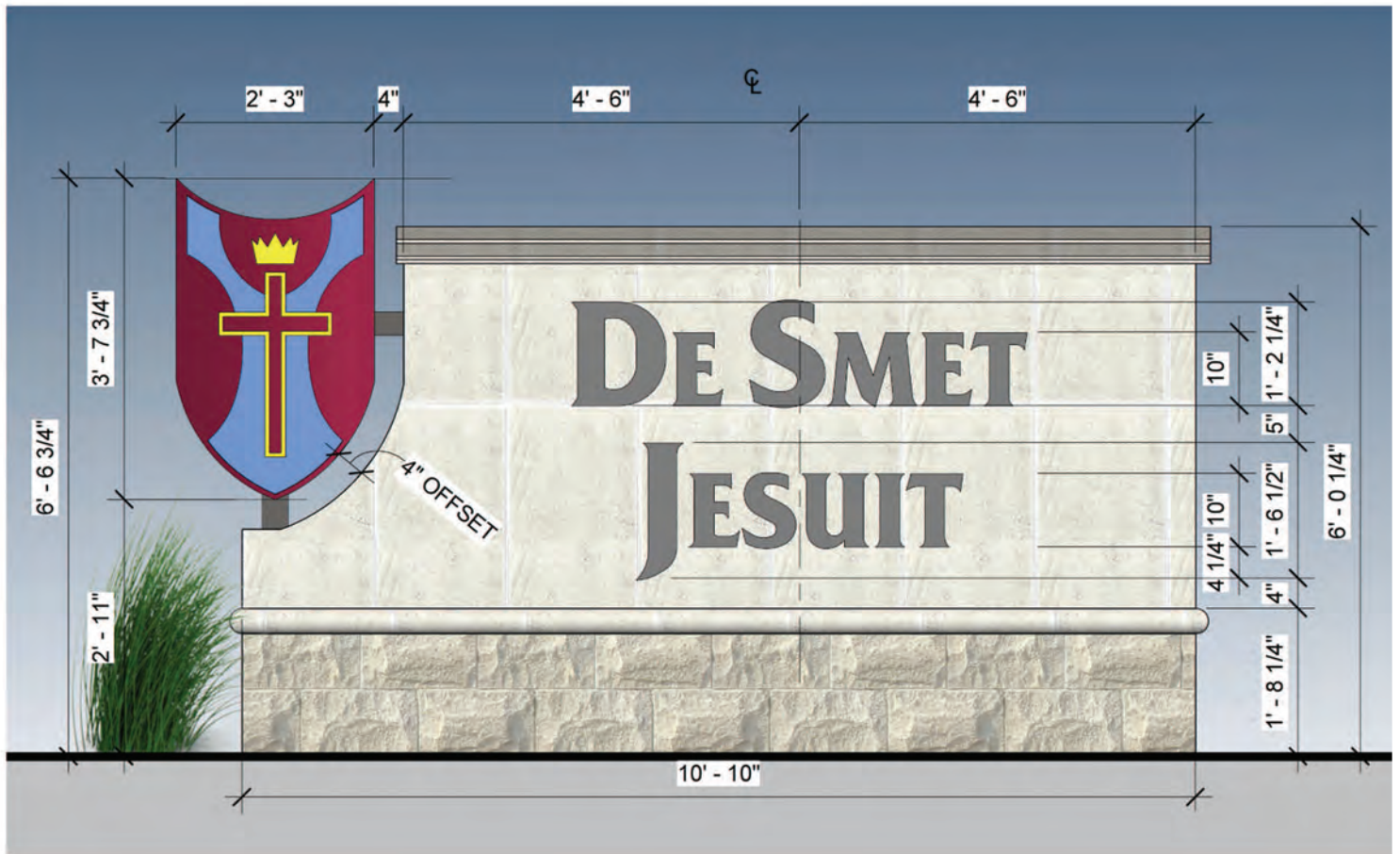
(2) PROPOSED ENTRY MONUMENT (BALLAS)

SIGN FACE AREA: +/- 60 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



(2) FUTURE ENTRY
MONUMENT(EMERSON)

SIGN FACE AREA: +/- 60 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1188 : DeSmet Master Sign Plan)



**DE SMET
JESUIT**

Packet Pg. 22



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



SHIELD (JESUIT RESIDENCE)

EXISTING SIGN FACE AREA: 2.65 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PIERRE LABARGE STADIUM

SIGN AREA: +/- 12 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1188 : DeSmet Master Sign Plan)



DE SMET
JESUIT

Packet Pg. 24



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



ENGRAVED BUILDING IDENTIFICATION SIGN

EXISTING SIGN FACE AREA: 84 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1188 : DeSmet Master Sign Plan)



**DE SMET
JESUIT**

Packet Pg. 25



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PRESS BOX IDENTIFICATION SIGN

EXISTING SIGNAGE AREA: +/- 9 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DeSMET ALUMNI PAVILION (BANNER)

EXISTING SIGN FACE AREA: 12 SF

Attachment: 12-2-14 DeSmet Jesuit Signage Master Plan Book (1188 : DeSmet Master Sign Plan)



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DeSMET ALUMNI PAVILION (CREST)

EXISTING SIGN FACE AREA: +/- 6 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



DANNY DORSEY DUGOUT

EXISTING SIGN AREA: 2.75 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



BASEBALL PLAQUE WALL

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

DONOR RECOGNITION

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



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



PRACTICE FIELD SCOREBOARD

SCOREBOARD AREA: 189 SF



**DE SMET
JESUIT**



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



LACROSSE PRACTICE WALL

WALL FACE AREA: 540 SF

SIGNAGE AREA: 157 SF



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



EXISTING STADIUM SCOREBOARD W/ PROPOSED ADD. PANEL

EXISTING SCOREBOARD AREA: 168 SF

ADDITIONAL PANEL AREA: 40 SF



**DE SMET
JESUIT**



DESMET JESUIT SIGNAGE MASTER PLAN

CREVE COEUR, MO



EXISTING BASEBALL SCOREBOARD W/ PROPOSED ADD. PANEL

EXISTING SCOREBOARD AREA: 60 SF

ADDITIONAL PANEL AREA: 30 SF

BILL NO. _____

ORDINANCE NO. _____

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

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

WHEREAS, the boundaries of the Master Signage Plan will be for the entire school campus including all existing and proposed signage, except as modified herein, as demonstrated in the "Signage Master Plan for DeSmet Jesuit" received December 8, 2014 and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on January 5, 2015, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

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

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

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

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; and

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

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

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

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

Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in

Attachment: 14-039 DeSmet School Master Sign Plan Draft Ordinance 01-05-2015 (1188 : DeSmet Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

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

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

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

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

ADOPTED THIS ____ DAY OF _____, 2015.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

Attachment: 14-039 DeSmet School Master Sign Plan Draft Ordinance 01-05-2015 (1188 : DeSmet Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#14-041 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR
PLAZA MOTORS AND SITE DEVELOPMENT PLAN FOR THE RENOVATION
FOR THE PLAZA AUDI DEALERSHIP AT 11830 OLIVE BOULEVARD
FOR THE MEETING OF: January 5, 2015

LOCATION: 11830 Olive Boulevard

REQUEST: Jerry Patterson, of Plaza Motor Company, on behalf of Ashbury Automotive Group, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors to allow the exterior renovation of the Audi Dealership building located at 11830 Olive Boulevard for Plaza Audi.

ADDITIONAL INFORMATION: New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Plaza Motor Company received a conditional use permit on February 13, 1989 for an automobile showroom sales and service facility at 11830 Olive Boulevard (Ordinance No. 1321). Amending Ordinances 1368, 1376, 1777, 2225 and 2240 (approved December 11, 1989, March 12 1990, and February 12, 1996, July 14, 2003, and November 10, 2003 respectively) allowed for the expansion of the original use to the current campus setting.

Key Issues:

- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

- Goals and Strategies
- Central Business District
- Pedestrian Plan
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANT: Jerry Patterson
Plaza Motor Company
11830 Olive Boulevard
Creve Coeur, MO 63141

OWNER: Asbury Automotive Group
2905 Premier Parkway
Duluth, GA 30097



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

1/4/2015
Date

ATTACHMENTS: Applicant's submittal documents, received December 8, 2014
Draft ordinance
Ordinance No. 2240

Attachment: 14-041.Plaza Audi CUP&SDP.Staff Report.01-05-2015 (1189 : Plaza Motors-Audi)

PROJECT DESCRIPTION

Plaza Motors is seeking to renovate the former Jaguar/Land Rover and Cadillac space for Plaza Audi. The renovations will move the building closer toward Olive Boulevard and angle the façade to follow the angle in the road and bring the building to within 35 feet (34.36 feet at the eastern corner of the addition) from Olive Boulevard per the images below:

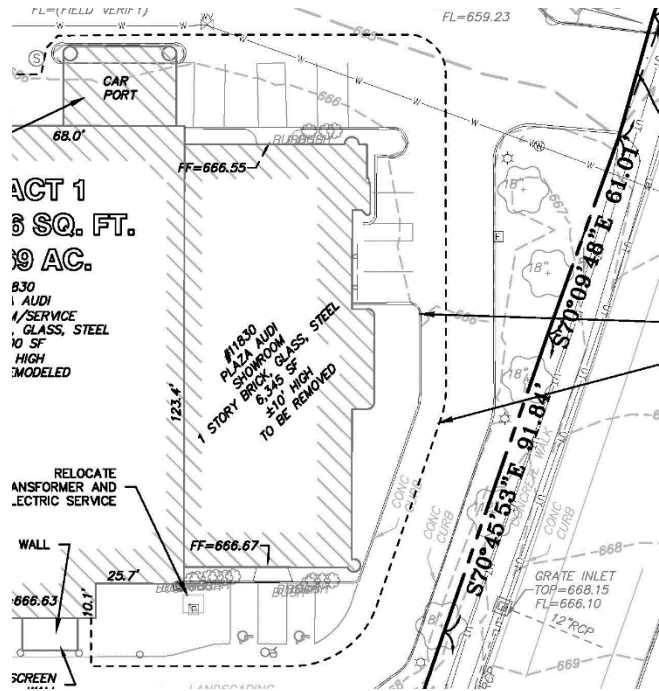


Figure 2: Existing Site Plan

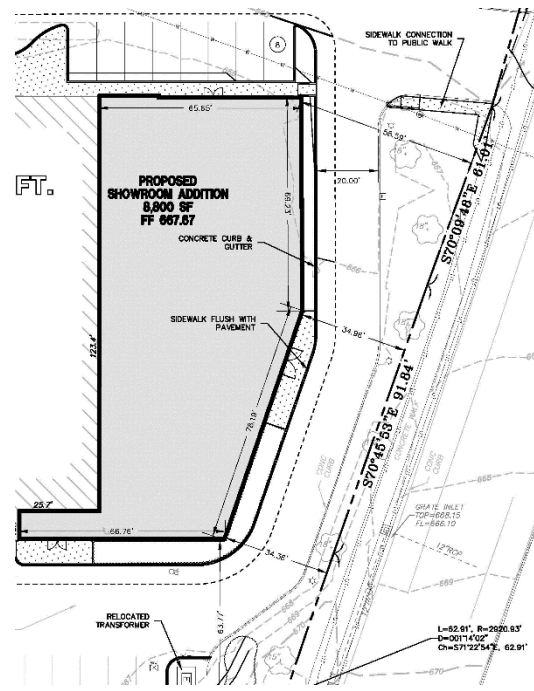


Figure 1: Proposed new addition

The Applicant has indicated that the typical Audi Showroom is a rectangle, but modifying the footprint to create a fold in the primary façade will create visual interest in the façade and is unique from other Audi Dealerships (to match the angle of Olive Boulevard). The new addition will utilize Audi prototype materials of glass, Metal Composite Material (MCM) wall panels, and Corrugated Trapezoidal Metal Sheeting (CTMS), with the CTMS for most of the new addition and the MCM on the front of the existing service entrance covering the existing brick. The Applicant will maintain the existing brick for the remainder of the building and will tie into the existing finishes of the Porsche dealership.

