



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 6, 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, Planning Assistant
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 for the Meeting of March 16, 2015**

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

A. Application #15-001: Approval of the Site Development Plan of an Office Building at 844 N. New Ballas Court. REQUEST TO TABLE

An application has been submitted for a new 16,467 sq. ft., three-story office building at the southeast corner of East Rue De La Banque and North New Ballas Court. The Applicant has been unable to address all issues and has an uncertain time frame for addressing the utility easement that interferes with the building location. The Applicant therefore requests that the matter be tabled until all issues have been addressed and are ready for further Planning Commission review.

Applicant: Jack D. Whaley Architect
1529 S. Old Hwy 94, Suite 201
St. Charles, MO 63303

Property Vanchi Properties LLC
Owner: 546 N. Warson Road
St. Louis, MO 63141

7. NEW BUSINESS

A. Approval of Public Art Transit Shelter at the Danforth Plant Science Center

In compliance with Chapter 89 of the Missouri Statutes (Sec. 89-380), Bess Menousek, Staff Liaison for the Creve Coeur Arts Committee, on behalf of the City of Creve Coeur, is seeking approval for the artist-designed transit shelter titled “Convex Country,” by Bland Design LLC, to be located on Olive Boulevard west of the new entrance to the Donald Danforth Plant Science Center.

B. Application #15-002: Approval for a New Conditional Use Permit for Exotic Motors, a Used-Only Automotive Dealer Located at 10640 Gateway Boulevard. PUBLIC HEARING

Danny Baker, of Exotic Motors Midwest, L.L.C., has submitted an application for a conditional use permit for a 10,408 square-foot used-only automobile dealership. All activities related to the dealership will be located inside; no outside sales or display will occur. Used car dealers (NAICS 441120) are permitted as a conditional use in the LI District with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Applicant: Mr. Danny Baker
Exotic Motors Midwest, LLC
9238 Old Bonhomme
St. Louis, MO 63132

Property Morrie Zimring
Owner: 23 Topton Way
St. Louis, MO 63105

C. Application #15-003: Approval of a Conditional Use Permit for Psychiatric Intensive Outpatient Therapy Clinic (NAICS 621420) at 10199 Woodfield Lane. PUBLIC HEARING

Franco Sicuro, M.D., of Advanced Geriatric Management, has submitted an application for a conditional use permit to allow an intensive outpatient therapy facility providing individual and group-based psychotherapy. The facility will occupy up to 1,500 square feet of the existing psychiatric offices. No exterior changes are proposed.

Applicant: Franco Sicuro, MD
AGM IOP-PHP
10199 Woodfield Lane, Suite 50
Creve Coeur, MO 63141

D. Application #15-004: Approval of an Amendment to the Conditional Use Permit for St. Louis Bread Co. at 447 N. New Ballas Court to Allow for Drive-Thru Services. PUBLIC HEARING

David Hutkin, on behalf of Panera Bread/St. Louis Bread Company, has submitted a request to amend the conditional use permit and site development plan for The St. Louis Bread Company to allow the exterior renovation of the current restaurant in the Balmoral Plaza Shopping Center to accommodate drive-through service. All features of the drive-through service will be located in the rear of the building. Food services and drinking places (NAICS 722) with drive-thru facilities shall be located on sites of not less than two acres, subject to certain conditions are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Applicant: David Hutkin
Balmoral Plaza Investors, LLC
c/o Hutkin Development Co.
10829 Olive Blvd. Suite 200
Creve Coeur, MO 63141

E. Application #15-005: Approval of the Preliminary Plat for the Minor Subdivision of the 4.975 Acres at 12507 Conway Road

Rob Rehnquist, of Rehnquist Design & Build, Inc. has submitted an application for preliminary plat approval of a 4.975 acre, four-lot subdivision at 12507 Conway Road. No changes to the zoning are requested nor is Residential Design Development (RDD) approval.

Applicant: Rob Rehnquist
Rehnquist Design & Build, Inc.
11084 Gravois Industrial Ct.
St. Louis, MO 63128

8. WORK AGENDA

9. DEPARTMENT REPORTS

10. ADJOURNMENT

Posted: _____
Paul Langdon
Planning Director

PLANNING AND ZONING COMMISSION MEETING

Monday, March 16, 2015
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, March 2, 2015, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Mr. Tim Madden, Chair

Mr. Tim Carney

Mr. James Faron

Ms. Beth Kistner

Mr. Charles Pullium

Mr. Gene Rovak

OTHERS PRESENT: Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, Director of Community
Development

Ms. Whitney Kelly, City Planner

Ms. Jessica Stutte, Planning Assistant

Deborah McLaughlin, Recording Secretary

1. Call to Order
2. Roll Call
3. ACCEPTANCE OF THE AGENDA
All voted in favor of acceptance of agenda.
4. APPROVAL OF MINUTES
 - A. Draft Minutes for the Meeting of February 17, 2015.

Ms. Kistner moved for approval. Mr. Faron seconded the motion. All voted in favor of accepting the minutes.

- B. Draft Minutes for the Meeting of March 2, 2015.

Mr. Lumley indicated on the proposed CIP plan the actual vote recommended approval needs to be added to indicate the Commission voted to recommend approval.

Ms. Kistner moved for approval. Mr. Carney seconded the motion. All voted in favor of accepting the minutes as amended.

5. PUBLIC COMMENT

None.

6. UNFINISHED BUSINESS

A. Application #15-001: Approval of the Site Development Plan of an Office Building at 844 N. New Ballas Court.

An application has been submitted for a new 16,467 square foot, three-story office building at the southeast corner of East Rue De La Banque and North New Ballas Court. The Applicants are seeking a site coverage bonus for the proposed 69.3 percent site coverage by providing seating and landscaping. The subject property is Lot 12 within the CityPlace development and was originally to be phase two of the City Place Condominiums.

Applicant: Jack D. Whaley Architect
1529 S. Old Highway 94, Suite 201
St. Charles, MO 63303

Property Owner: Vanchi Properties LLC
546 N. Warson Road
St. Louis, MO 63141

Mr. Whaley indicated, since the last meeting, they met with the staff and worked out a lot of the things that were of concern. Mr. Whaley has samples of the new covers. Mr. Whaley indicated they are going to full brick veneer and split face concrete brick instead of the panels. They are using those panels for the upper level, still plan on using the 6-foot by 18-inch panels there. He doesn't know if they can get the easement vacated. Mr. Whaley indicated it sounds like it's going to be a long process. So they submitted new building plans and located 15-foot setback over the existing easement, and that's what the City requires, a 15-foot setback, but if they can't get that easement vacated, they would seek conditional approval when everything else is approved to go ahead and put the same building 10 feet further back to the east.

There was discussion had by the Applicant and the

Commission on the changes the applicant has made.

Mr. Dan Rocchio appeared for the Board of Directors of CityPlace Condominiums and read a letter into the record from the Board of Directors of CityPlace Condominiums.

Mr. Rovak made a motion to recommend deferral of the site development plan, the landscape plans bound together with Application 15-001 as presented for the meeting of March 16th, 2015, subject to the conditions in the staff report dated March 13th, 2015, and subject to additional comment from staff for the meeting of April 6th, 2015.

Mr. Pullium seconded the motion.

Discussion was had concerning if the Applicant is not ready by April 6th meeting.

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

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

7. NEW BUSINESS
None.

8. Work Agenda
None

9. DEPARTMENT REPORTS

A. Community Development Director

Mr. Langdon indicated April 6th meeting will have the first drive-through application under the new ordinance for Panera Bread; a request for conditional use permit for a small outpatient psychiatric care facility up in the light industrial area, it's an existing psychiatric office now; another conditional use permit for an all indoor used car dealership, and then a minor subdivision. It's the last 5-acre privately owned lot on Conway. The prior owner passed away several months ago, and it's now up for subdivision into four lots. It's between Cabin Grove and Conway Aire.

Mr. Langdon reminded the Commission that the April 20th meeting is canceled.

B. City Attorney
None.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, the meeting was adjourned at 7:59 p.m.

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



Memorandum

DATE: March 27, 2015
TO: Creve Coeur Planning and Zoning Commission
FROM: Bess Menousek, Public Information Officer & Management Analyst
RE: Public Art – Danforth Plant Science Center Bus Shelter

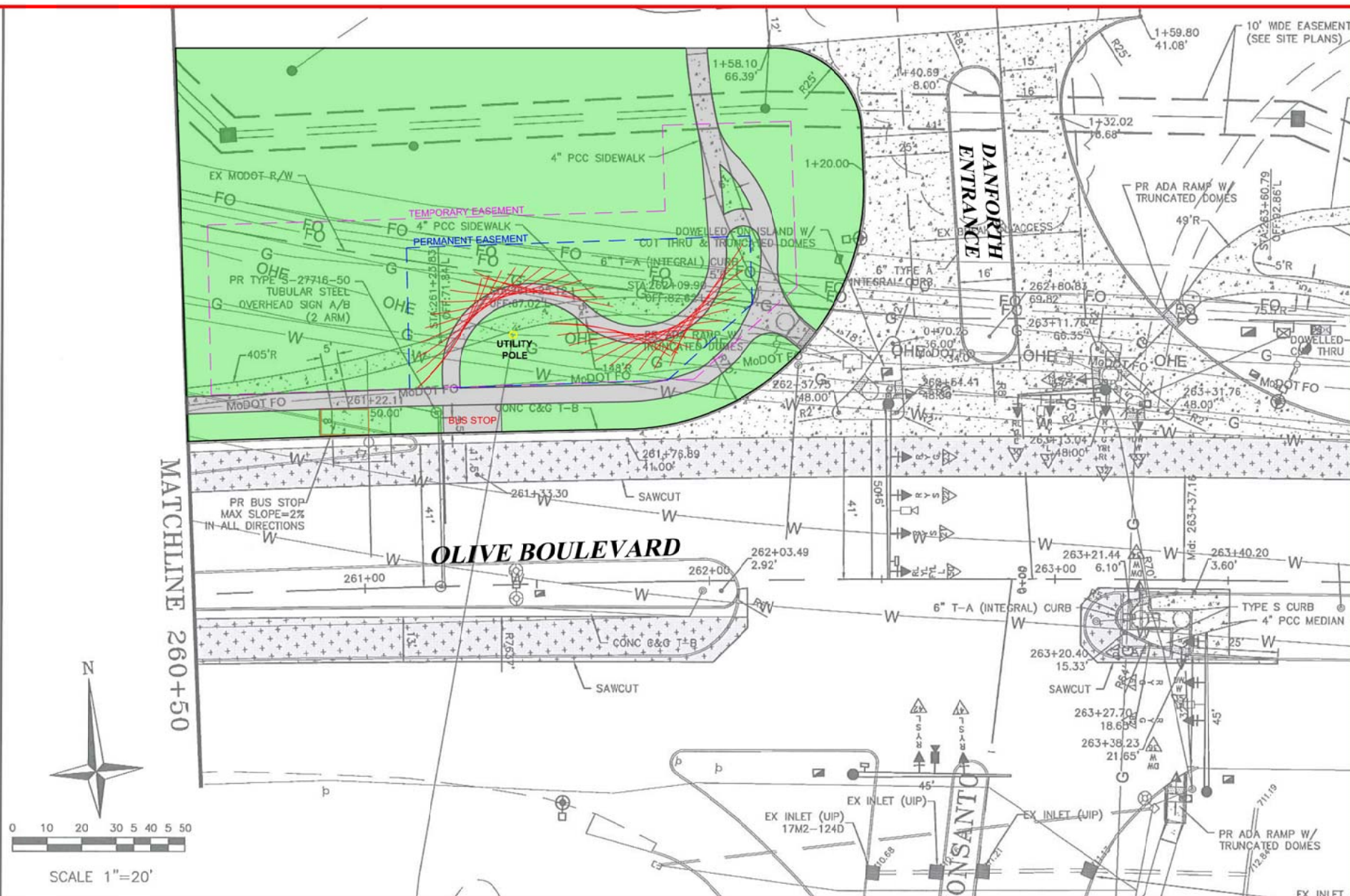
In compliance with Chapter 89 of the Missouri Statutes (Sec. 89-380), Bess Menousek, Staff Liaison for the Creve Coeur Arts Committee, on behalf of the City of Creve Coeur, is seeking approval for the artist-designed transit shelter titled "Convex Country," by Bland Design LLC, to be located on Olive Boulevard west of the new entrance to the Donald Danforth Plant Science Center.