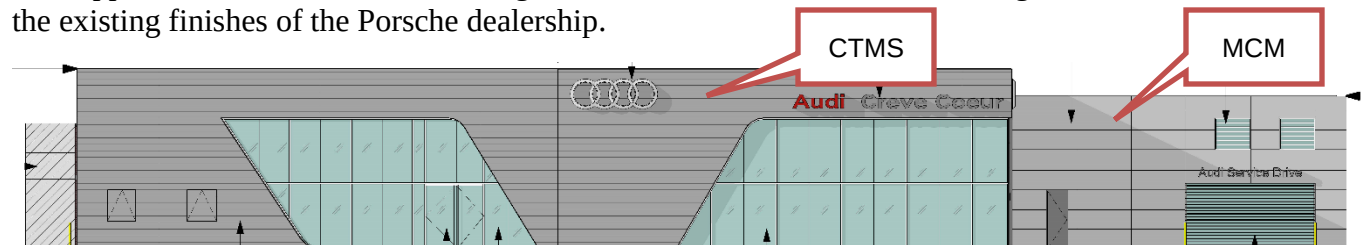


Figure 3: North Elevation

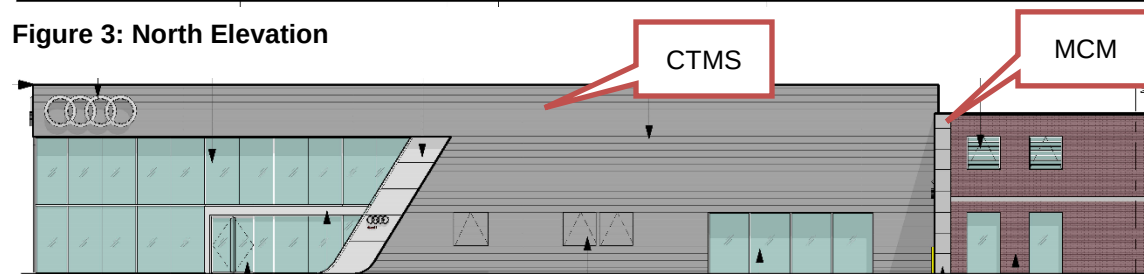


Figure 4: East Elevation

The proposal will create an additional 1,479 square feet of greenspace, where the lot has a pre-existing nonconforming site coverage. New landscaping will be provided along the south and east corner of the building and at the corner of the property to add to the visual interest of the building and mask the electrical box from Olive Boulevard.

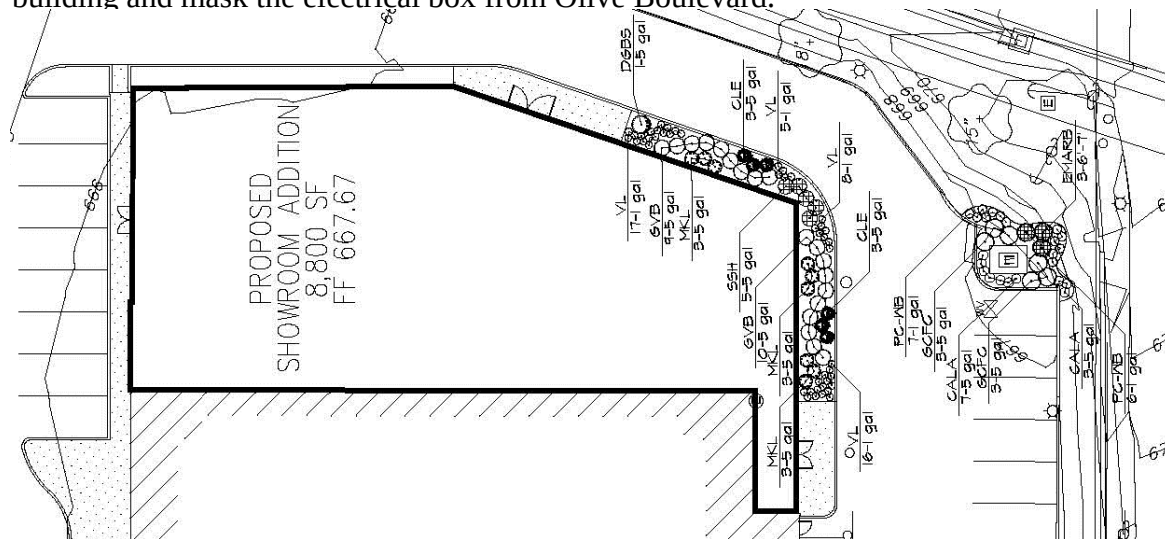


Figure 5: Close-up of Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial/ Retail	“CB” Core Business	Olive Boulevard
South	Commercial/ Retail/ Restaurants	“CB” Core Business	NA
East	Commercial/ Restaurants/ Gas Station	“CB” Core Business	N. New Ballas Road (partial)
West	Office/ Hotel/ Restaurant	“CB” Core Business	Decker Lane and Center Parkway Drive

COMPREHENSIVE PLAN DISCUSSION

The subject property is located within the Central Business District that provides a mix of land uses including retail, office, residential, government, and park uses.

Overall Goals and Strategies

The primary focus of the overall goals and strategies is the desire to ensure that every project fits into the overall fabric of the city that is envisioned by the plan. The primary concerns that apply to specific site improvements are:

Community Health and Connectivity

2. Create a linear “green-line” park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)
3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Along Olive Boulevard, the applicant has sought to combine the auto-oriented nature of the site with the needs of pedestrians and the streetscape by adding new pedestrian connections from the existing sidewalk into the site and adding new pedestrian walkways along the new building frontage, as well as providing new landscaping along the south and eastern portion of the building and at the eastern corner of the site. Although modest, there is limited site area and the proposal is an improvement over current conditions.

Central Business District

As stated in the Comprehensive Plan for this area, "...the area south of Olive Boulevard will be the primary center of the community...and will contain a mixture of public and private uses with an overall design the creates a symbolic focal point for the City of Creve Coeur."

Residential Preservation and Economic Development

4. Connect the Central Business District to the neighborhoods and adjacent areas through a series of on-street and off-street pedestrian facilities. Consider utilizing the old railroad right-of-way (now owned primarily by AmerenUE as a linkage to the south and the proposed "green line park" to the east. (See East Olive Corridor.)(p.81)
5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings... (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas.(p.83)

Key Property Recommendations

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

The proposed changes includes increasing the pedestrian connections in as much the site will allow, and the building will create a bolder presences on the streetscape that is more appropriate for an entrance into the City. Thus for a much as the project and current site will allow, the proposed changes are in keeping with the Comprehensive Plan.

Design Guidelines

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations. The use of false or decorative façade treatments is discouraged. Further, multiple buildings on the same site are to create a cohesive visual relationship between the buildings. Material and/or color changes at the outside corners of structures that give the impression of thinness and artificiality of the material are discouraged. The following simplifies the goals and discusses their applicability to the project:

1. The addition moves the building closer to Olive Boulevard and increases the pedestrian orientation by mimicking the angle of the road, by moving the outdoor car displays to the east side of the building, and by adding the pedestrian connection from the existing sidewalk into the site.

2. As is often the case with automotive dealerships, corporate façade treatments are required. However, it is the unique use of these treatments that is generally the point of discussion during the review. The façade of the building utilizes a unique material that is, for the most part, an integral part of the design rather than appearing to cover up the building. The primary exceptions to this are the MCM panels that is applied over the existing brick of the service entry would not meet with this requirement where it is simply applied over the existing brick structure. Staff recommends that the architectural detail end at the inside corner of the building and maintain the existing brick where an existing MCM strip around the building and brick already provides for the architectural consistency of the various buildings and dealerships throughout the campus. Enlarging the existing aluminum coping on the parapet wall will strengthen the visual connections between the new and old portions of the building. This would also create a sense of unique buildings attached to one another, but offer a varied façade often found in an urban environment. Further, it allows for the façade to relate to the unique function of the space behind it.



Figure 6: Close-up of the proposed Exterior Rendering at the service drive. Arrow indicates where the new architectural detail should end and maintain the existing brick.



Figure 7: Google Earth image of the existing building view at the service drive. Arrow indicates where the new façade treatment should end, and the existing brick be maintained.

Therefore, Staff has included a recommendation to eliminate or limit the MCM materials at the inside corner in order to align the project further with the Design Guidelines.

4. The windows dominate the façade, are large and transparent, and the entire storefront is well lit to create the open, attractive retail façade encouraged by the guidelines.

5. The roof is flat and largely consistent with a strong horizontal fascia, but also with areas of irregular line and height for interest; this is encouraged by the guidelines.
6. Mechanical equipment will be hidden from view.
7. The building bulk will create a more substantial appearance on the site, and the multiple automotive lines within an integrated campus creates a more urban and unique environment than typically found at a dealership. Most of the open storage of vehicles onsite are to the sides and rear of the building in conformance with the Design Guidelines.
8. New landscaping is provided adjacent to the building at the eastern corner of the property, where landscape rocks are currently located. It includes a mix of evergreens to provide year round interest which further the site toward the “green line park”.

As the Applicant has indicated in their submittal, while the use of the materials is a requirement of the auto-franchise, however, the property owner has worked to create a unique setting for the City of Creve Coeur through the site design and bringing the building as far forward as possible. The angle of the building creates interest for those traveling east and west along Olive Boulevard. Overall, it is the Staff opinion that, given the nature of the applicant's business, the proposed addition succeeds in meeting the Comprehensive Plan and Design Guidelines to a high degree. The only exception, and thus a recommended condition of approval, is that the CTMS panels on the Audi showroom should end at the inside corner of the building, the MCM panels should be removed or limited to show the existing brick on the north elevation, and the existing aluminum coping on the parapet wall should be enlarged to match the existing horizontal MCM band.

ZONING CODE DISCUSSION

Bulk Standards

The proposal appears to meet all zoning district site and building requirements, assuming the Planning Commission and City Council grant approval of the following:

Site coverage: As indicated above, the Plaza Motors Campus has a pre-existing non-conforming site coverage. It is important to note that site coverage in non-residential districts, includes areas covered by building, driveways, parking lots, loading area, but excludes landscaped and green spaces, plazas, pedestrian circulation and unpaved buffer areas. The existing greenspace to be removed is approximately 1,500 square feet, where 2,602 square feet of new greenspace is created. Thus, adding 1,479 square feet of new greenspace, per the drawing below:



Figure 8: Existing and Proposed Greenspace Calculations

Maximum front yard: Section 405.370.E.4.a(2) requires that the maximum front yard setback fronting Olive shall be no more than 80 feet from the established right-of-way. The existing building is approximately 74 feet from the right-of-way at the west corner of the building and 35 feet at the east corner of the building. The proposed addition will move the western portion of the building closer to Olive Boulevard to approximately 58.5 feet at the north corner, 35 feet at the midpoint, and 34.4 feet at the eastern corner of the building. This is within the Council's discretion for approval and is a desirable improvement over existing conditions.

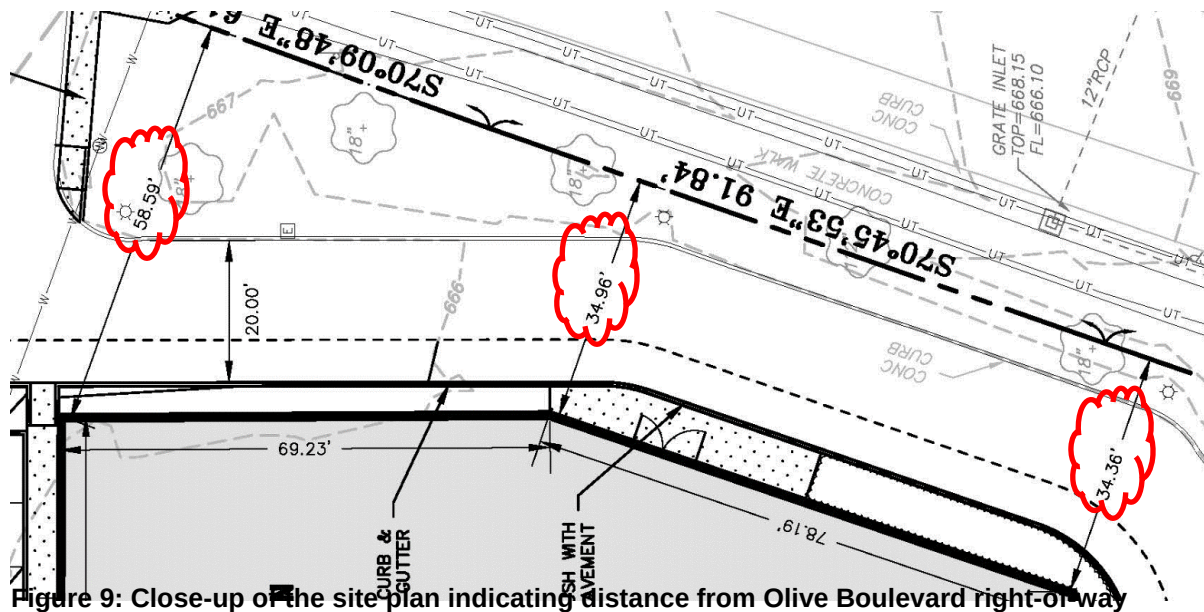


Figure 9: Close-up of the site plan indicating distance from Olive Boulevard right-of-way

SUMMARY AND ACTION

Staff finds that the proposed improvements meets with the intent of the Comprehensive Plan and Design Guidelines in as much as the existing conditions will allow. If the members of the Commission are satisfied that the project meets the intent of the Comprehensive Plan and Design Guidelines, then a recommendation to the City Council must be voted upon. Below are the recommended conditions of approval as discussed above:

- Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11830 Olive Boulevard for the Plaza Audi Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies, respectively, submitted on December 8, 2014 except as modified below.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies submitted December 8, 2014 as bound together and submitted in conjunction with Application #14-042 by Plaza Motor Company.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received December 8, as bound together and submitted in conjunction with Application #14-041, except that the CTMS panels on the Audi

showroom shall end at the nearest inside corner of the building adjacent to the service entry, the MCM panels shall be removed or limited to show the existing brick on the north elevation, and the existing aluminum coping on the parapet wall shall be enlarged to match the existing horizontal MCM band.

- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of a new conditional use permit for the Plaza Motors for the Audi Showroom renovation Rover as presented and according to the draft ordinance attached to the staff report on application #14-041, for the meeting of January 5, 2015.”
(Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

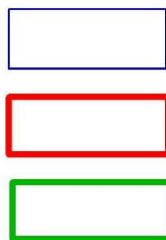
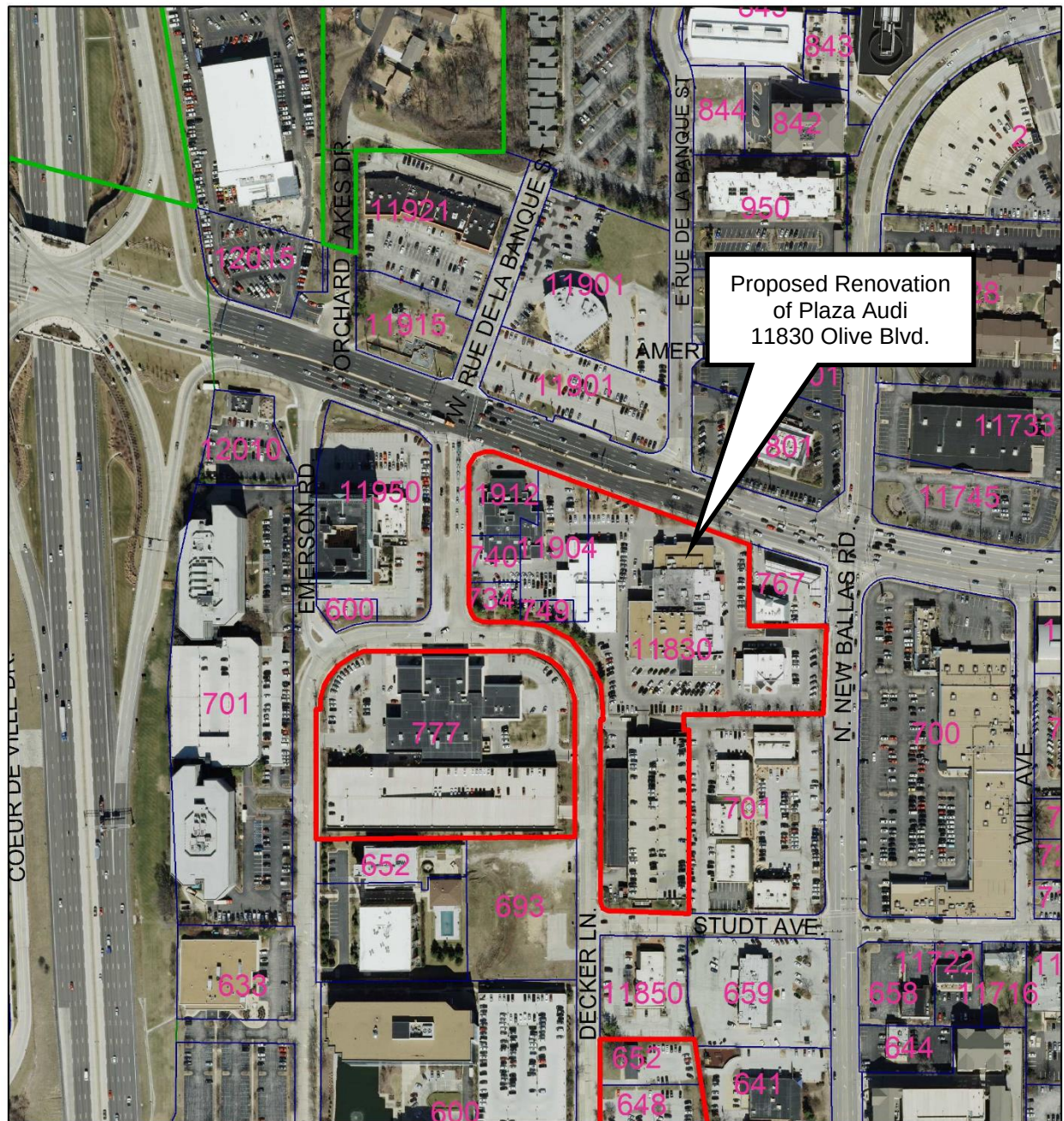
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

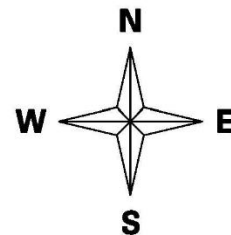
APPENDIX 3: AERIAL PHOTOGRAPH



Property lines

Plaza Motors Campus

Creve Coeur Boundary Line



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 12/31/2014



Description: View looking at the existing façade from the east corner of the property along Olive Boulevard.



Description: View of the existing façade at the existing Land Rover element, with the BMW showroom and Mercedes showroom, as well as the Drury Hotel in the background.



Description: View of the existing service center looking south from Olive Boulevard entrance.



Description: View looking southeast at the existing façade from the Olive Boulevard entrance.

PRAXIS3

architecture + multidisciplinary design

1776 Peachtree Street, NW
Suite 400 South
Atlanta, GA 30309
PRAXIS3.com

December 26, 2014

City Of Creve Coeur
Planning Division
300 N. New Ballas Rd.
Creve Coeur, MO 63141**Re: Plaza Audi deviations from Audi standard prototype**

Dear Sir or Madam:

At the existing Plaza Audi dealership at 11830 Olive Boulevard, we are proposing to alter the existing building to reflect the image and high standards of Audi of America while also making this a truly distinctive building which will be an asset to the Creve Coeur community. To accomplish this, several unique design elements have been proposed to differentiate this building from the standard Audi prototype. These divergences pertain to both building form and materials.

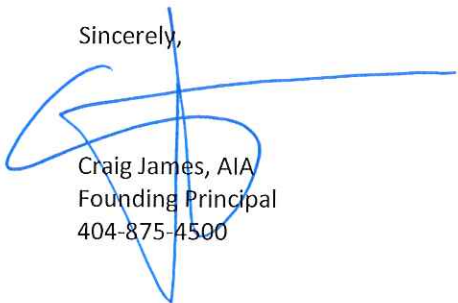
While the footprint of a typical Audi showroom is rectilinear, at Plaza Audi we are proposing a modified showroom footprint in which one corner of the rectangle is chamfered to create a fold in the primary façade. This chamfer will create visual interest in the façade while also being responsive to the site and the angle of Olive Boulevard in relation to the existing building.

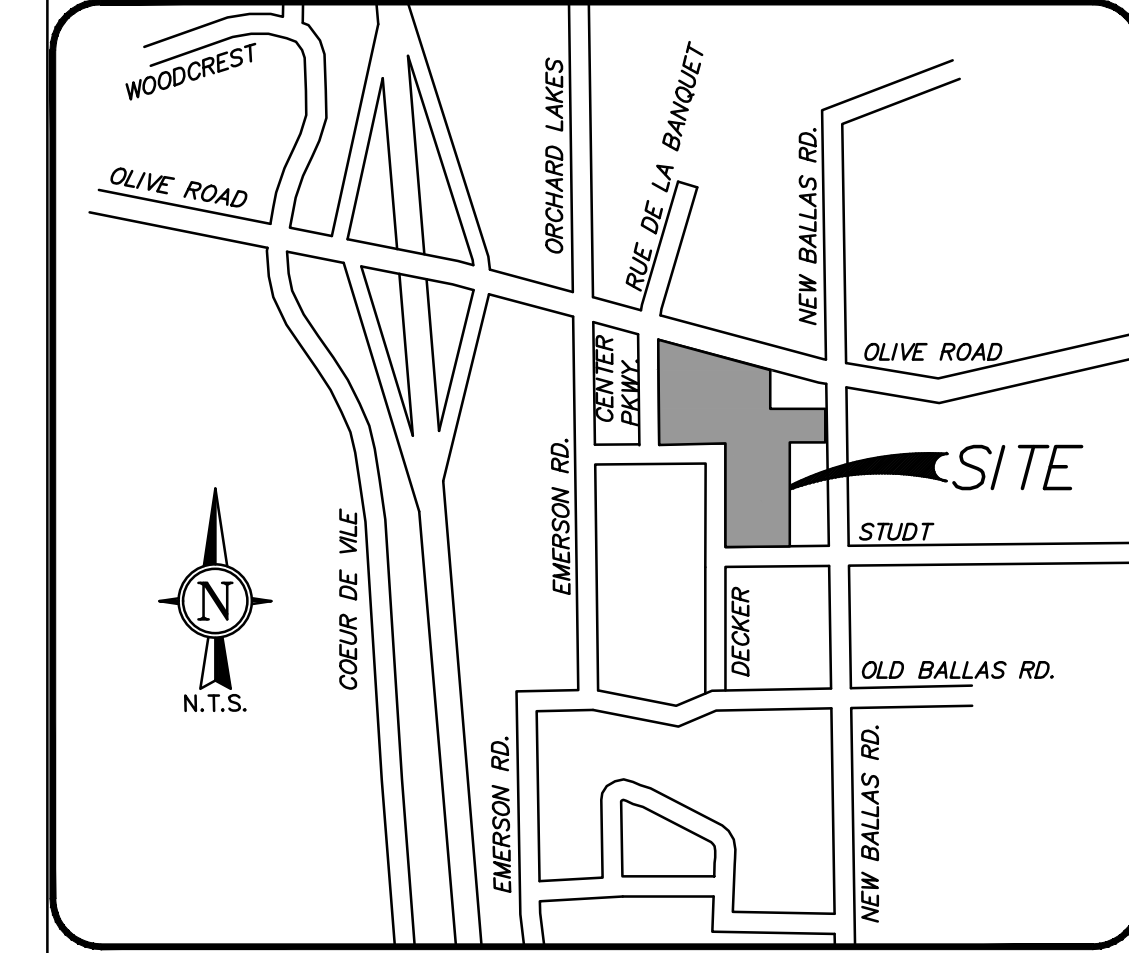
The typical Audi showroom includes a mezzanine level. While some of the Plaza Audi back-of-house spaces do have a second story, the showroom at the front of the building will be limited to a single story.

The standard Audi prototype limits the exterior materials to glass, Metal Composite Material (MCM) wall panels, and Corrugated Trapezoidal Metal Sheetting (CTMS). While these materials will be part of the proposed Plaza Audi façade, we will also maintain a significant amount of the existing building's original brick on the south and west facades. Also, the Porsche finish materials will remain on the east façade which creates an additional level of variation from the typical Audi dealership.

We hope you will agree that the proposed improvements to Plaza Audi will result in a high quality building consistent with design character of Creve Coeur. Please let me know if you have any questions or concerns.