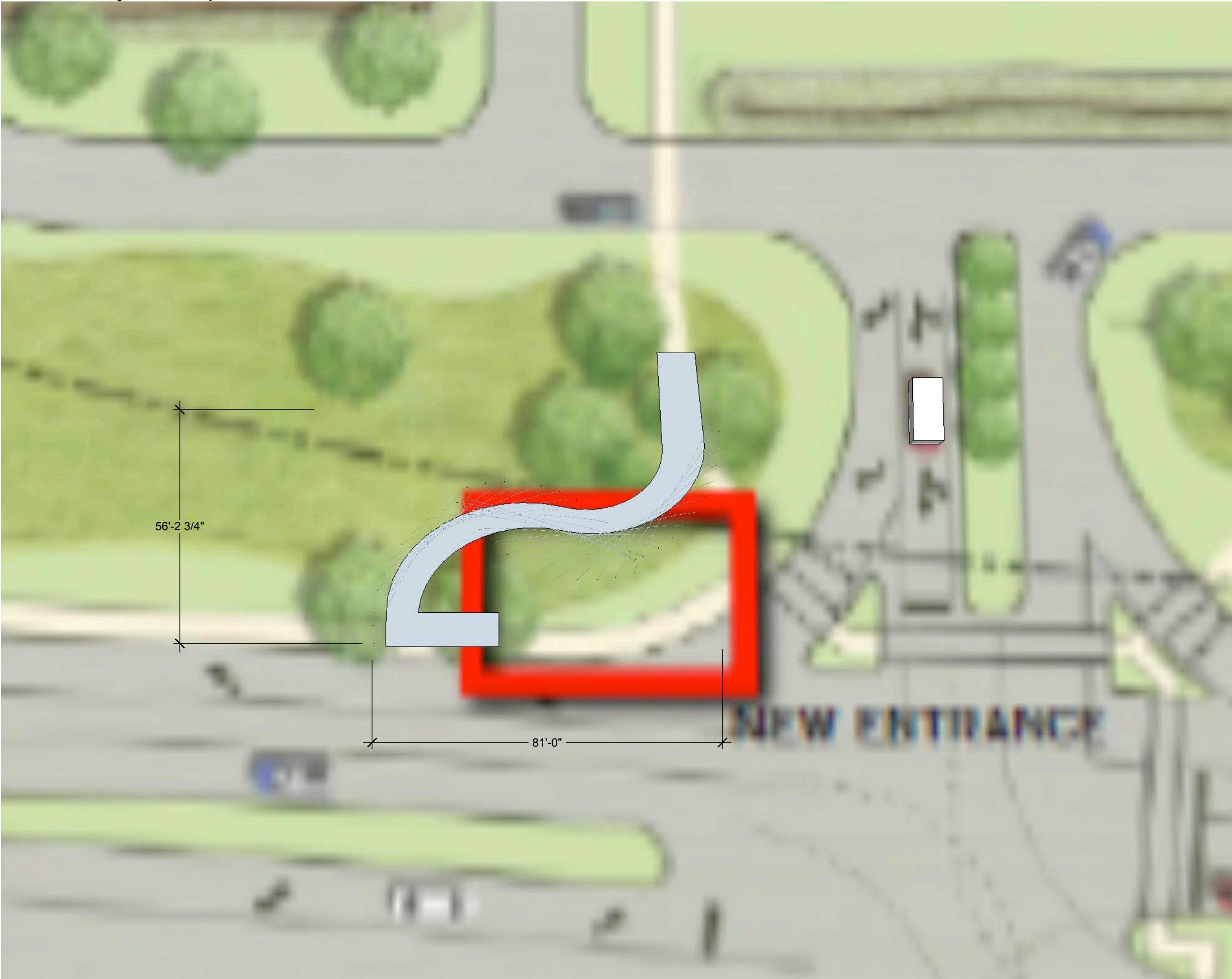
The Creve Coeur Arts Committee identified this location to install public art to further the goals of the Public Art Master Plan approved in 2012. In October of 2015, the city began a request for qualification process. The city commissioned three artist-designed concepts (\$1,500/each) for the bus shelter.

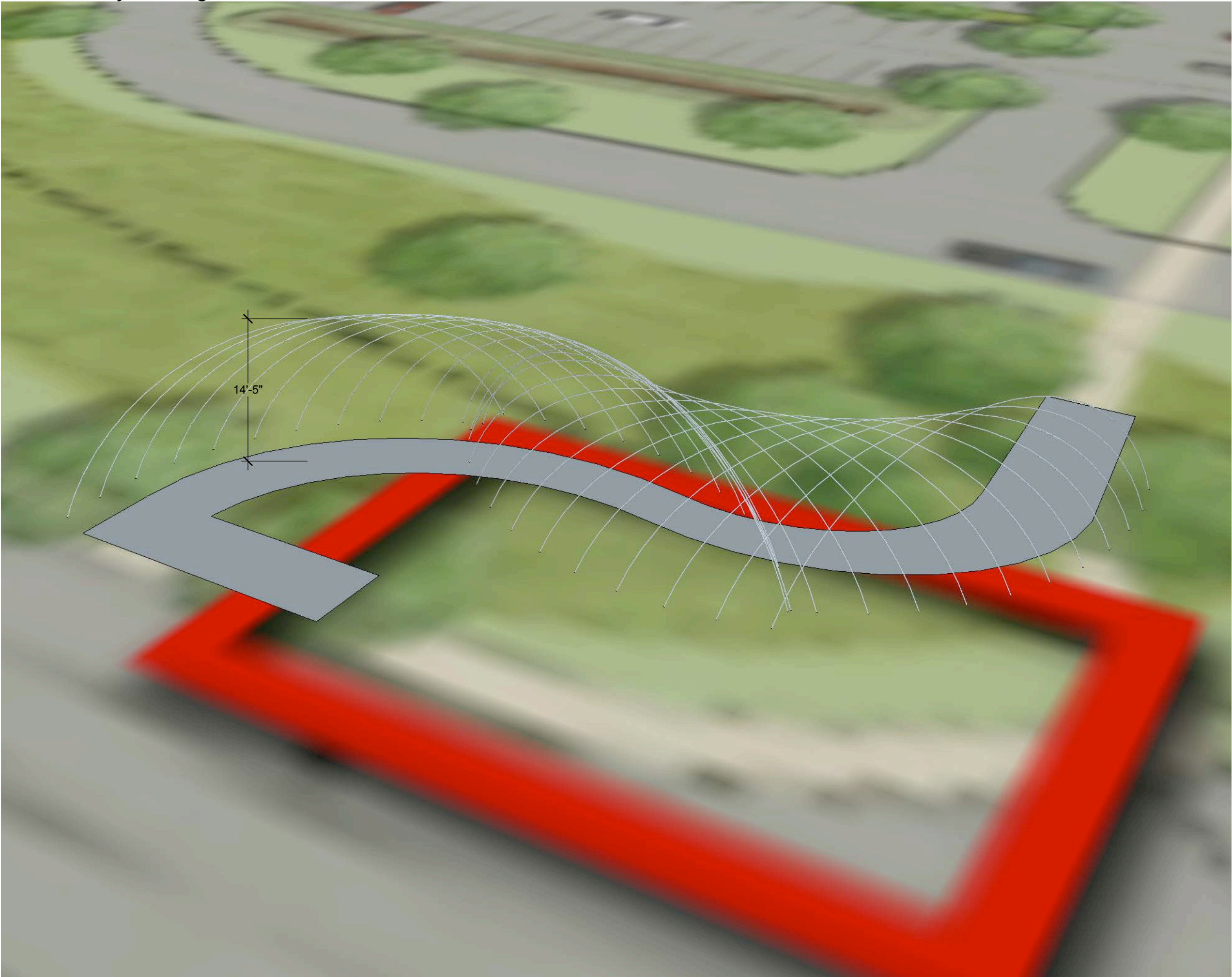
The three proposals were displayed at the Donald Danforth Plant Science Center and at the Creve Coeur Government Center. Staff collected feedback on the three shelters from the public and from employees of the Donald Danforth Plant Science Center. On March 11, 2015, the committee reviewed the proposals and all of the collected feedback, and heard presentations from the three artists. The committee voted to recommend "Convex Country." Staff has been working with the city attorney to draft a contract.

In FY15, the city spent \$4,500 to commission the three artist-designed concepts (\$1,500/each) for the bus shelter. Planning, engineering, and construction are scheduled to take place in FY16. The estimated total cost for the city is \$60,000 as part of the Capital Improvement Plan for FY16 – FY20, which received approval from the Planning and Zoning Commission on March 2, 2015.

Attached for your review are the proposal for "Convex Country," the Arts Committee Meeting Minutes from March 11, 2015, the original concept layout from Bland Design, LLC, and the concept layout from city staff.







CLIENT
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur MO 63141

DATE
March 17, 2015

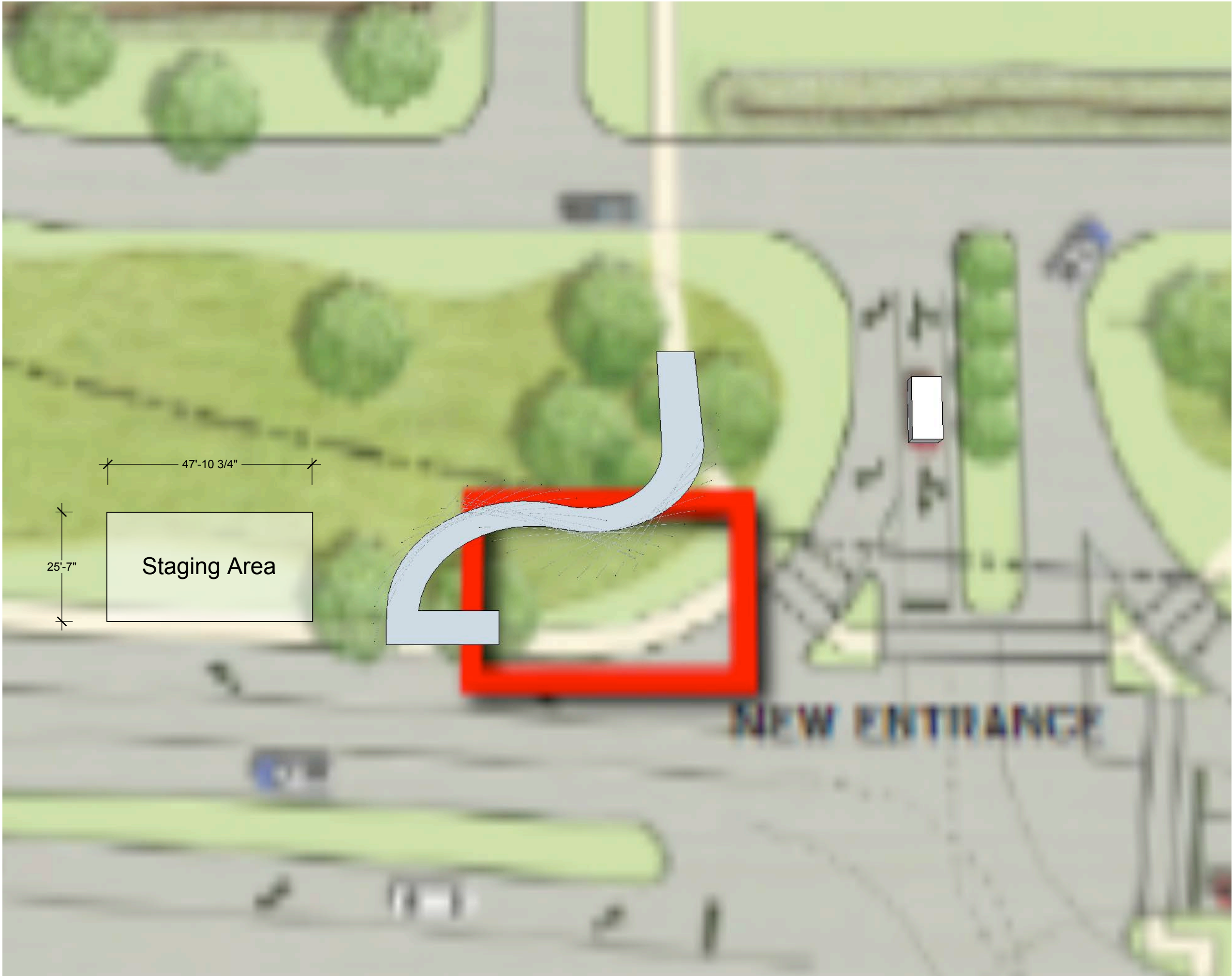
PROJECT
Convex Country

DRAWN BY
Bland Design LLC

a

02

Attachment: Danforth Bus Shelter - Concept Layout from Bland Design (1284 : Danforth Plant Science Center Bus Shelter)



*OLIVE BOULEVARD
TRANSIT SHELTER
PROJECT PROPOSAL >>*

02 _ 2015

presented by

BLAND DESIGN LLC

a site-specific proposal prepared for

THE CITY OF CREVE COEUR and

THE DONALD DANFORTH PLANT SCIENCE CENTER

Attachment: Convex Country Proposal (1284 : Danforth Plant Science Center Bus Shelter)

BLAND DESIGN LLC
BLANDHOKE.COM

830 POWDERHORN LN. unit E
JACKSON WY 83001
blandhoke[at]gmail.com
307 690 0097

DESIGN >>
05_29

INTRODUCTION
NARRATIVE

>>
RESEARCH
INTENTIONS

>>
SITE
MATERIALS

BUILD >>
32 _ 45

PROJECT TEAM
CONSULTANTS
ORGANIZATION
QUALIFICATION

>>
SCOPE
SCHEDULE
BUDGET

BEYOND >>
47_50

OPPORTUNITIES

ALL THINGS
OF NATURE
THERE IS
SOMETHING
OF THE
IMMENSE.

ARISTOTLE

*WE ARE PLEASED TO SUBMIT THE FOLLOWING
PROPOSAL FOR AN ARTISTIC TRANSIT SHELTER
ON OLIVE BLVD*

Convex Country is an artistic shelter designed to channel the transformative experience of traveling by river into spontaneous communion on campus.

As a design-build studio specializing in public space projects, Bland Design LLC works at the intersection of art, design and architecture. Building on this layered foundation, Convex Country exists at the intersection of science, experience and sustainability. Convex Country translates scientific epiphanies into an interactive experience that invite pedestrians and residents to gather and relax, congregate and create on their daily commute.

At Bland Design LLC, we believe in the power of artist-designed experiences to engage public audiences to think and act differently. In everything we do, we produce aesthetic environments that catalyze curiosity, a creed that echoes the City of Creve Coeur’s dedication to creating a community of exploration and wonder. We share a commitment to sustainability, and whenever possible, we work with reclaimed or recycled materials.

Like a scientific investigation, Convex Country will be guided by experienced professionals. Leading the creative process is Bland Hoke, an artist, designer, and sculptor with more than 13 years of experience creating site-specific works, ever negotiating the boundaries of wonder and practicality, desirability and durability in his designs. With Bland at the helm, we would jump at the opportunity to realize Convex Country. Having already forged close ties with local experts, Convex Country is a business and environmental collaboration between Bland Design LLC and residents of Creve Coeur, all working toward a sustainable community contribution to the transit system.



**DESIGN >>**

NARRATIVE

CONVEX COUNTRY: REUSABLE INDUSTRY

Developments in science fuel opportunities to gather, create, and innovate in the spirit of technology and threadwork of design. Convex Country supports a setting for the community of Creve Coeur to do just that.

As an eco-conscious installation that employs regionally sourced materials and labor, Convex Country offers a progressive solution to honoring and making use of the very components that drive, stimulate, and command the agricultural economy of the midwest.

In essence, it's a magnification of a molecular structure, using tilling discs sourced from midwestern tractors originally used to cultivate soil and prepare growing units for seeds. Upon production, they will be arranged to represent plant biology in its most basic form.

At its core, Convex Country manifests our commitment to design innovation and community cultivation. And by reusing spent farming equipment, it also symbolizes the environmental commitments made by the community. Surplus materials save on material cost, an effort that allows us more time to invest in the design and development process.

FINDING INSPIRATION FROM MATERIAS
opposite page



DESIGN >>
RESEARCH

A MERGING OF MINDS AND MATTER

Channeling the dynamism of the Donald Danforth Plant Science Center and the innovative business district it lives in, Convex Country embraces the confluence of different currents, disciplines and fields. That said, its design is not only reminiscent of the Donald Danforth logo, but also the technology produced in the Research Center.

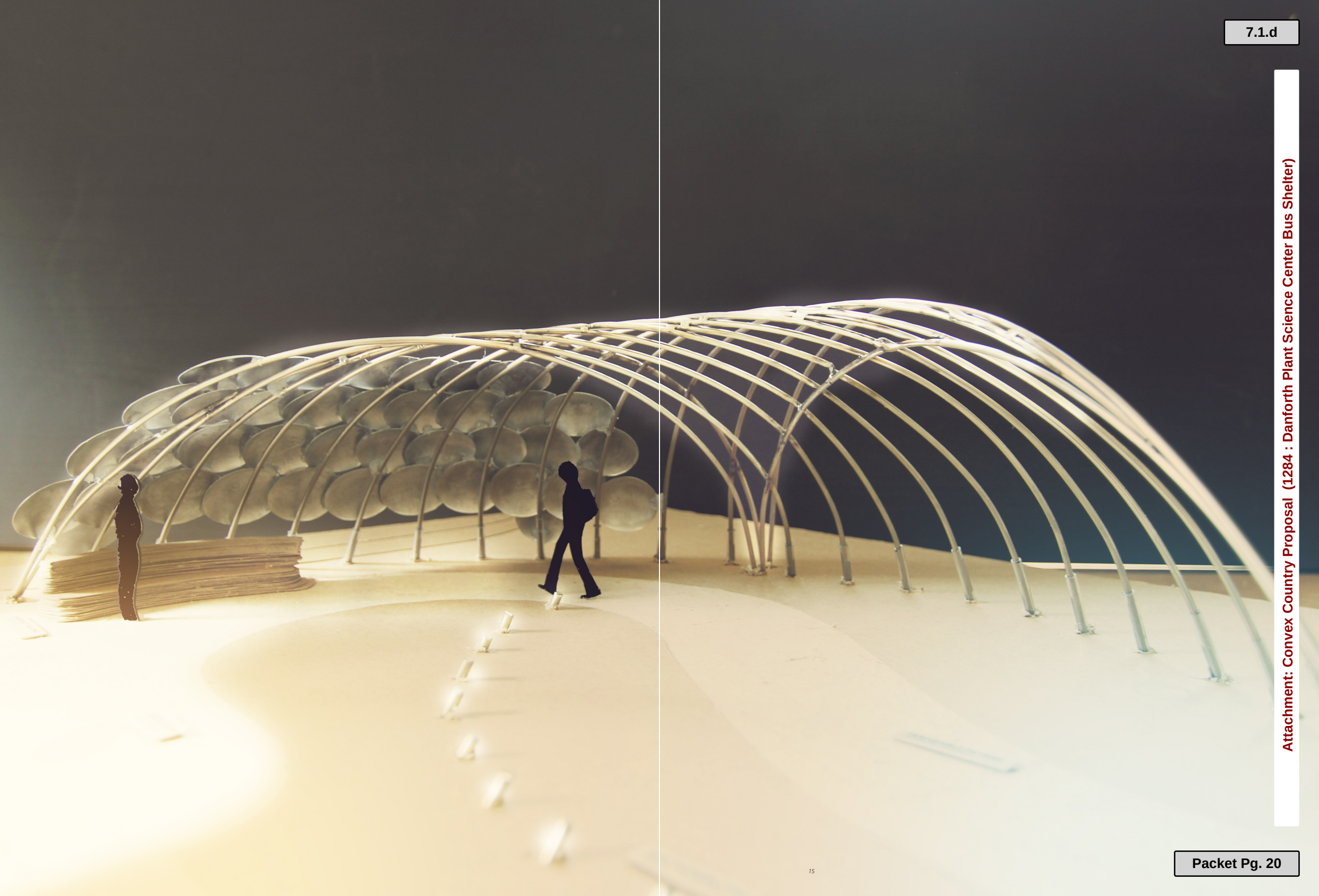
Arching outward from the structure are sucker rods which are elemental parts of Pumpjacks (also known as "horsehead pumps" or "nodding donkeys"). Pumpjacks use sucker rods to pump resources from the earth's core to its surface. In this context, they will be repurposed in a way that emulating surrounding shapes and colors. They will seemingly appear to come from the earth, much like a seedling plant grows towards the sun.