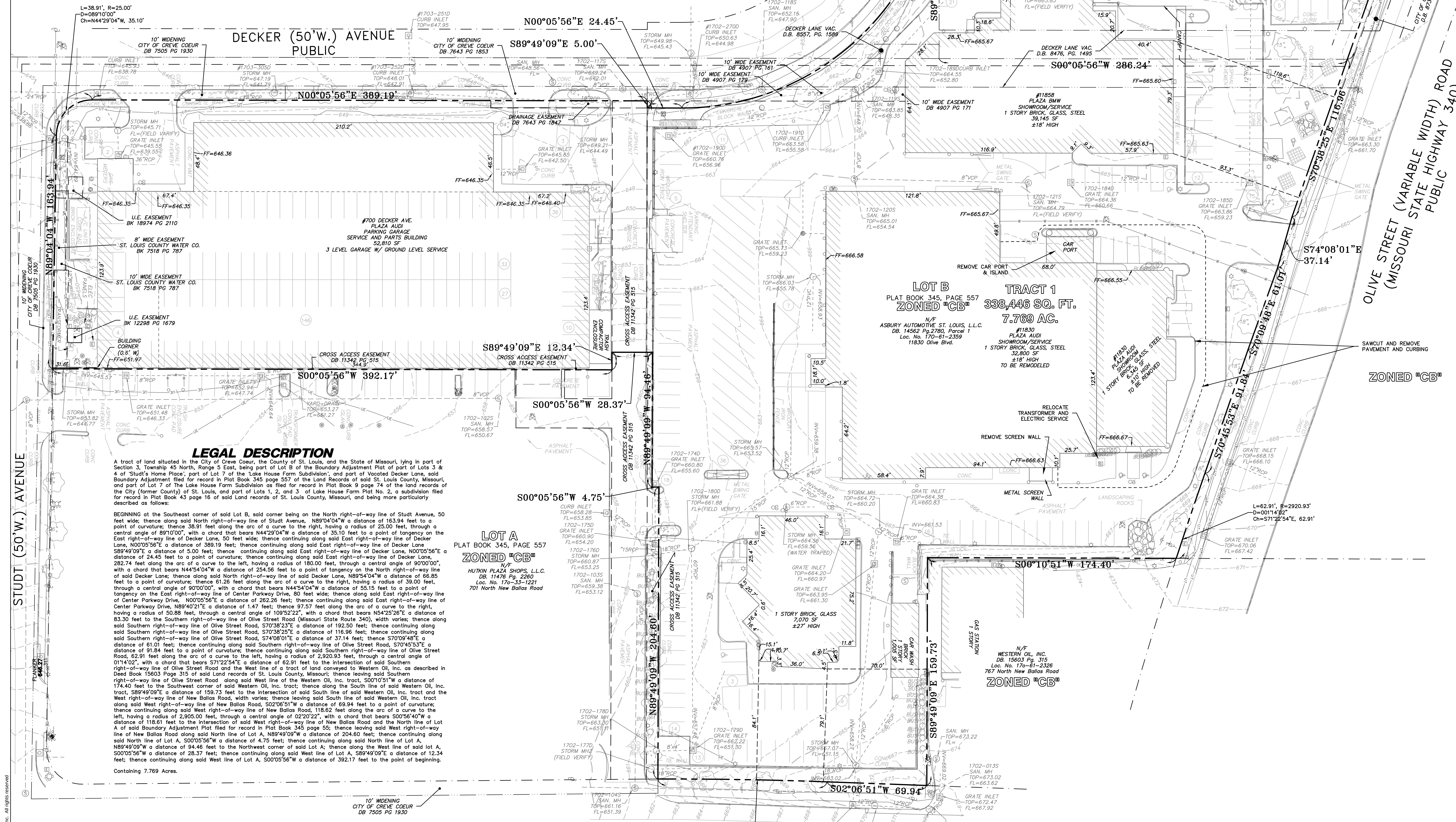
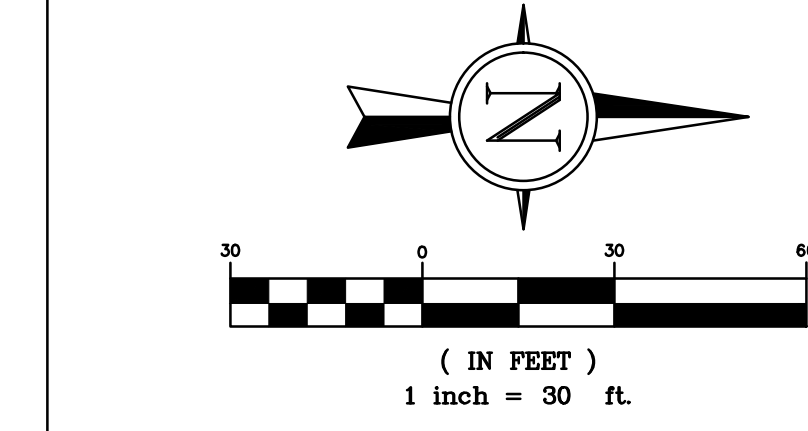
Sincerely,

Craig James, AIA
Founding Principal
404-875-4500



SITE DEVELOPMENT PLAN PLAZA AUDI

A TRACT OF LAND BEING PART OF LOT B OF "THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 & 4 OF "STUDT'S HOME PLACE" LOT 7 OF THE LAKE HOUSE FARM SUBDIVISION AND PART OF VACATED DECKER LANE" PART LOTS 1, 2 & 3 OF LAKE HOUSE FARM PLAT NO. 2 PART OF LOTS 7 & 8 OF THE LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST IN THE CITY OF CREVE COEUR, THE COUNTY OF ST. LOUIS, MISSOURI



LEGAL DESCRIPTION
A tract of land situated in the City of Creve Coeur, the County of St. Louis, and the State of Missouri, lying in part of Section 3, Township 45 North, Range 5 East, being part of Lot B of the Boundary Adjustment Plat of part of Lots 3 & 4 of "Studt's Home Place", part of Lot 7 of the Lake House Farm Subdivision, and part of Vacated Decker Lane, said Boundary Adjustment filed for record in Plat Book 345 page 557 of the Land Records of said St. Louis County, Missouri, and part of Lot 7 of the Lake House Farm Subdivision as filed for record in Plat Book 9 page 74 of the land records of the City (former County) of St. Louis, and part of Lots 1, 2, and 3 of Lake House Farm Plat No. 2, a subdivision filed for record in Plat Book 43 page 16 of said Land records of St. Louis County, Missouri, and being more particularly described as follows:
BEGINNING at the Southeast corner of said Lot B, said corner being on the North right-of-way line of Studt Avenue, 50 feet wide; thence along said North right-of-way line of Studt Avenue, N89°04'04"W a distance of 163.94 feet to a point of curvature; thence 38.91 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 89°10'00", with a chord that bears N44°29'04"W a distance of 35.10 feet to a point of tangency on the East right-of-way line of Decker Lane, 50 feet wide; thence continuing along said East right-of-way line of Decker Lane, N00°05'56"E a distance of 389.19 feet; thence continuing along said East right-of-way line of Decker Lane, S89°49'09"E a distance of 5.00 feet; thence continuing along said East right-of-way line of Decker Lane, N00°05'56"E a distance of 24.45 feet to a point of curvature; thence 282.74 feet along the arc of a curve to the left, having a radius of 180.00 feet, through a central angle of 90°00'00", with a chord that bears N44°54'04"W a distance of 254.56 feet to a point of tangency on the North right-of-way line of said Decker Lane; thence along said North right-of-way line of said Decker Lane, N89°04'04"W a distance of 66.85 feet to a point of curvature; thence 61.26 feet along the arc of a curve to the right, having a radius of 39.00 feet, through a central angle of 90°00'00", with a chord that bears N44°54'04"W a distance of 55.15 feet to a point of tangency on the East right-of-way line of Center Parkway Drive, 80 feet wide; thence along said East right-of-way line of Center Parkway Drive, N00°05'56"E a distance of 262.26 feet; thence continuing along said East right-of-way line of Center Parkway Drive, N89°40'21"E a distance of 1.47 feet; thence 97.57 feet along the arc of a curve to the right, having a radius of 50.88 feet, through a central angle of 109°52'22", with a chord that bears N54°25'26"E a distance of 83.30 feet to the Southern right-of-way line of Olive Street Road (Missouri State Route 340), width varies; thence along said Southern right-of-way line of Olive Street Road, S70°08'01"E a distance of 116.86 feet; thence continuing along said Southern right-of-way line of Olive Street Road, S70°08'01"E a distance of 37.14 feet; thence S70°09'48"E a distance of 61.01 feet; thence continuing along said Southern right-of-way line of Olive Street Road, S70°05'33"E a distance of 91.84 feet to a point of curvature; thence continuing along said Southern right-of-way line of Olive Street Road, S70°05'33"E a distance of 157.73 feet to the intersection of said South line of said Western Oil, Inc. tract and the West right-of-way line of New Ballas Road, width varies; thence leaving said South line of said Western Oil, Inc. tract along said West right-of-way line of New Ballas Road, S02°05'56"W a distance of 69.94 feet to a point of curvature; thence continuing along said West right-of-way line of New Ballas Road, S02°05'56"W a distance of 392.17 feet to the point of beginning.
Containing 7.769 Acres.

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: BRAIN DEPOUL
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

NORTH NEW BALLAS (VAR. WIDTH) ROAD
PUBLIC

LOC. NO. 170612359
ZIP CODE 63141

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12500 OLD TESSON ROAD
ST. LOUIS, MO 63128
TEL: (314) 848-1000
FAX: (314) 848-1001
www.grimesconsulting.com

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architecture + multidisciplinary design

1776 Peachtree St. NW
Suite 400 South
Atlanta, GA 30309

404-875-4500 tel
404-876-8884 fax

www.praxis3.com

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Rev	Date	Comments

Client:

Asbury Automotive Group

200 SW 1st Avenue
Suite 1400
Ft. Lauderdale, FL 333301

Project:

Plaza Audi Creve Coeur

11830 Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757

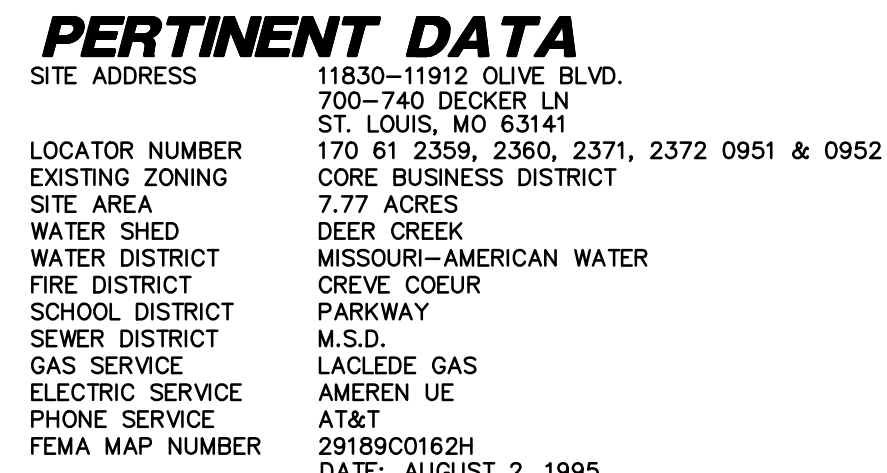
Site Key Plan:

Sheet Title:

EXISTING SITE PLAN

Sheet Number:

C1.0



EXISTING LOT = 7.77 ACRES

PROPOSED LOT TOTAL = 338,446 SF (7.77 ACRES)

TOTAL BUILDING/PARKING = 293,125 SF

TOTAL GRASS/SIDEWALK = 45,321 SF

PERCENT BUILDING/PARKING = 89.6%

BUILDING AREA = 159,780 SF

EXISTING GREENSPACE LOST = 1,077 SF
PROPOSED GREENSPACE ADDED = 1,373 SF



N/P
ASBURY AUTOMOTIVE ST. LOUIS, L.L.C.
DB. 14562 Pg.2780, Parcel 1
Loc. No. 170-61-2359
11830 Olive Blvd.

#11830
PLAZA AUDI
SHOWROOM/SERVICE
1 STORY BRICK, GLASS, STEEL
32,800 SF
±18' HIGH
TO BE REMODELED

**PROPOSED
BOWROOM ADDITION
8,800 SF**

CONCRETE CURB & GUTTER

ZONED "CB"

LOC. NO. 170612359
ZIP CODE 63141

GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services

12300 OLD TESSON ROAD
SUITE 200
ST. LOUIS, MO 63128
PH. (314) 849-6100
FAX (314) 849-6010
www.grimconsult.com

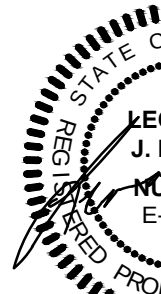
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

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1776 Peachtree St. NW
Suite 400 South
Atlanta, GA 30309

404-875-4500 tel
404-876-8884 fax

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12/31/14
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Rev	Date	Comments

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Client:

Asbury Automotive Group

200 SW 1st Avenue
Suite 1400
Ft. Lauderdale, FL 333301

Project

Plaza Audi Creve Coeur

11830 Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757

Sheet Title:

ENLARGED
SITE PLAN

Sheet Number:

C2.0

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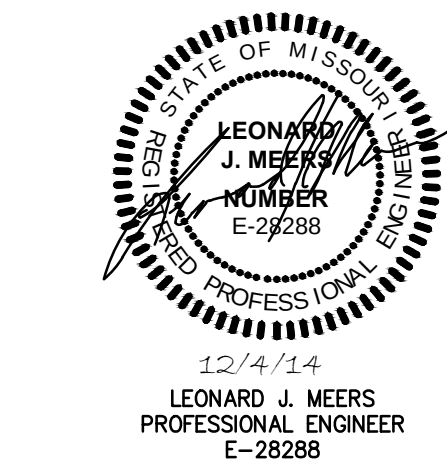
Suite 400 South

Atlanta, GA 30309

404-875-4500 tel

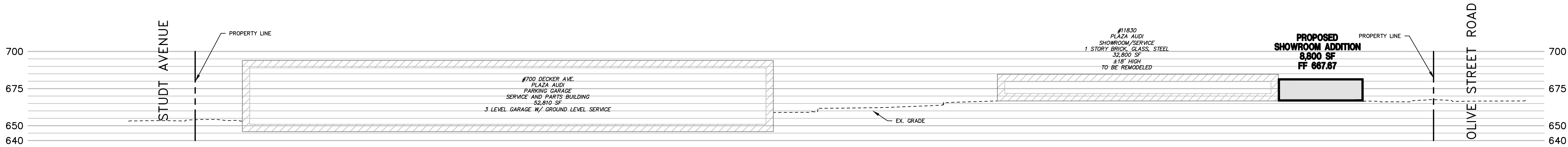
404-876-8884 fax

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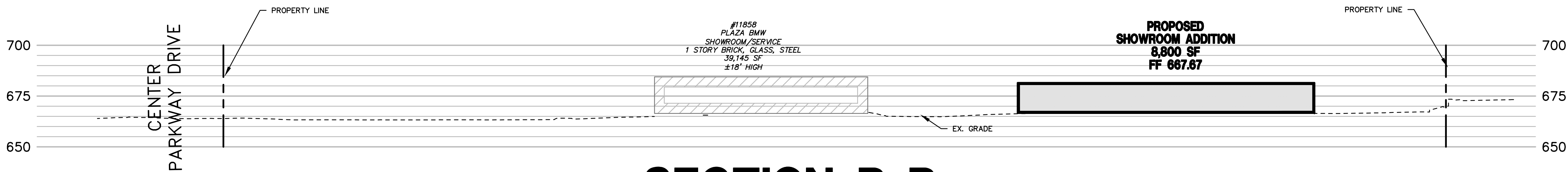