Both discs and rods are regularly rotated from their machinery for maximum efficiency, but are often saved and reused. Together, these durable, industrial components will be chromed and shaped to literally, and figuratively speak to their environmental settings.

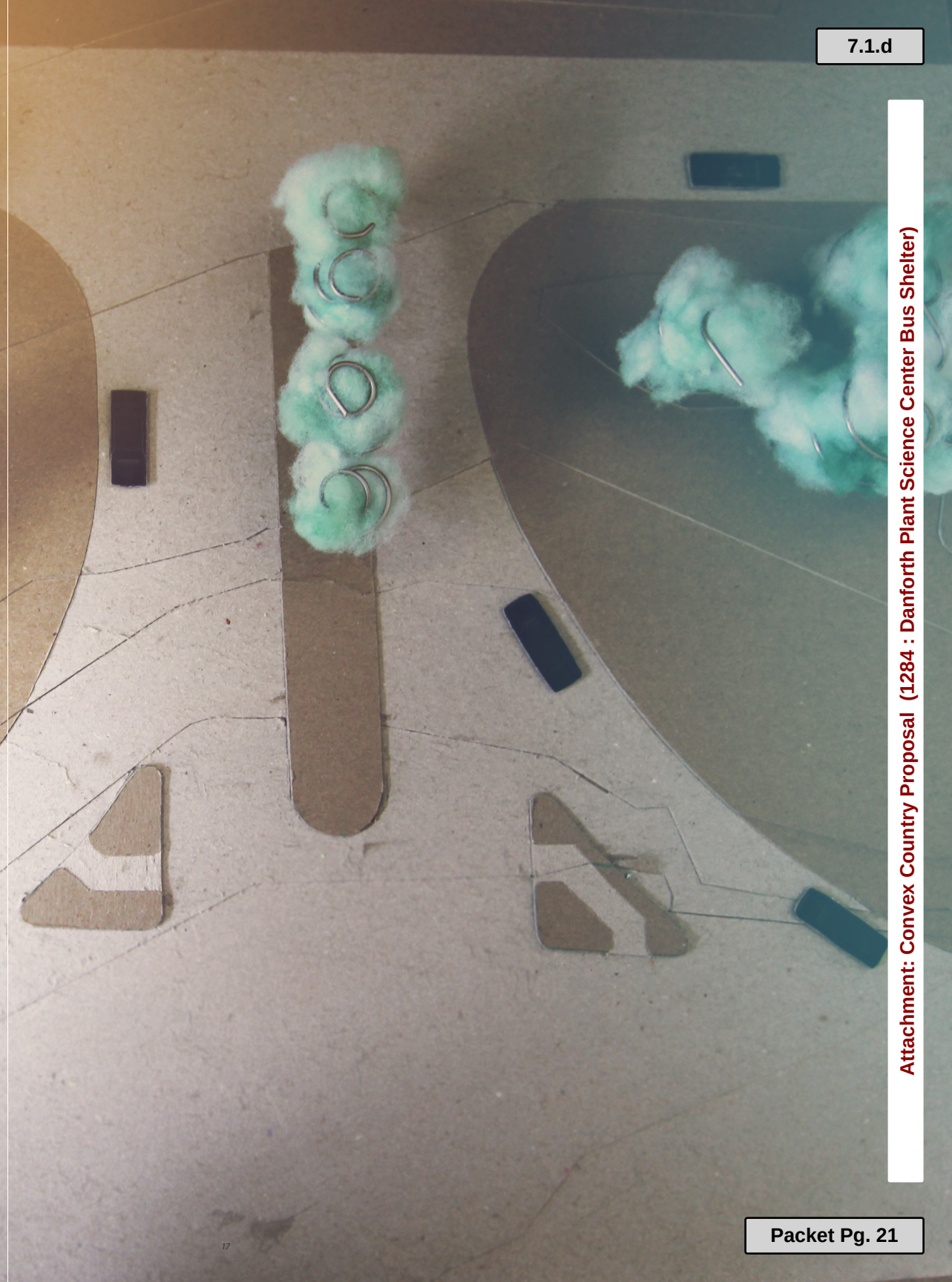
With the addition of benches created through the process of earth casting, the installation will represent industry and natural processes working together.

BIOLOGICAL RESEARCH LEADING THE WAY
opposite page

CONVEX COUNTRY: CONCEPTUAL MODELS
following pages respectfully



Attachment: Convex Country Proposal (1284 : Danforth Plant Science Center Bus Shelter)





DESIGN >>
INTENTIONS

Convex Country exists at the crossroads of academia and art, business and surplus, sightlines and serendipity. A kit of parts, its distinct yet complementary components allow for infinite adaptability to site and circumstances.

Through the visual experience of the shelter and arched rods, commuters will be transported to a place outside of the city, where the technologies created within it are rooted in the growth of the community. Looking out from the shelter, onlookers will find themselves connected to microscopic elements on a macro scale. Those who pause beneath this functional work of art will be inspired to contemplate the city's global outreach through the creation of new ideas. In essence, Convex Country represents innovation through the process of reworking and reusing natural concepts.

Through our design development process we will:

*DIRECT THE DYNAMIC PAIRINGS TILLING DISCS,
SUCKER ROD AND EARTHCAST SEATING*

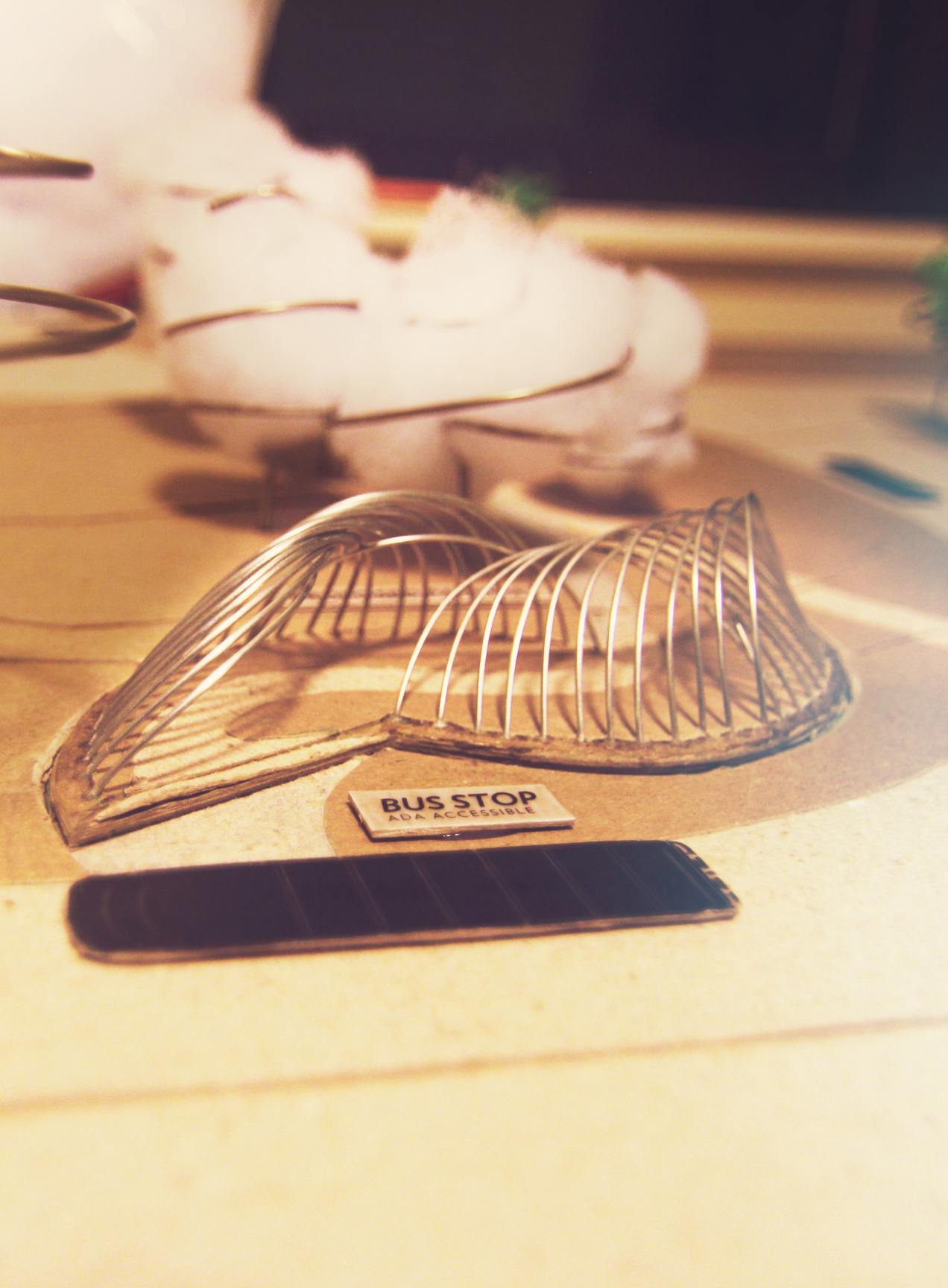
*INVITE WONDER AND CONTEMPLATION THROUGH
SITE ANALYSIS AND INTERPRETATION*

*ENCOURAGE SOCIAL SERENDIPITY AND COMMUNITY
ENGAGEMENT BY SOURCING REGIONAL MATERIALS*

**WHAT IS A SCIENTIST AFTER ALL?
IT IS A CURIOUS MAN LOOKING
THROUGH A KEYHOLE, THE
KEYHOLE OF NATURE, TRYING TO
KNOW WHAT'S GOING ON.**

JACQUES COUSTEAU

GAZING ACROSS THE EARTH
opposite page

**DESIGN >>**

SITE

Convex Country functions as venturi, shaping transit flow and social movement between their cresting shapes. Each half pulls people through space, mirroring the flow of water in a furrow, as well as the flow of global currents coursing around planet earth.

The rigors of agriculture makes Convex Country an exceedingly durable installation; every component has been product-and place-tested for decades and in the most demanding conditions.

SITE**PLACE**

Convex Country is located in the heart of the business district

PEOPLE

Convex Country functions as a gateway for people patiently standing at the crosswalk on Olive Boulevard and delights passing vehicles with an array of geometric lines

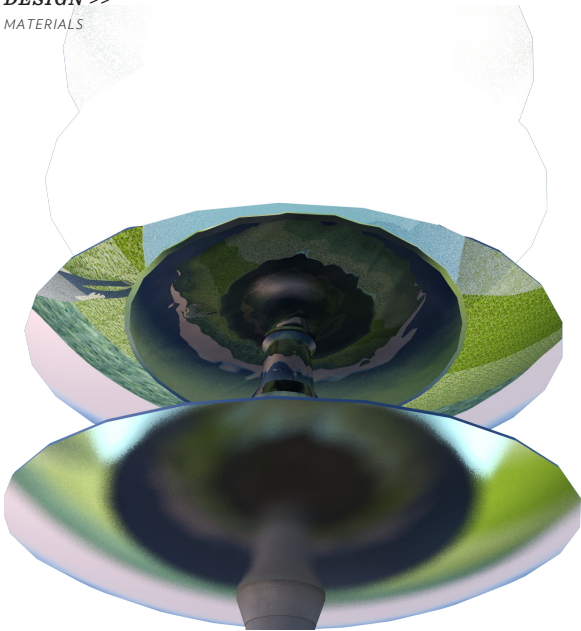
PARALLELS

Just as the Donald Danforth Plant Science Center logo sprouts from the earth, Convex Country springs to life with agricultural elements and repurposed industrial implements, bringing life to objects that would otherwise be recycled

CONVEX COUNTRY VISUAL PRESENCE
opposite page



DESIGN >>
MATERIALS



DISC

MATERIAL
28" disc

Chrome plated for
convex reflections of
surrounding environment

Low-tech, durable and in-
novative means of captur-
ing and emitting light

MECHANICS
Edge of disc is plasma-
cut to merge two discs
together

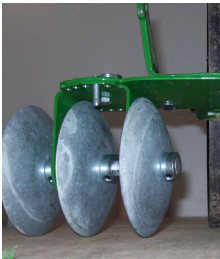
Seams are welded to
ensure structural stability

Modular sections are
fabricated and transported
to the site, bolted together
onto infrastructure

DISK HARROW
opposite page

DISC HARROW IN ACTION
above

MAINTENANCE
Cleaning is recommended
once a year to ensure
a high-quality finish is
maintained



DESIGN >>**MATERIALS****SUCKER ROD****MATERIAL**

1" solid bar stock steel, repurposed from pump jacks and oil rigs

Highly durable; often repurposed as agricultural fencing

Flex lends a fluid characteristic, reminiscent of water flow

MECHANICS

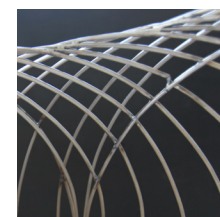
Threaded couplings on each end allow for on-site assembly

Cost-effective, durable anchoring system: Galvanized pipe makes for incredibly efficient and low impact on landscape.

REPURPOSED SUCKER RODS
opposite page**SUCKER ROD FENCE**
right**MAINTENANCE**

Steel will self-weather, accruing a patina

Sucker rod fences used on ranches typically last 50 years when in heavy use, therefore likely to last much longer in a low-impact installation



DESIGN >>**MATERIALS****EARTHCAST SEATING****MATERIAL**

Concrete is poured into a form in the earth, and colored to meet the goals of the project

The formed concrete is flipped upside down to create seating, replete with textures from the ground

MECHANICS

The concrete is ground down on all seating surfaces to provide a smooth surface

CONCRETE CURING IN A SEATING FORM
opposite page

CONCRETE SEAT IN FINISHED FORM
above

MAINTENANCE

Concrete seating requires zero maintenance



DESIGN >>**MATERIALS**

Channeling the conviction of science and discovery, we endeavor to reclaim durable materials that have outlived their original use and to trailblaze innovative construction methods.

Form and function, performance and durability all coalesce into an environment of contemplation.

PAVERS**MATERIAL**

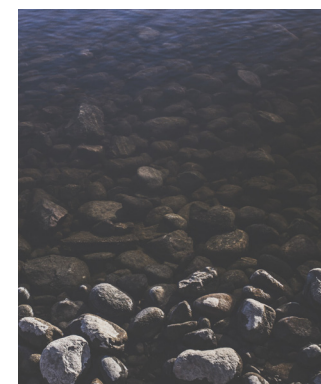
Semi-permeable pavers reduce foot traffic on grass

MECHANICS

Grass able to grow amid the semi-permeable paver.

MAINTENANCE

Pedestrian use may eliminate the need for trimming, otherwise light lawn care required

**PERMEABLE PAVERS**

opposite page

AESTHETIC PRECEDENT FOR PAVERS

above

SOMEWHERE
SOMETHING
INCREDIBLE
IS WAITING
TO BE
KNOWN

CARL SAGAN

DESIGN >>

PROJECT TEAM

BLAND DESIGN LLC

DESIGN + BUILD STUDIO

Bland Design LLC is a design-build studio specializing in the production of environments and ideas that provoke a sense of wonder. Founded on the belief that public space can inspire, educate, and prompt questions, the studio engages in projects that are made to matter. Bland Design LLC has more 12 years of experience in the field of custom metal fabrication, design innovation, and large-scale installations using exotic sources of waste. The challenges of making public art are approached as valuable feedback loops for design, earned wisdom that has resulted in fully-integrated project management pragmatically focused on the entirety of the idea.

BLAND HOKE

DESIGN DIRECTION AND PROJECT MANAGEMENT

Bland Hoke believes design is a process of creating consequence. He founded Bland Design LLC in 2010 to seek out opportunities to implement ideas that inspire a sense of wonder. Examples include the thoughtful life cycle design of temporary interventions, simple and unexpected material innovations and experiments with visual phenomena. His vision manifests in

experiential environments and functional amenities. Bland's work is focused on areas other's often ignore: neglected space, outdated infrastructure, exotic industrial waste. Drawing on a background in public art and administration, Bland aims to collaborate with individuals, communities, and businesses to develop projects that are obvious and desirable, but ultimately unexpected.

Bland has presented at Design INDABA in Cape Town, South Africa, produced temporary installations for the International Bluegrass Music Association's annual homecoming in Raleigh, NC, and is currently fabricating a series of playful kinetic seating structures for Southern Oregon University. Bland's work has been recognized by Fast Company Magazine INNOVATION BY DESIGN. He was the Valedictorian of his graduating class at Alfred University.



FLUTTER TUNNEL >>
BLACK ROCK CITY, NEVADA



SOFTWALKS >>
NEW YORK, NEW YORK
in conjunction with
HOWARD CHAMBERS

DESIGN RESEARCH
PROTOTYPING
BUSINESS DEVELOPMENT

2013 Fast Company
INNOVATION BY DESIGN AWARD
Student Category

BLAND DESIGN LLC
DESIGN+BUILD



DESIGN >>
PROJECT TEAM

CHUCK LYSAGHT

LYSAGHT & ASSOCIATES, STRUCTURAL ENGINEERING

Raleigh, NC-based structural engineers Lysaght & Associates pride themselves on coming up with outside-the-box solutions to realize their customers' ideas. Chuck Lysaght started the firm in 1983, and since, the team of five registered structural engineers and three project managers/CAD draftsmen have completed nearly 10,000 projects, ranging in diversity from schools to museums.

Bland Design LLC is currently contracting with Chuck Lysaght, an ongoing working relationship we proudly contribute to Convex Country. Actively involved in all projects, Chuck brings his ongoing interest in artists' ability to inspire new methods of engineering. Beyond his work with Bland Design LLC, Chuck has collaborated with a long and illustrious list of public artists. An avid outdoorsman, Chuck competes in five or six triathlons every year. He earned his B.S. in Architectural Engineering from the University of Texas before receiving his Master's in Civil Engineering from North Carolina State University.

MAIN TERRAIN URBAN PARK
CHATTANOOGA, TENNESSEE

LEAD ARTIST
THOMAS SAYRE

in conjunction with
CLEARSCAPES, LYSAGHT & ASSOCIATES

STRUCTURAL ENGINEERING
MASTER PLANNING

**DESIGN >>**
CONSULTANTS**DAVID DAHLIN**

ARCHITECTURAL DESIGN

Based in Jackson WY, David Dahlin is an architect, product designer and innovation specialist with experience in health-care, hospitality and micro-business. A serial entrepreneur, Mr. Dahlin is fueled by the need to make life less complicated through intelligent design. For more than 16 years, Mr. Dahlin has endeavored to produce the finest, state-of-the-art products and architectural solutions for myriad clients and businesses. "Our focus has always been on quality, innovation and value, and it shows." Mr. Dahlin prides his work on efficiency, high design principles and a knack for making models, which allows for complete control of all aspects of production. We turned to Mr. Dahlin as a local authority on fabrication of permanent and durable structural systems.

LAURANCE S. ROCKEFELLER PRESERVE
JACKSON, WYOMING**LEAD ARCHITECT**
CLB ARCHITECTS*in conjunction with*
DAVID DAHLIN**SITE ANALYSIS**
INTERACTIVE EXHIBITS
ARCHITECTURAL DETAILS

TO ACCOMPLISH THIS PROJECT AS OUTLINED ABOVE,
our team will provide the following integrated design services:

CONCEPT

DESIGN>>CD
3 WEEK DURATION
JAN 2015 _ FEB 2015

- Concept design document
- Material research
- Identify partners
- Develop project proposal, budget, timeline, build models
- Preliminary budget research
- Final CD presentation in Creve Coeur

DEVELOPMENT

DESIGN>>DD
5 WEEK DURATION
APRIL 2015 _ JUNE 2015

- Revise design according to feedback from selection panel
- Engage Lysaght & Associates in pre-engineering consulting
- Development and structural analysis of components; scrap mechanics, galvanized pipe foundation, sucker rod diameter, tilling disc capabilities
- Prototype:
 - <1> modular construction system for tilling discs
 - <1> mockup of a sucker rod structure to test assumptions

BUILD >>
SCOPE
SCHEDULE

CONST. DOCUMENTS

SERVICES>>CD
6 WEEK DURATION
JUNE 2015 _ JULY 2015

- Production of final construction document package; details, hardware schedule, fabrication schedule and detailed installation timeline
- Collaborate with Lysaght & Associates on the structural support of the shelter, hardware specs, foundation system, seating infrastructure, structural and wind loads, ADA accessibility
- Produce engineering drawings and construction details for project
- Coordinate with DDPSC on a media strategy to leverage story of sustainability and public/private partnerships

BID NEGOTIATIONS
2 WEEK DURATION

- Final coordination of subcontractors and project schedule
- Quantity of parts finalized in conjunction with bids and material availability
- Project budget revised based on DD findings and bids from subcontractors
- Final DD presentation to The City of Creve Coeur and associated project stakeholders