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Rev	Date	Comments



SECTION A-A



SECTION B-B

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: BRAIN DEPOUL
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

LOC. NO. 170612359
ZIP CODE 63141

Client:

Asbury Automotive Group

200 SW 1st Avenue
Suite 1400
Ft. Lauderdale, FL 333301

Project:

Plaza Audi Creve Coeur

11830 Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757

Site Key Plan:

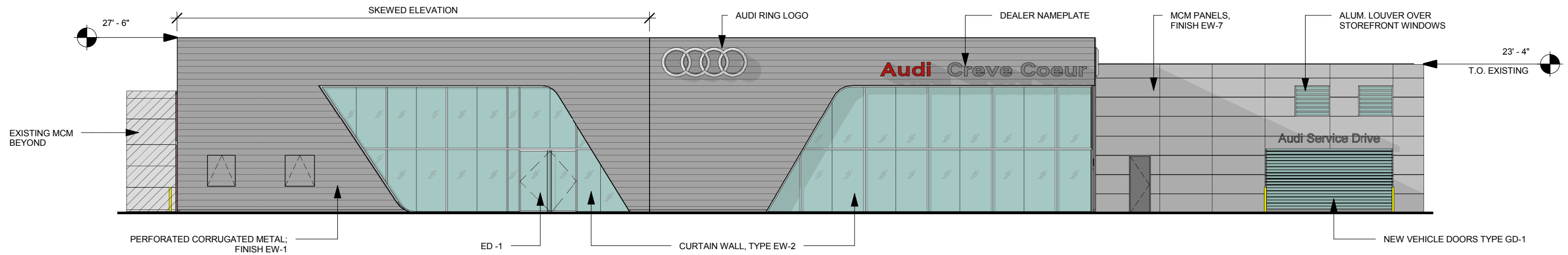
Sheet Title:

SITE SECTIONS

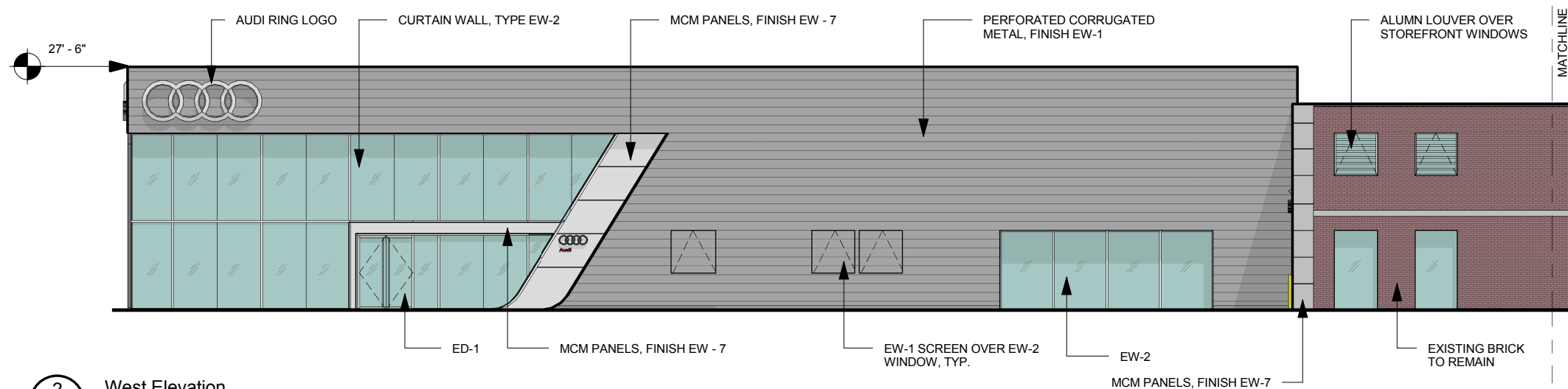
Sheet Number:

C3.0





1 North Elevation
1/16" = 1'-0"

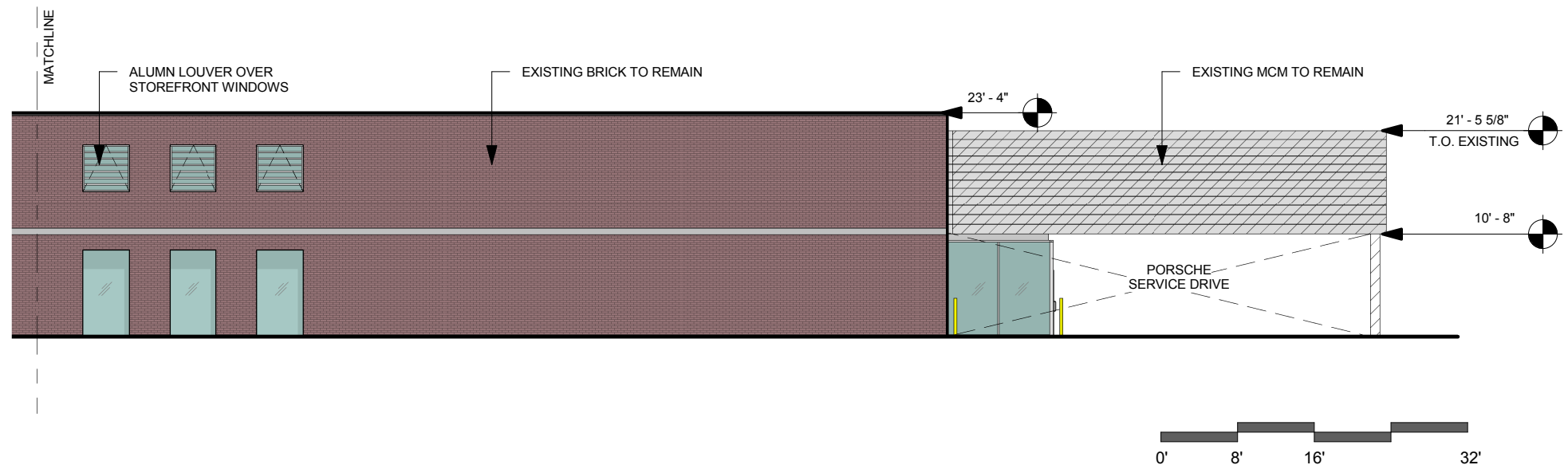


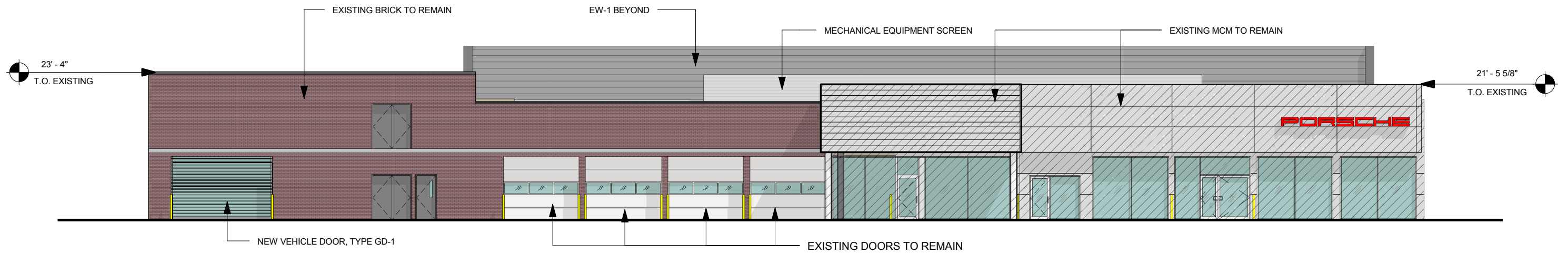
2 West Elevation
1/16" = 1'-0"

Exterior Material Legend

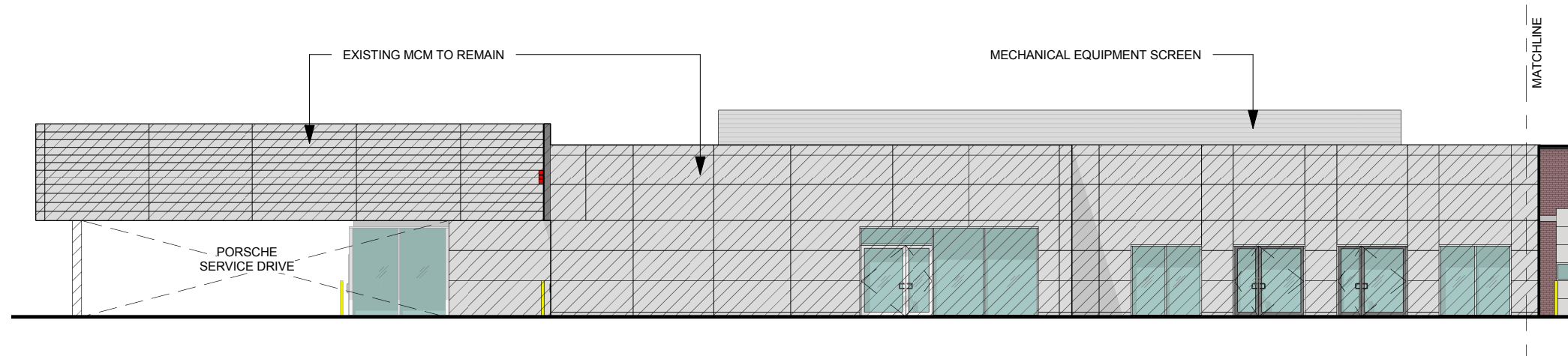
EW-1	PERFORATED, CORRUGATED RAIN SCREEN. CLEAR ANODIZED ALUMINUM.
EW-2	ALUMINUM CURTAIN WALL, CLEAR ANODIZED WITH CLEAR GLAZING. INTERMEDIATE VERTICAL JOINTS ARE BUTT GLAZED.
EW-7	MCM PANELS, TO MATCH EW-1 FINISH
EW-9	EXTERIOR PAINT - SW 7670 GRAY SHINGLE
ED-1	FRAMELESS GLASS DOORS. CLEAR ANODIZED ALUM. HARDWARE.
GD-1	ALUMINUM HIGH SPEED DOOR, FULL VISION
GD-2	ALUMINUM AND GLASS SECTIONAL DOOR

 HATCH INDICATES EXISTING TO REMAIN





1
A3
South Elevation
1/16" = 1'-0"

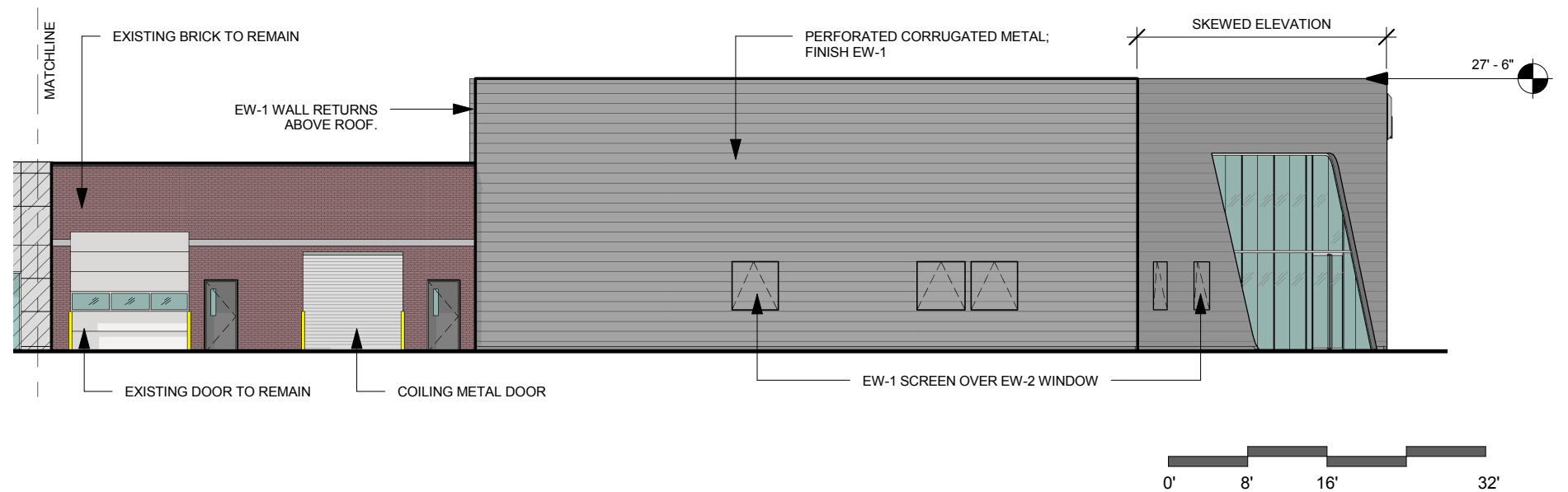


2
A3
East Elevation
1/16" = 1'-0"

Exterior Material Legend

EW-1	PERFORATED, CORRUGATED RAIN SCREEN. CLEAR ANODIZED ALUMINUM.
EW-2	ALUMINUM CURTAIN WALL, CLEAR ANODIZED WITH CLEAR GLAZING. INTERMEDIATE VERTICAL JOINTS ARE BUTT GLAZED.
EW-7	MCM PANELS, TO MATCH EW-1 FINISH
EW-9	EXTERIOR PAINT - SW 7670 GRAY SHINGLE
ED-1	FRAMELESS GLASS DOORS. CLEAR ANODIZED ALUM. HARDWARE.
GD-1	ALUMINUM HIGH SPEED DOOR, FULL VISION
GD-2	ALUMINUM AND GLASS SECTIONAL DOOR