FABRICATION

SERVICES>>FAB
10 WEEK DURATION
JULY 2015 _ SEPT 2015

- Project Administration/ processing of payments to fabricators
- Production of field sketches and project management
- Negotiate fabrication facility contract
- CD 'work-in-progress' meetings <2-3> client / design team
- Prepare detailed installation schedule and staging requirements
- Building permit applied for with sealed construction drawings

INSTALLATION

SERVICES>>IN
2 WEEK DURATION
SEPT 2015 _ OCT 1st 2015

- Staging requirements established and planned for
- Galvanized pipe foundations installed
- Sucker rod delivered to site
- Chromed tilling discs transported to site
- Employ local labor to construct project on-site
- Produce <3> short form marketing videos for social media and internet distribution
- Project punchlist and closeout documents filed



CONVEX COUNTRY
SUCKER ROD INFRASTRUCTURE and PLANS respectfully

BUILD >>
BUDGET

CONVEX COUNTRY
TRANSIT SHELTER BUDGET
ESTIMATE

CONCEPT DESIGN >>	1,500
TRAVEL	1,000
CONCEPTUAL DESIGN	500
IN-KIND	(1,500)
DESIGN DEVELOPMENT >>	10,000
DESIGN AND PROJECT MANAGMENT FEE	7,500
STRUCTURAL ENGINEER	2,500
FABRICATION >>	18,000
1.5" SCH 80 SUPPORT GALVANIZED PIPE	2,500
TILLING DISCS	5,000
CHROME SERVICE	2,000
FABRICATION LABOR	3,500
STRUCTURAL SUPPORTS	2,000
HARDWARE	500
SHOP RENT	2,500
INSTALLATION >>	22,000
SUCKER RODS	2,000
LABOR	3,500
TRANSPORTATION	2,500
HOUSING	1,000
EARTHCAST BENCH(S)	5,000
EQUIPMENT	1,500
SITE PREP	1,500
CONTINGENCY	5,000
TOTAL USD	50,000

TOTAL DESIGN FEE AND PROJECT MANAGEMENT SERVICES 15%
IN-KIND CONTRIBUTIONS INCLUDE FLIGHT MILEAGE AWARDS AND MODEL SERVICES



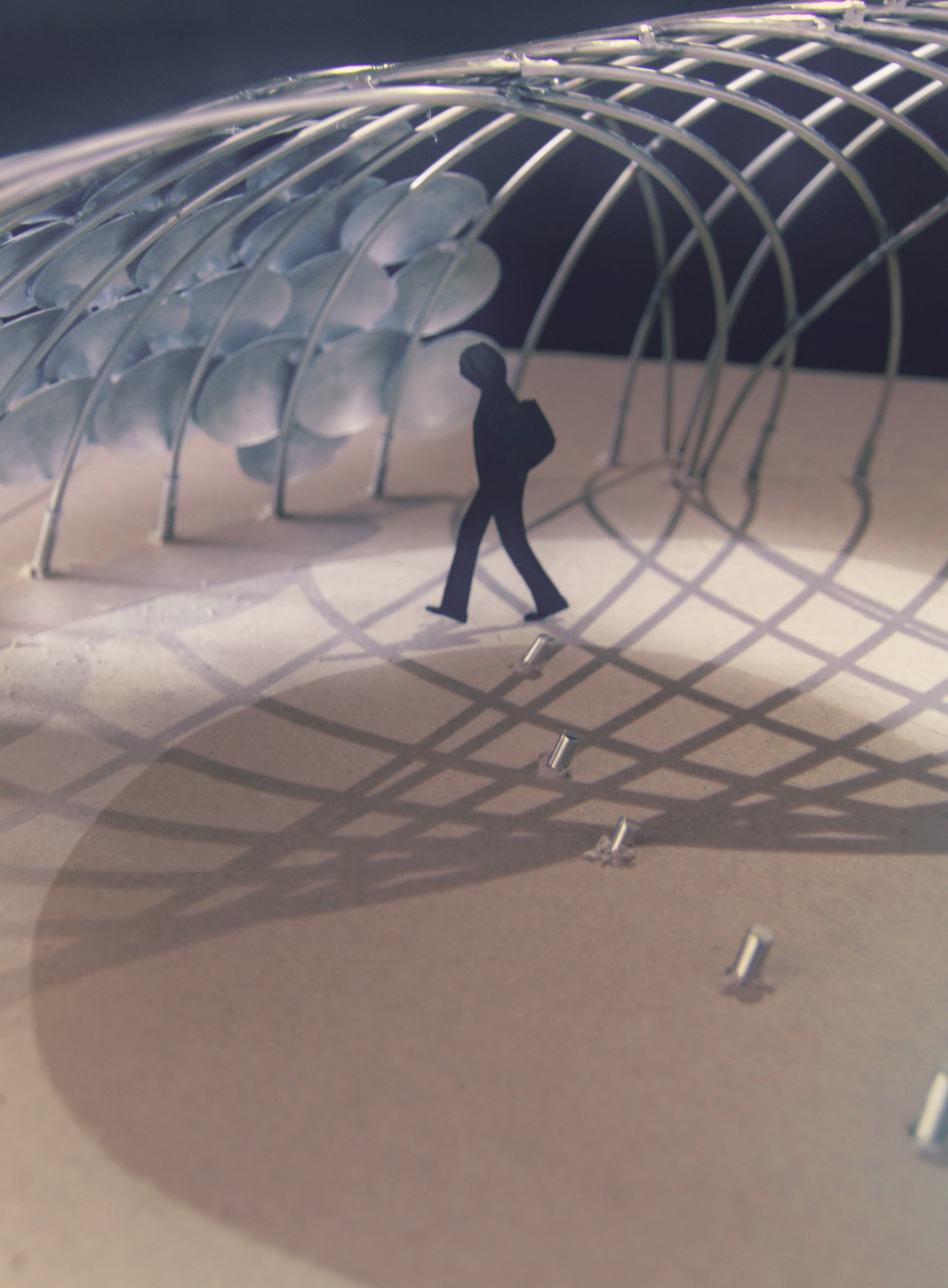
The estimated budgets are based on prior experience and are intended for reference only. Project budget will be finalized if Convex Country is selected to advance into design development. The kit of parts approach allows for a parametric method of budgeting, where value engineering can be implemented on repeatable design elements to refine certain aspects.

Specific quantities of material are not disclosed for the protection of the companies involved. Certain trade secrets and marketable innovations are shared in confidence with the selection panel with the expectation the selection panel and associated stakeholders maintain confidentiality of the information. Collaboration in every aspect of the project execution will be imperative to meet the needs of this project, and a successful installation.

The sub-consultant members of the Project Team shall be mutually agreed to by The City of Creve Coeur. Contracts with the various members of the Project Team shall be held between Bland Design LLC and the specific consultant on behalf of The City of Creve Coeur. Bland Design LLC shall direct and coordinate the services of its Design Team members: David Dahlin, Lysaght Associates and associated project partners.

WE ESPECIALLY
NEED IMAGINATION
IN SCIENCE.
IT'S NOT AL-
WAYS MATHEMATICS,
NOT ALWAYS
BUT IT IS SOMEWHAT
BEAUTY AND POETRY

MARIA MITCHELL



BEYOND >>
OPPORTUNITIES

Aloft on inspiration and innovation, we have embarked on an adventure to imagine a transit shelter as a confluence of wonder and ingenuity, spontaneity and serendipity, culture and community.

Endowed with the largest concentration of biotechnology research capacity in the U.S., the City of Creve Coeur is replete with currents of growth and creativity, as we’ve seen first-hand at the Donald Danforth Plant Science Center and surrounding businesses. We recognized the fulfillment that comes with living attune to nature and its resources.

CONVEX COUNTRY

We are eager to learn more. Bland Design LLC and the Project Team are ready to mobilize on behalf of The City of Creve Coeur and the surrounding business community for this rare opportunity to [re]create an environment through innovative partnerships and material innovations fueled by participatory design and a resourceful spirit.

We look forward to continuing the conversation. In the mean-time, we are happy to provide clarification and discuss opportunities regarding how Convex Country can catalyze community today and ignite imaginations tomorrow.

Sincerely,

BLAND HOKE
Bland Design LLC

DAVID DAHLIN
Design Partner



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

Creve Coeur Arts Committee
Wednesday, March 11, 2015 Meeting Summary
Creve Coeur Government Center, Council Chambers
Meeting start at 7:06 p.m.

Attendees: Gina Casalone, George Dirkers, Christine Faron, Judy Pass, Dan Tierney (Chair),
Jessica Witte, A.J. Wang, Bess Menousek

1. Artist Presentations

The committee heard presentations of the proposals for the Artist Designed Transit Shelter to be located in front of the Donald Danforth Center from the three artists chosen as finalists:

- a. Bland Design LLC – “Convex Country”
- b. Greg Mueller
- c. Joshua Wiener – “Catching the Bus”

2. Committee Discussion

The committee discussed the benefits and concerns of three presentations and proposals.

- a. Judy Pass/George Dirkers moved to eliminate “Catching the Bus,” Judy, Dan, Christine, and Jess voted to approve.
- b. Judy/George moved to recommend “Convex Country,” all approved.

Meeting adjourned at 9:43 p.m.



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**APPLICATION TO PLANNING AND ZONING COMMISSION#15-002
FOR A NEW CONDITIONAL USE PERMIT FOR EXOTIC MOTORS,
A USED-ONLY AUTOMOTIVE DEALER LOCATED AT
10640 GATEWAY BOULEVARD**

FOR THE MEETING OF: April 6, 2015

LOCATION: 10640 Gateway Boulevard, in the LI (Light Industrial)
District

REQUEST: Danny Baker, of Exotic Motors Midwest, L.L.C., has submitted an application for a conditional use permit for a 10,408 square-foot used-only automobile dealership. All activities related to the dealership will be located inside; no outside sales or display will occur. Used car dealers (NAICS 441120) are permitted as a conditional use in the LI District with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission..

ADDITIONAL INFORMATION:

On October 24, 2011, the City Council approved a text amendment to include the sale of used-only automotive dealers in the "LI" District as a conditional use, provided that all business operations will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors.

Key Issues:

- Does the request integrate with the surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

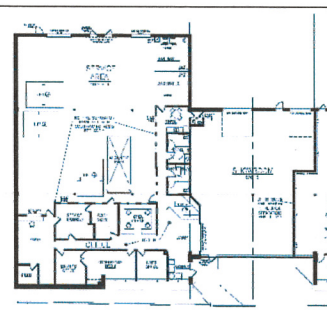
- Commerce Center Action Area

Zoning Code References

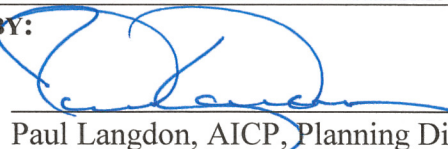
- Section 405.210: Regulation of Uses
- Section 405.380: LI Light Industrial District
- Section 405.470: Conditional Uses
- Article VII Off-Street Parking And Loading Regulations

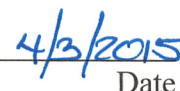
APPLICANTS: Mr. Danny Baker
Exotic Motors Midwest, LLC
9238 Old Bonhomme
St. Louis, MO 63132

PROPERTY OWNER: Morrie Zimring
23 Tipton Way
St. Louis, MO 63105



REPORT PREPARED BY:


Paul Langdon, AICP, Planning Director


Date

ATTACHMENTS: Applicant's Materials received March 6, 2015
Draft Ordinance

INTRODUCTION

Danny Baker, of Exotic Motors Midwest has submitted a request for a conditional use permit for the sale of used automobiles. The applicant is a low-volume dealer specializing in exotic (low volume, high performance) automobiles. The business will occupy 10,408 square feet with all activity occurring indoors including only routine maintenance and detailing of the vehicles. The hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m., or by appointment, with the use of the internet and telephone as the primary sources for sales. The applicant will undertake whatever building interior upgrades are necessary to secure an occupancy permit, but no significant exterior changes are proposed.

BACKGROUND AND ZONING HISTORY

The existing 19,609 sq. ft. warehouse building was originally built in 1974 on a site of approximately 1.32 acres in the Lindberg-Warson Industrial Center. Originally developed under St. Louis County jurisdiction, the entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI (Light Industrial) District. The property has remained largely unchanged since that time.

On October 24, 2011, the City Council approved a text amendment to include the sale of used-only automotive dealers in the LI District as a conditional use, provided that all business operations will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. Addition site conditions were also included and discussed further below under Zoning Review.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Industrial	"LI" Light Industrial	Gateway Boulevard
South	Industrial	"LI" Light Industrial	N/A
East	Industrial	"LI" Light Industrial	N/A
West	Industrial	"LI" Light Industrial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Commerce Center Action Area located on the east end of Olive Boulevard. The Comprehensive Plan does not provide much direction for this area except for "Monitor development in the Lindbergh-Warson Industrial Park and explore ways to encourage long-term viability of this area" under the Residential Preservation and Economic Development goals and objectives (page 71). The Comprehensive Plan also discusses upgrading the architectural quality of the building stock as businesses expand or redevelop. The applicant will upgrade the interior of the structure and will make any necessary repairs to the exterior of the building but, since they only occupy a portion of the structure, they are not committing to any significant exterior upgrades. The nature of the use, however, requires that a clean, well-kept appearance be maintained that is typically of a higher caliber than is typically seen in traditional light industrial uses. In fact, the existing front landscape is already of a higher quality than most of the properties within the LI District. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan.

ZONING REVIEW

Pre-conditions:

Used-only automotive dealers are permitted with conditions in the "LI" Light Industrial District subject to the provisions of Section 405.470:

SECTION 405.470: CONDITIONAL USES

12. Motor vehicle, new and used, used only, and motorcycle dealers--SIC Codes 551, 552, and 557 (conditional use in the "LI" District).
 - a. Indoor operations only. All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.
 - b. Site size. Shall be located on lots of not less than one (1) acre.
 - c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.

The applicant has indicated that all cars and any maintenance will occur inside the building in order to protect them from the elements (including washing the cars within the heated garage area). There is an existing trash dumpster enclosure at the rear of the property that will require reconstruction so that it does not encroach on the adjacent lot and gates so as to not be viewable from the public right-of-way. A condition requiring the new enclosure is included in the draft ordinance. Lastly, the property consists of 1.6 acres, thus satisfying all of the requirements for the conditional use, subject to the aforementioned condition.

Parking:

Parking regulations for Automotive Dealers are discussed under Section 405.820(F)(1) of the Required Off-Street Parking Spaces regulations:

- F. Wholesale And Retail Trade (SIC codes 50-59).
 1. Automotive (SIC Code 55) (not including automobile repair (SIC Code 75)):
 - a. Automobile or boat dealers (SIC Codes 5510, 5520, 5550, 5560 and 5590). One (1) space per two hundred fifty (250) square feet of show room floor area plus three (3) parking spaces per service bay plus one (1) space per one thousand two hundred fifty (1,250) square feet of total aggregate building area. Parking spaces typically occupied by new or used automobiles for sale shall not be counted towards the required off-street parking requirements. Such parking spaces occupied by automobiles for sale do not have to meet the minimum parking space requirements specified in this Chapter.

Using these requirements for the used auto dealership and the office and warehousing requirements for the other tenant spaces, the parking required on site is 46 spaces. If restriped as proposed, 47 parking spaces will be provided, although three of the spaces appear to encroach on the two-way drive aisle shared with the building to the west. Staff recommends a condition of approval that has those three spaces moved to open wall locations along the back of the building (several such places are available).

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of a used-only automotive dealer located at 10640 Gateway Boulevard.
2. All business operations shall take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors.
3. The hours of operation shall be: 8:00 a.m. to 5:00 p.m. Monday through Friday; or by appointment only.
4. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
5. The parking lot shall be restriped as shown on the Site Plan submitted with Application 15-002, last revised on March 17, 2015, except that sufficient parking spaces shall be relocated to widen the drive aisle shared with the adjacent property to the west to a minimum width of 22 feet.
6. The pre-existing dumpster enclosure shall be reconstructed in conformance with Section 405.380, "LI" Light Industrial District and Section 405.460, Accessory Uses and Structures, of the Zoning Ordinance.
7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.

ACTION

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

MOTION

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

"I move to recommend approval of a new Conditional Use Permit for Exotic Motors allowing used-only automotive sales at 10640 Gateway Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report on Application #15-002, dated April 6, 2015" (conditions may be added, eliminated, or modified by preceding motion).

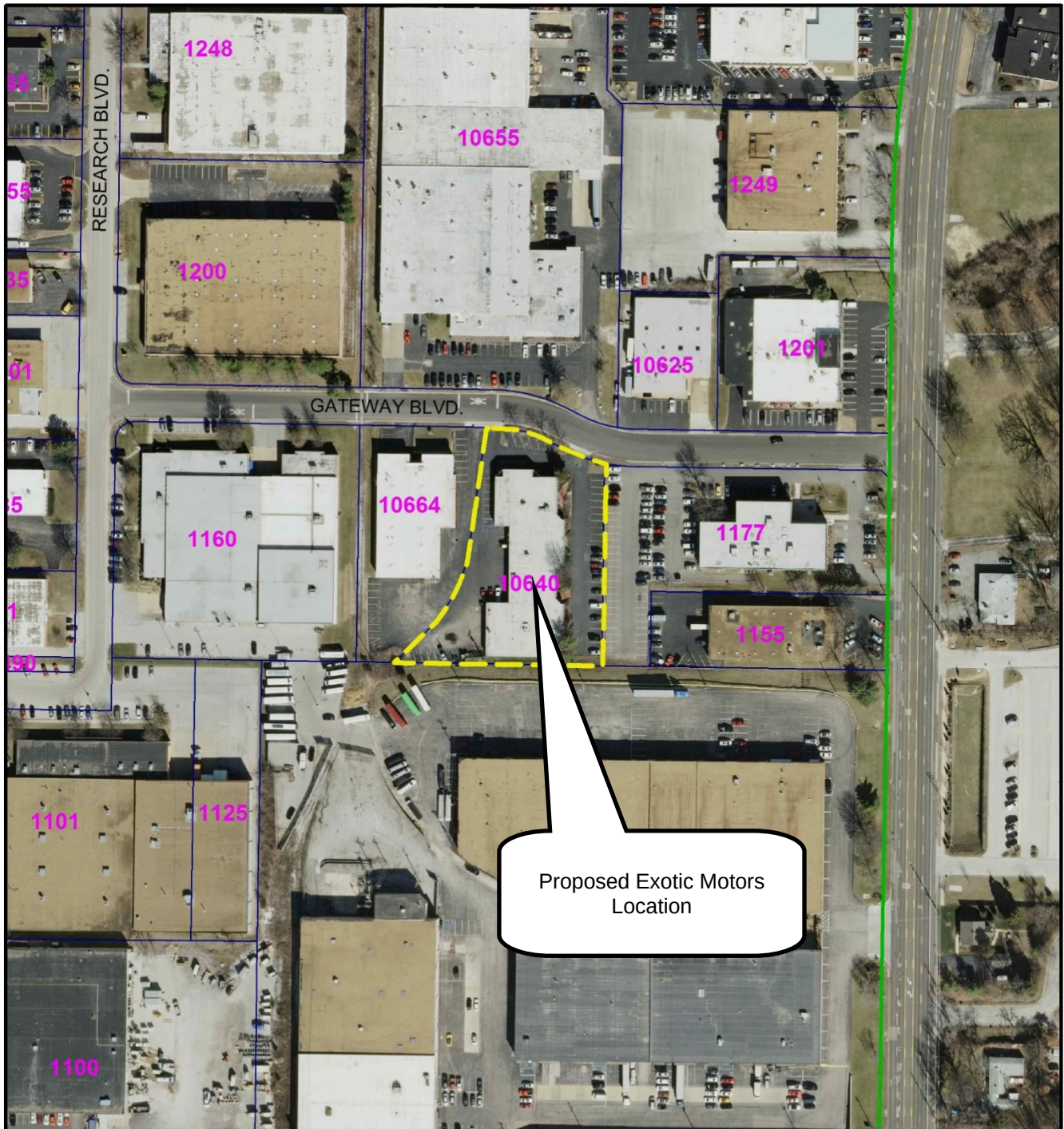
APPENDIX 1: COMPREHENSIVE PLAN

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

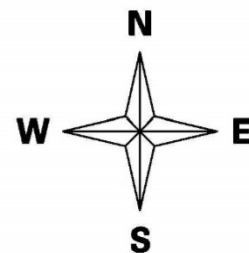
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



- Creve Coeur Municipal Boundary
- Property Lines
- 10640 Gateway Boulevard



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 3/30/2015



Description: View looking southwest toward the front of the unit to be occupied by the dealership.



Description: View looking south from Gateway Boulevard toward the parking, functional front of the building and landscaping.