HATCH INDICATES EXISTING TO REMAIN



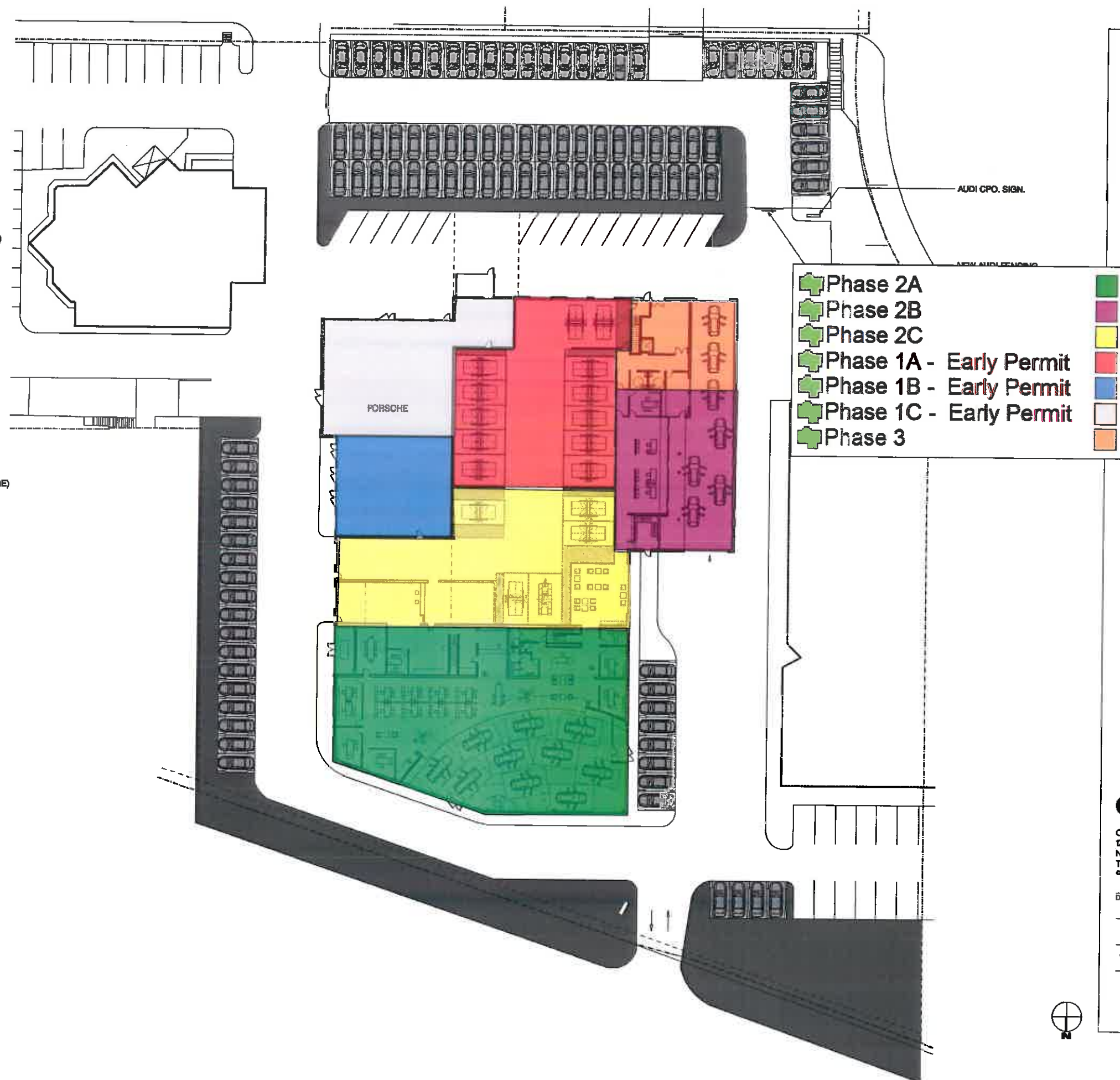
OPERATIONAL INFO

SF DETAIL		
GROSS SF		53,226 SQ FT
SHOWROOM	4,374 SQ FT	
SERVICE WORKSHOP	12,752 SQ FT	
SERVICE RECEPTION	5,798 SQ FT	
SALES AREA	7,487 SQ FT	
BACK OF HOUSE	13,865 SQ FT (7,332 PORSCHE)	
PARTS STORAGE (2 FLOORS)	9,060 SQ FT	
SPECIAL TOOLS	448 SQ FT	

CAPACITY DETAILS	PR 63.1	PROJ COUNT
SHOWROOM VEHICLES	8	10
SALES ABS	4	12 (8)(4)
SALES MGR OFFICES	2	2
F & I OFFICES	1	2
SERVICE WRITER	2	3
TECH WORKSTALLS	7	16
DETAIL BAYS	1	2 (ADJACENT GARAGE)
NEW CAR INVENTORY	28	45
DEMONSTRATOR PARKING	4	4
CPO AREA	14	20
CUSTOMER PARKING	4	8
SERVICE CUSTOMER PARKING	21	24
TOTAL PARKING IN PROJECT	71	101

TOTAL BUILDING'S FOOTPRINT	41,330 SQ FT
EXISTING FOOTPRINT	(38,474 SQ. FT.)
PROPOSED ADDITION	(2,856 SQ. FT.)

1 SITE PLAN
A-100V1.0A Scale: 1" = 50'



AUDI CREVE COEUR
(10 CAR SHOWROOM)
CREVE COEUR, MO
2014.AC103

AUDI CPO. SIGN.

NEW AUDI SIGNAGE

- Phase 2A
- Phase 2B
- Phase 2C
- Phase 1A - Early Permit
- Phase 1B - Early Permit
- Phase 1C - Early Permit
- Phase 3

CDR

CDRSTUDIO ARCHITECTS, PC
120 WALKER STREET, 6TH FLOOR EAST
NEW YORK, NY 10013
T 212.989.8187 F 888.724.7327
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DRAWN BY FB CHECKED BY TM/VR/LC

FINISH PLAN

VERSION 1 20 OCT 2014

A-100 V1

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for all coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3.) Under-ground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE in Missouri).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 8.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Landscape Architect may inspect plants before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 9.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 10.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be scarified to avoid creation of 'polished side walls' prior to plant material installation.
- 11.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to paint project is turned over to the landscape contractor to commence landscape installation.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Minkafi fabric shall be used beneath all gravel mulch beds.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, organic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

TURF:

- 1.) All disturbed lawn areas to be sodded with a high-quality Turf-Type fescue. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation.
- 3.) Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- 4.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 5.) All sod shall be placed a maximum of 24 hours after harvesting.
- 6.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 7.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services
13200 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PHONE: (314) 849-4070
FAX: (314) 849-4070
www.grimesconsulting.com

landscape
TECHNOLOGIES

(636) 428-1250
(636) 428-4563
Fax: (636) 428-4563
61 Jacobs Creek Drive
St. Charles, Missouri 63304
NO Landscape Architectural Corporation #2008000762

PRAXIS3
architecture + multidisciplinary design

1776 Peachtree St, NW
Suite 400 South
Atlanta, GA 30309

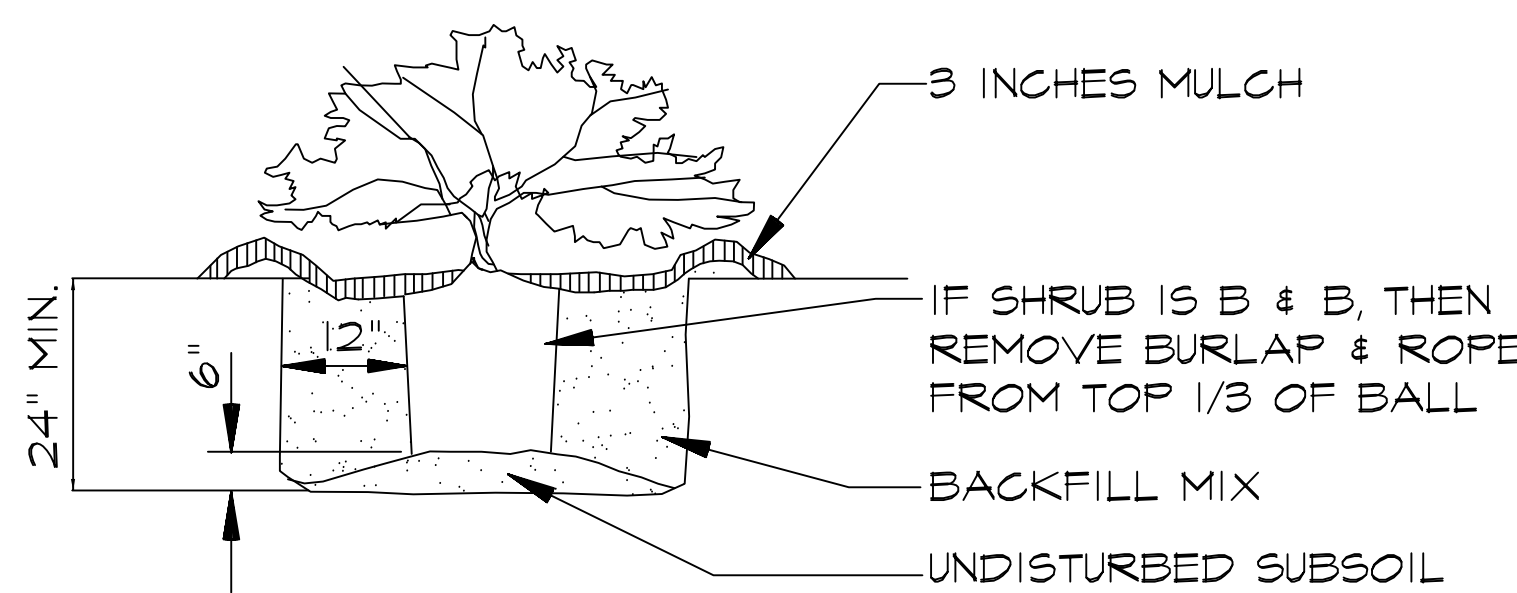
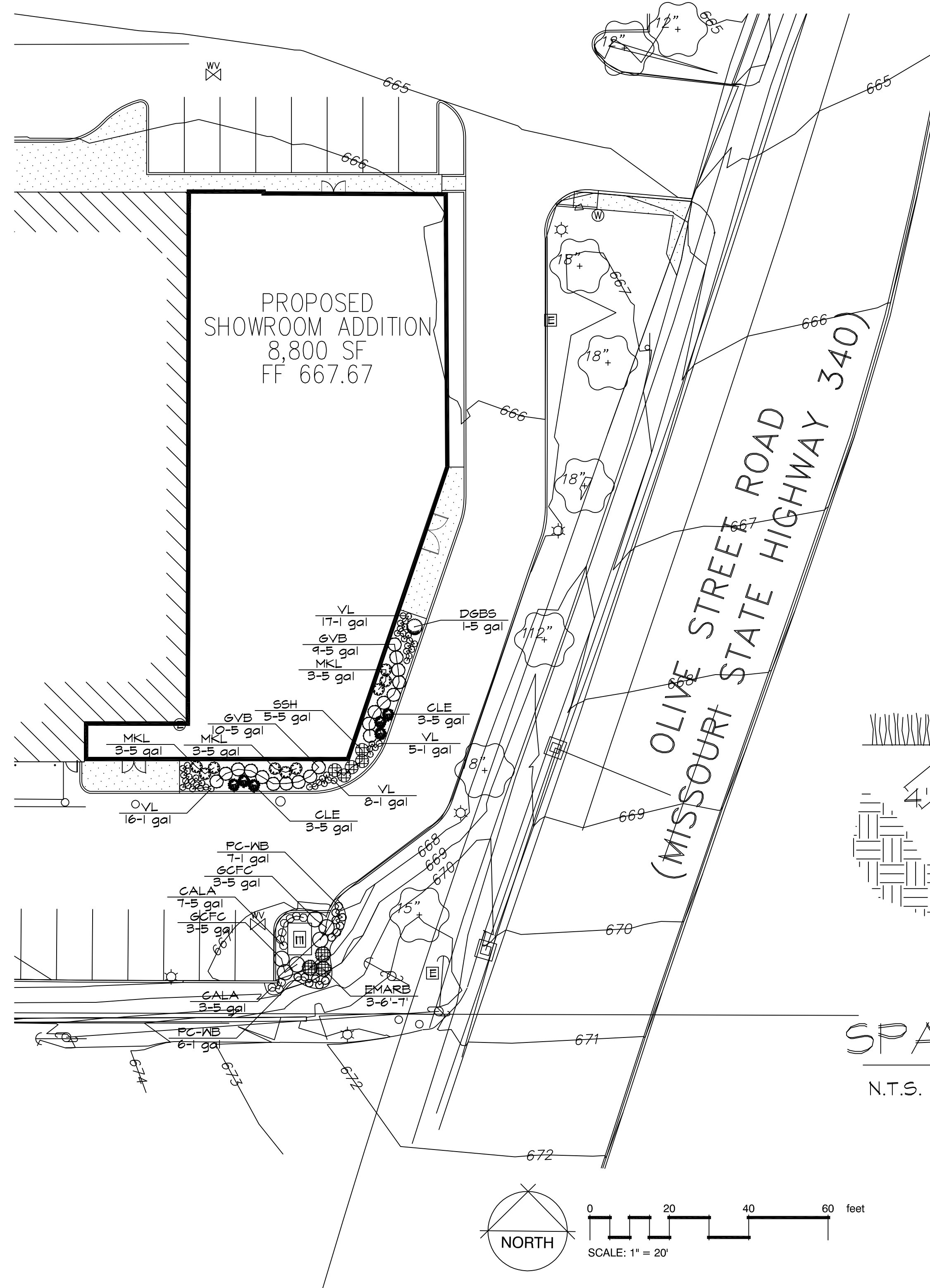
404-875-4500 tel
404-876-8884 fax

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RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 12-4-14

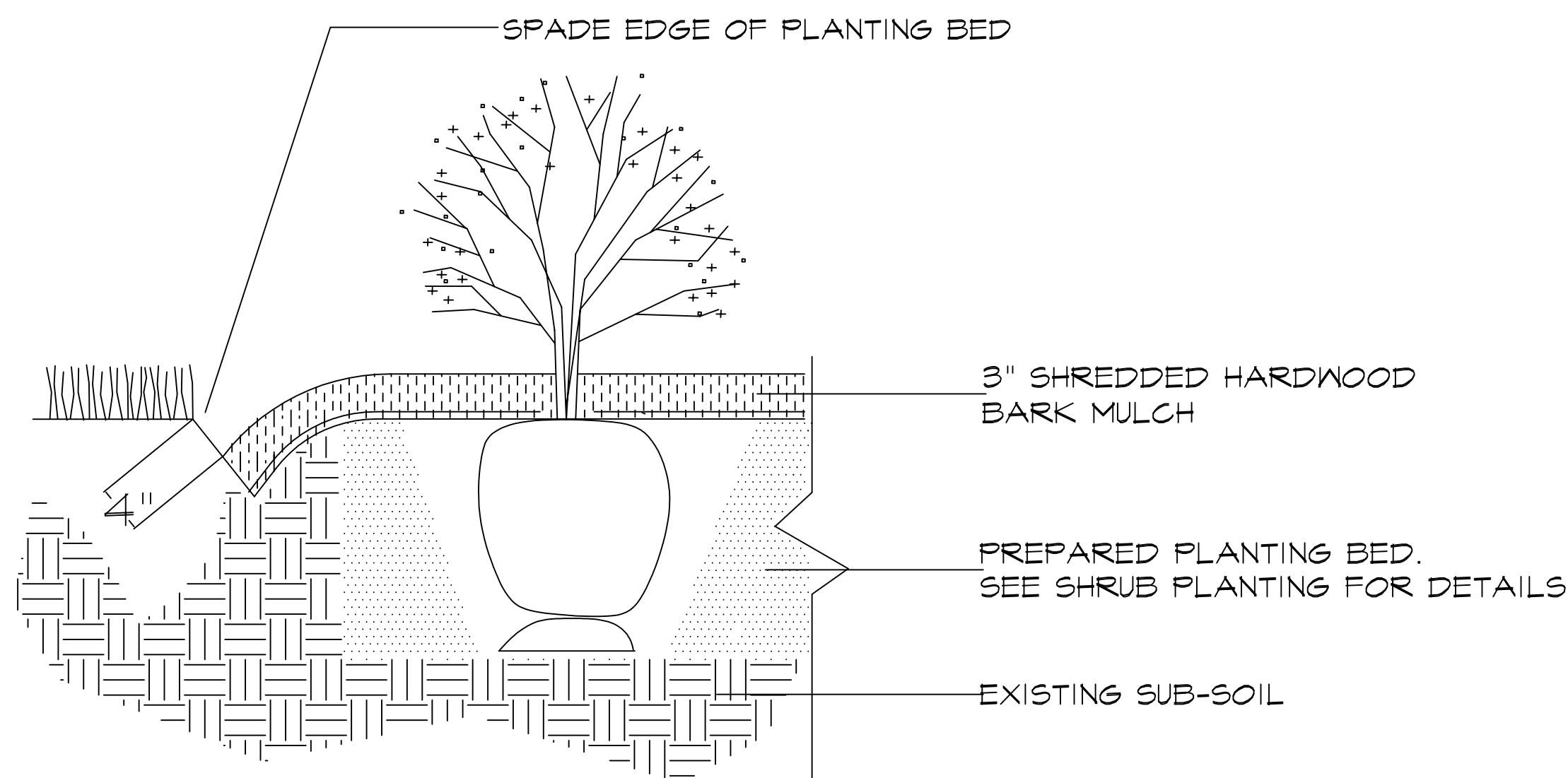
Rev	Date	Comments
1	05/10/13	Permit Set
1	07/11/13	City Comments
2	07/31/13	Revised Water



PRUNE ANY BROKEN BRANCHES AFTER PLANTING,
SEE WRITTEN SPECS FOR ADDITIONAL
INFORMATION.

SHRUB PLANTING

N.T.S.



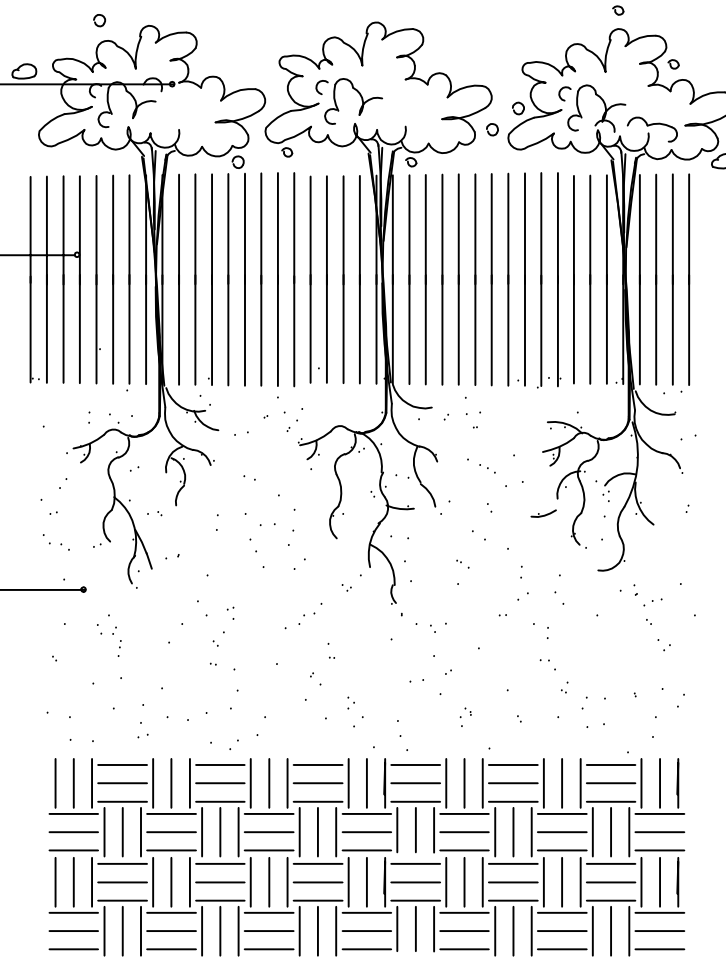
SPADE-CUT EDGE DETAIL

N.T.S.

PLANT SPACING AS PER PLAN

2" MULCH INSTALLED
BEFORE PLANTING

PREPARE BED AS PER
GENERAL NOTES



PERENNIAL PLANTING

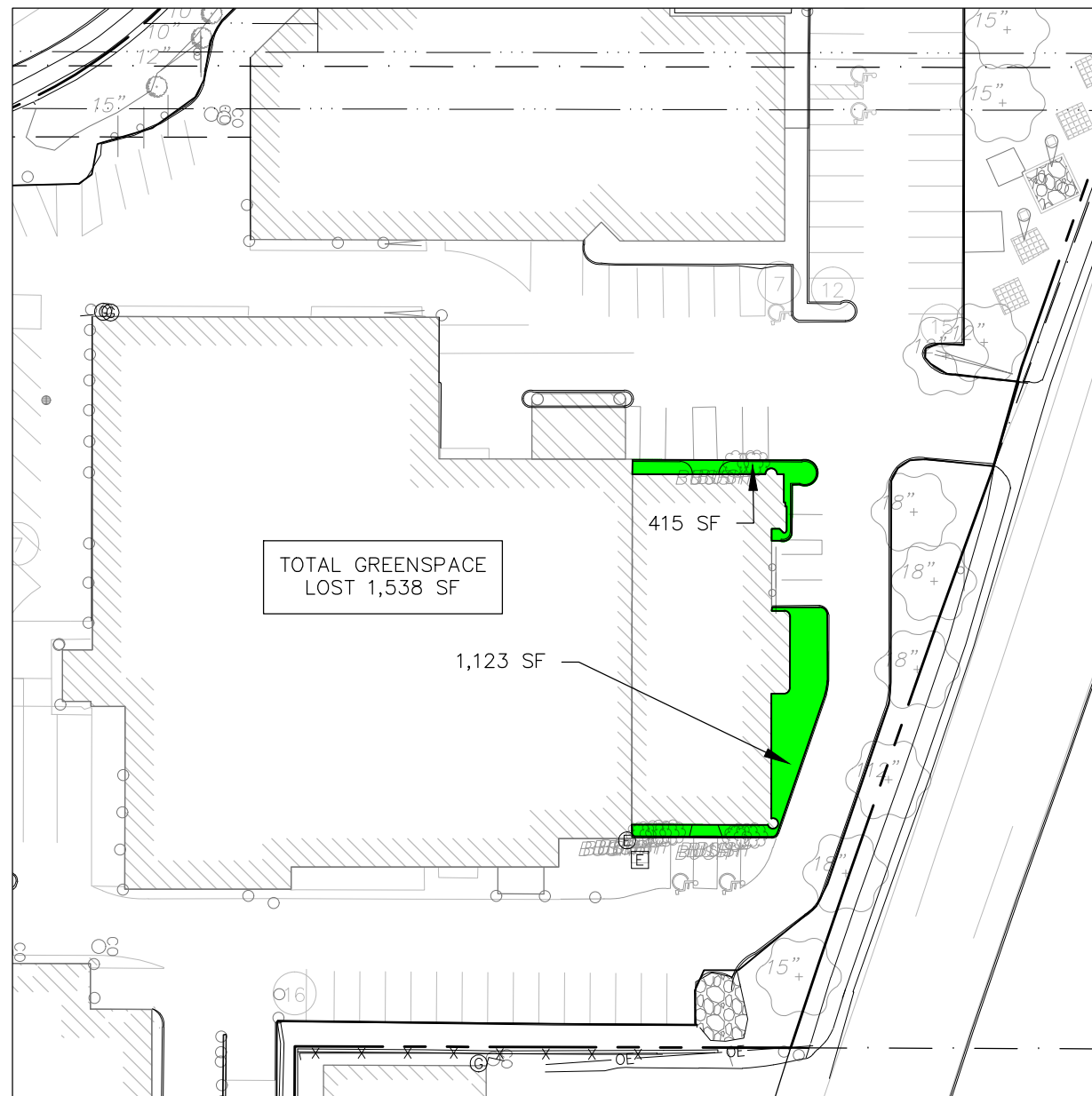
N.T.S.

PLANT SCHEDULE				
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
EMARB	3	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
DBBS	1	Dwarf Globe Blue Spruce / Picea pungens 'Globosa'	5 gal	
GCFC	6	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal	
GVB	19	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal	
MKL	9	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal	
SSH	5	Strawberry Sundae Hydrangea / Hydrangea paniculata 'Strawberry Sundae'	5 gal	
CLE	6	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal	
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
PC-WB	13	PowWow Wild Berry Purple Coneflower / Echinacea purpurea 'After Midnight'	1 gal	
VL	46	Variegated Liriope / Liriope muscari 'Variegata'	1 gal	
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CALA	10	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal	

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: BRAIN DEPOULI
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

LOC. NO. 170612359
ZIP CODE 63141

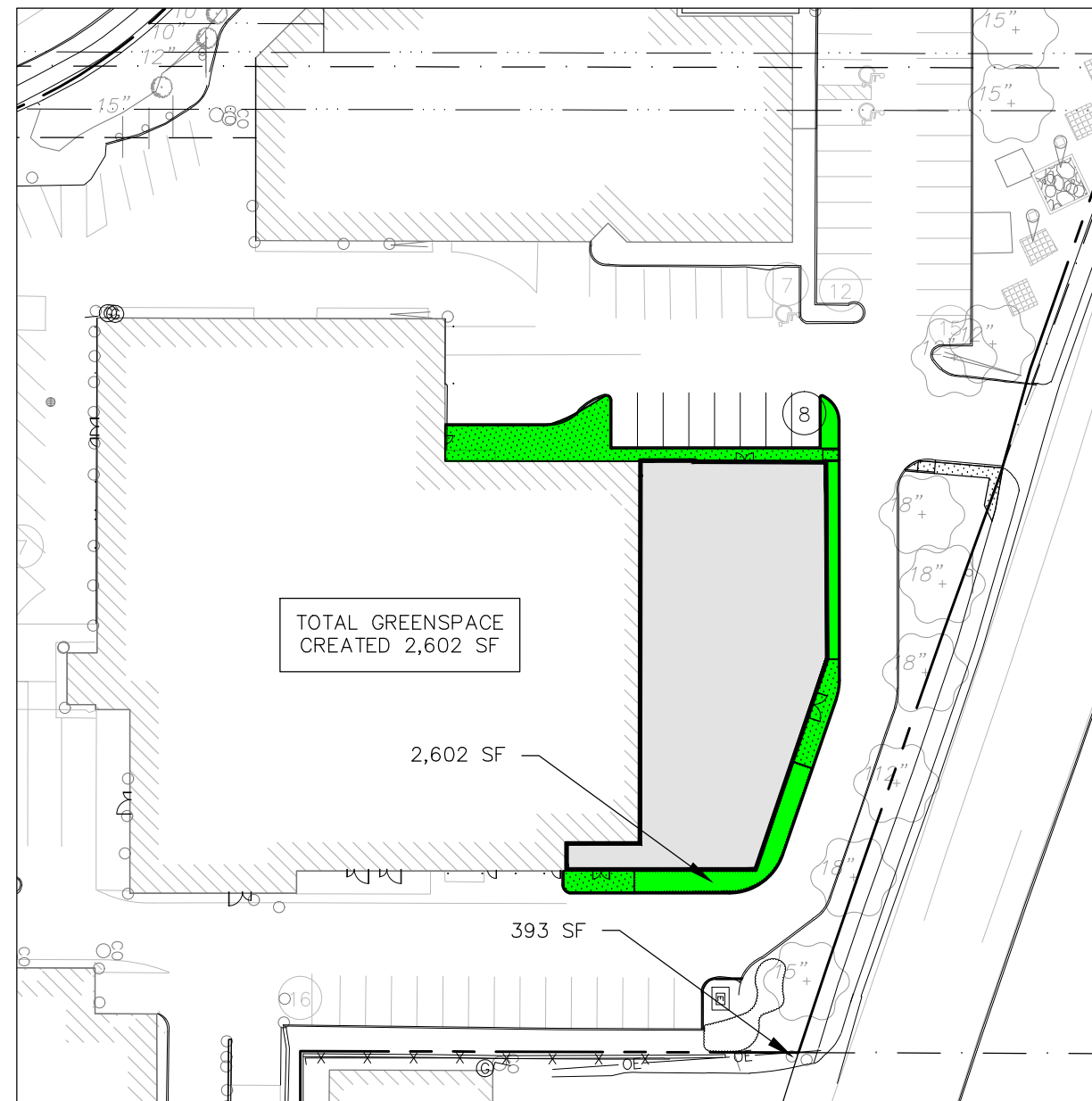
Client: Asbury Automotive Group 200 SW 1st Avenue Suite 1400 FL Lauderdale, FL 333301
Project: Plaza Audi Creve Coeur 11830 Olive Blvd. Creve Coeur, MO 63141
Project Number: - Grimes Project Number: 2757 Site Key Plan:
Sheet Title: Master Planting Plan, Plant Schedule, Notes and Planting Details
Sheet Number: L-1 of 1



1

EXISTING GREENSPACE

SCALE 1"=60'



2

PROPOSED GREENSPACE

SCALE 1"=60'

12/22/14 REVISED GREENSPACE CALC

GRIMES CONSULTING, INC.*Civil Engineering & Surveying Services*12300 OLD TESSON ROAD, SUITE 300D
ST. LOUIS, MO. 63128
PH. (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.comDRAWN BY:
JLWDATE:
12/18/14CHECKED BY:
LJMDATE:
12/18/14JOB NUMBER:
2757SHEET:
1 of 1

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CONDITIONAL USE PERMIT APPROVED BY
ORDINANCE NUMBER 2240 TO AUTHORIZE RENOVATIONS TO THE BUILDING
LOCATED AT 11830 OLIVE BOULEVARD WITHIN THE PLAZA MOTORS CAMPUS
FOR THE PLAZA AUDI DEALERSHIP**

WHEREAS, under Section 405.370(C), new and used automotive dealers in the “CB”, Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the renovation of the building at 11830 Olive Boulevard for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, January 5, 2015, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the amendment to the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on January 5, 2015; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

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4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinances Number 2240 is hereby amended as follows and all other conditions shall remain the same:

1. Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11830 Olive Boulevard for the Plaza Audi Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies, respectively, submitted on December 8, 2014 except as modified below.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Architecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologies submitted December 8, 2014 as bound together and submitted in conjunction with Application #14-042 by Plaza Motor Company.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received December 8, 2014 as bound together and submitted in conjunction with Application #14-041, except that the CTMS panels on the Audi showroom shall end at the nearest inside corner of the building adjacent to the service entry, the MCM panels shall be removed or limited to show the existing brick on the north elevation, and the existing aluminum coping on the parapet wall shall be enlarged to match the existing horizontal MCM band.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance as well as previously imposed conditions. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

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ADOPTED THIS ____ DAY OF _____, 2015.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NUMBER 3220**ORDINANCE NUMBER 2240**

**AN ORDINANCE TO REPEAL ORDINANCES 1862, 1777, 1376, 1368
AND 1321 AND TO AUTHORIZE A NEW ORDINANCE FOR THE
ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION
OF AN AUTOMOBILE SALES AND SERVICE FACILITIES AND ALSO
TO AUTHORIZE AUTOMOBILE LEASING FACILITIES BY THE
PLAZA MOTORS COMPANY AT 11830 OLIVE BOULEVARD, IN THE
'CB' CORE BUSINESS DISTRICT, SUBJECT TO THE CONDITIONS
HEREIN SETFORTH**

WHEREAS, application was made by Mr. Dan Tate, on behalf of the Plaza Motors Company, for a Conditional Use Permit and Site Development Plan for a proposed Lexus Dealership on the properties comprising five (5) acres between Emerson Road and Decker Lane, zoned CB, Core Business District, and

WHEREAS, Community Development staff recommended the repeal of all prior ordinances for Plaza Motors Company and the passage of a single ordinance for the entire Plaza Motors campus including the proposed Lexus Dealership, and

WHEREAS, under Section 26-43.3(f), automotive dealerships and 26-43.3(i) auto rental and leasing require the issuance of a Conditional Use Permit as defined under Section 26-114, and

WHEREAS, on October 7, 2003, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application as per Section 26-114.4(b), and

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on October 27, 2003 beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian on October 10, 2003 and in the West County Journal on October 12, 2003 newspapers of general circulation in the City of Creve Coeur, and

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

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

Now, therefore, be it Ordained by the City Council of the City of Creve Coeur as follows:

Attachment: ORDINANCE 2240 (1189 : Plaza Motors-Audi)

Section 1: The Conditional Use Permit authorized shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and is issued pursuant to Section 3 hereof for the inclusion of the property commonly known as the Plaza Motors campus, zoned CB, Core Business District, subject to the hereinafter stated conditions, for the campus with boundaries established by the amended Site Concept prepared by TRI Architekts, Inc. and received by the Department of Community Development on September 25, 2003.

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

1. This conditional use permit is for the operation of automobile sales and service facilities, SIC Code 5511, and automobile leasing facilities, SIC 7515.
2. The campus shall be developed in accordance with the approved Site Concept Plan prepared by TRI Architekts, Inc. and received by the Department of Community Development on October 16, 2003. Any future enlargement, extension, expansion or alteration in the use of the structures or campus, above and beyond the approved Site Concept Plan shall require approval by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued. Planned site development as shown on the approved Site Concept Plan shall be reviewed by City Council upon receipt of a recommendation by the Planning and Zoning Commission as required by Section 26-43.7(a) of the Zoning Ordinance.
3. The hours of operation shall not exceed 6:00 A.M. to 10:00 P.M.
4. All trash collection or dumpsters shall be properly screened from view as approved by the City of Creve Coeur.
5. Parking on the Plaza Motors Campus shall be restricted to the following:
 - a) Parking shall be prohibited within 35 feet of the right-of-way along Center Parkway. The short-term staging of demonstration vehicles shall be allowed, providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
 - b) Public parking shall be prohibited on internal driveways which are located between a line connecting the northeast corner of Building A (BMW/Cadillac showroom) and the northeast corner of Building B (Mercedes Benz showroom) and the Olive Boulevard right-of-way. The short-term staging of vehicles shall be allowed providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
 - c) Parking for the short-term staging of vehicles shall be permitted on the internal drive between the service garage and the rear parking lot for Building "A" providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
 - d) Low-level landscaping shall be installed in front of the customer parking area for Building "C" in order to screen parking spaces from Olive Boulevard.
 - e) The loading and unloading of vehicles shall be permitted within the center lane of Decker Lane, a public street, between Studt Avenue and the private drive adjacent to the northern extent of the service garage provided that precautions are taken including, but not limited to, the placement of temporary traffic control markers and pavement markings near the work area. The city reserves the right to revoke permission to use the street for loading

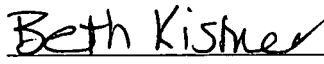
- purposes should an apparent and immediate threat to the general welfare and safety of the city's residents and visitors be determined. Revocation shall be directed by City Council upon the issuance of a temporary suspension order by the Creve Coeur Police Department. Should revocation occur, Plaza Motors shall be required to cease loading activity on Decker Lane immediately.
- f) Public parking shall be prohibited in the parking structure. Only the storage of inventory vehicles shall occur on the top level parking structure.
 - g) The storage of damaged or wrecked vehicles shall not occur in the parking lot located at the northeast corner of Decker Lane and Old Ballas Road.
 - h) The parking lot on the northeast corner of the intersection of Old Ballas Road and Decker Lane shall be developed and maintained in accordance with the Site Development Plan prepared by Clayton Engineering Co. with an issue date of January 7, 1997 and a latest revision date of May 21, 1997.
 - i) Off-site accessory parking allowing Plaza Motors to park vehicles at Creve Coeur Corporate Center is approved by the Planning and Zoning Commission per Section 26-91.5 of the Zoning Ordinance. A copy of the agreement shall be reviewed by the City Attorney and thereafter recorded with the St. Louis County Recorder of Deeds. The applicant shall submit two (2) recorded copies of the agreement with the Department of Community Development.
6. Discarded automobiles parts are to be kept entirely within an enclosed trash collection area or inside the buildings.
 7. No building is to be erected on the properties addressed 630-648 Decker Lane, which is currently a Plaza Motors parking area at the northeast corner of Decker Lane and Old Ballas Road, until the property addressed as 652 Decker Lane is added to the property assemblage.
 8. Plaza Motors shall participate in the cost of the traffic signalization of that portion of the N. New Ballas and Studt Avenue intersection outside the boundaries of the former T.I.F. district by contributing \$20,000.00.
 9. All signage shall conform to the Plaza Motors Master Signage Plan (current or future). No pennants, fringes, lights, pin wheels, or other similar devices for attracting attention may be displayed at any time in connection with the operation of the business.
 10. Parking lot lighting shall consist of full cut-off (73° cut-off angle), downcast fixtures with the illuminant source shielded from view, except architecturally significant lighting and lighting directed onto the building facades, as approved by the Planning and Zoning Commission.
 11. All landscaping shall meet the Landscaping Guidelines, Section 26-62 of the Zoning Ordinance.
 12. The use of existing outdoor speakers or a paging system shall be permitted. Outdoor speakers are not permitted on new facilities.
 13. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
 14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease.

15. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
16. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance.

Section 4: This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted by City Council this 10th day of November, 2003.


BETH KISTNER
PRESIDENT OF CITY COUNCIL

Approved this 10th day of November, 2003.


HAROLD DIELMANN
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

Attachment: ORDINANCE 2240 (1189 : Plaza Motors-Audi)