Description: View looking south from the truck court area toward the dumpster enclosure that is in disrepair.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR USED-ONLY AUTOMOTIVE DEALER AT 10640 GATEWAY
BOULEVARD**

WHEREAS, under Section 405.380(C), all used-only automotive dealers in the “LI” Light Industrial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Danny Baker, owner of Exotic Motors Midwest, L.L.C., for a conditional use permit for the sale of used automobiles, where all activity will occur inside the building at 10640 Gateway Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 6, 2015, 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 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 conditional use permit, subject to the conditions contained herein, at its meeting on April 6, 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 conditional use, when subject to certain conditions set forth herein:

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant hereto for the operation of a used-only automobile dealership (NAICS 441120) at 10640 Gateway Boulevard, in LI (Light Industrial) District, whose legal description is as follows:

BILL NO. _____

ORDINANCE NO. _____

A tract of land in Lot 12 and part of Lot 11 of the Resubdivision of Section 2, 3 and 4 Of Lindbergh Warson Industrial Center Addition No. 1 as shown on the plat thereof recorded on Plat Book 100 page 52 of the St. Louis County Records and further described as follows:

Beginning at the Southwest corner of said Lot 12; thence South 89 degrees 14 minutes East 274.38 feet along the South lines of Lots 12 and 11 to a point; thence North 0 degrees 50 minutes East 271.74 feet to a point on the South line of Gateway Boulevard, 50 feet wide; thence on said South line of Gateway Boulevard along a curve to the right having a radius of 238.50 feet, a distance of 54.15 feet to a point of tangency; thence along said South line, North 62 degrees 55 minutes West, 0.15 feet to the Northwest corner of said Lot 11; thence continuing along said South line, North 62 degrees 55 minutes West, 12.27 feet to a point of curve; thence along a curve to the left having a radius of 188.50 feet, a distance of 86.75 feet to a point of tangency; thence North 78 degrees 17 minutes West 13.15 feet to the Northwest corner of said Lot 12; thence along the West line of said Lot 12 the following courses and distances: South 7 degrees 41 minutes 30 seconds West 158.46 feet to a point; thence along a curve to the right having a radius of 200.00 feet a distance of 131.01 feet to a point of tangency; thence South 45 degrees 13 minutes 30 seconds West 58.59 feet to the point of beginning.

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

1. The Conditional Use Permit shall be for the operation of a used-only automotive dealer (NAICS 441120) located at 10640 Gateway Boulevard.
2. All business operations shall take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors.
3. The hours of operation shall be: 8:00 a.m. to 5:00 p.m. Monday through Friday; or by appointment only.
4. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
5. The parking lot shall be restriped as shown on the Site Plan submitted with Application 15-002, last revised on March 17, 2015, except that sufficient parking spaces shall be relocated to widen the drive aisle shared with the adjacent property to the west to a minimum width of 22 feet.
6. The pre-existing dumpster enclosure shall be reconstructed in conformance with Section 405.380, "LI" Light Industrial District and Section 405.460, Accessory Uses and Structures, of the Zoning Ordinance.
7. Any new mechanical equipment installed for the site shall be properly screened with approved materials.
8. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to

BILL NO. _____

ORDINANCE NO. _____

revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

11. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance.15-002.Exotic Motors CUP.3-27-2015 (1289 : Exotic Motors CUP)



city of CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

7.2.c

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:

MR. DANNY BAKER

Name

EXOTIC MOTORS MIDWEST, LLC

Company (if applicable)

9238 OLD BONHOMME

Address

ST. LOUIS, MO. 63132

Address

Telephone # 314-561-9766

Fax # 636-296-0037

Email: DANNY@EXOTICMOTORSMIDWEST.COM



Applicant's Signature

Applicant's Representative (if applicable):

MICHAEL F. BAUER

Name

M² ARCHITECTURE STUDIO

Company (if applicable)

1232 WASHINGTON AVENUE

Address

SUITE 310 ST. LOUIS MO 63103

Address

Telephone # 314-241-6262

Fax # 314-241-6263

Email: MIKEB@M2ASTUDIO.COM



Applicant's Representative's Signature

Property Information:

10640 & 10650

Address

GATEWAY BOULEVARD

Address ST. LOUIS, MO 63132

Development Name (if any)

Current Zoning

L-1 LIGHT INDUSTRIAL

Prior CUP approvals (if known)

UNKNOWN

Owner's Acknowledgement (if different from applicant):

MARIE ZIMRING

Name

Company (if applicable)

23 TOPTON WAY

Address

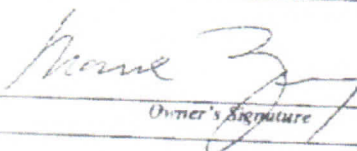
ST. LOUIS MO 63105

Address

Telephone # 314 378 0746

Fax #

Email: MZIM1062@AOL.COM



Owner's Signature

Attachment: Applicant Materials (1289 : Exotic Motors CUP)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: AUTOMOTIVE SALES & SERVICE
AND ASSOCIATED CAR DETAILING. OFFICE AND
WAREHOUSE USES (SEE ATTACHED PLANS).

Gross Floor Area - Existing and Proposed: TOTAL BUILDING IS 19,609 sq ft

Number of Seats (for restaurant only): N.A. THIS USE X

Number of Employees at the busiest shift: 12,436

Hours of Operation: SHOWROOM - M-F 9:00am to 6:00pm, SERVICE - M-F 8:00am to 6:00pm

Current or Most Recent Use of the Property: OFFICE / WAREHOUSE

Will the applicant apply for a liquor license: Yes No X

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☒ Site plan (4) COPIES	☐ Photographs of existing structures
☒ Access and parking plan; (may be shown on site plan) (4) COPIES	☐ Materials samples
☐ Landscape plan	☒ Fees: \$250 (non-refundable)
☒ Floor plan (4) COPIES	☐ \$2000 (refundable deposit)
☒ Electronic copies of all materials	☒ Other items as requested by staff
	☒ LEGAL IN WORD FORMAT

Preferred Public Hearing Date: Monday, APRIL 6th, 2015.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only	
☐ All Sections Complete	Received By: _____
☐ All Documents, incl. e-Copies	_____
☐ Fees Paid	Date: _____

Paul Langdon, AICP, Planning Director
 Whitney Kelly, AICP, City Planner
 Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11

Attachment: Applicant Materials (1289 : Exotic Motors CUP)

Exotic Motors Midwest, LLC

10650 Gateway Boulevard
Creve Coeur, MO 63132

Rationale for Conditional Use Permit

Exotic Motors is a destination boutique car dealership, catering to a select group of owners and buyers.

Exotic Motors is a good fit in the Creve Coeur, L1-Light Industrial Zoning district for the following reasons:

Despite having all of a regular car dealership's functional components (Showroom, service area, parts, offices and staff support), Exotic Motors is not a conventional car dealership.

Most sales activity is conducted over the phone or via the internet.

Overall visitor traffic to the facility is low.

Walk-in traffic, other than pre-arranged appointments, is rare.

No vehicles are displayed outdoors and there are no exterior sales promotions.

All service work is conducted inside the building.

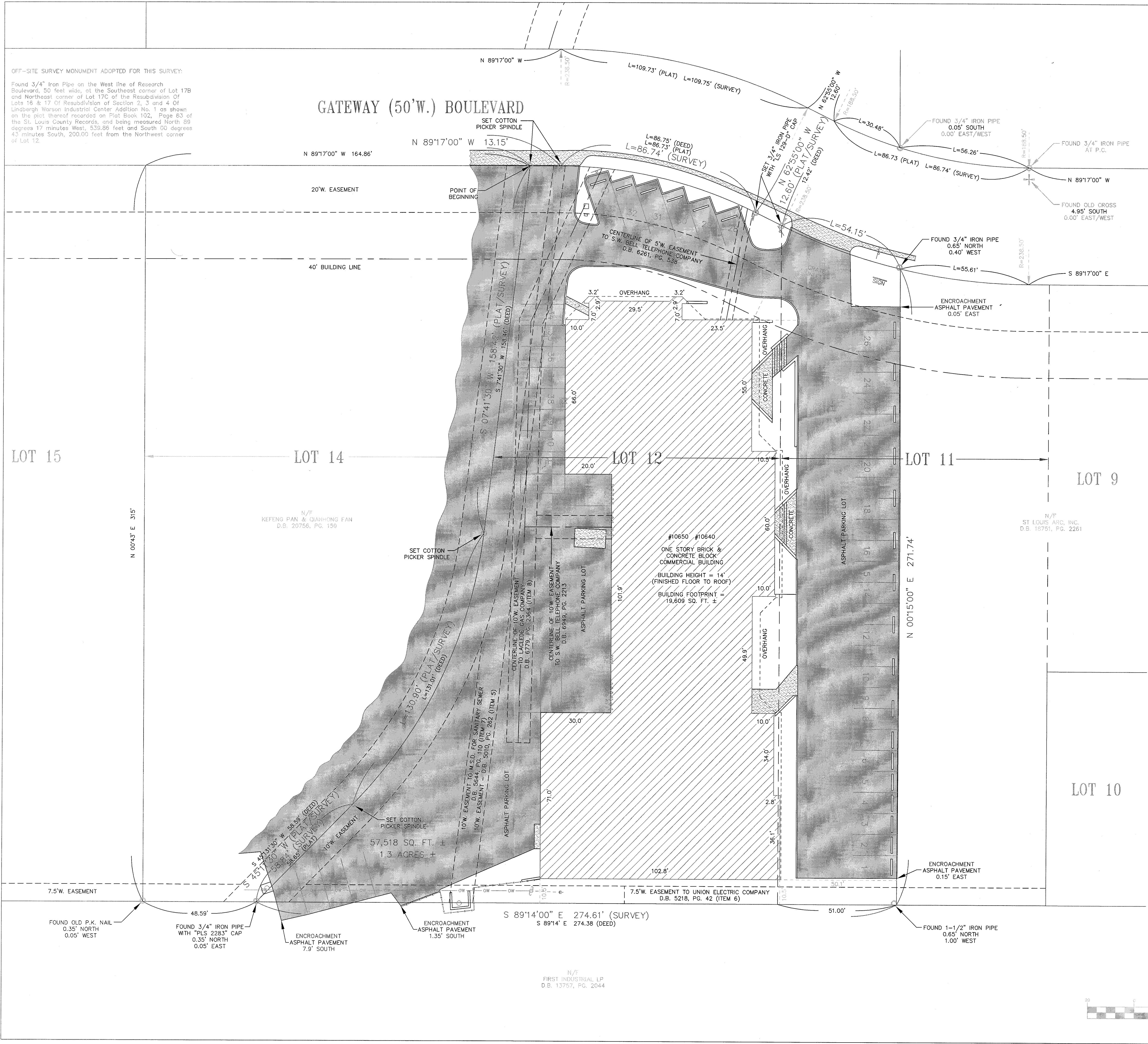
Service work and vehicle pickup are by appointment.

Cars in for service are only outside the facility as they are maneuvered for service positions into the shop area.

There are no showroom access doors on the front (East) of the building.

After hours, all cars are secured with-in the facility.

Other than company building signage, per ordinance like any other business, there will be no other external reference to the dealership.



ALTA/ACSM LAND TITLE SURVEY

To, Exotic Motors Midwest, LLC; Exotic Motors Midwest, L.L.C. and Old Republic National Title Insurance Company and St. Louis Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13 and 16 of Table A thereof. The field work was completed on February 11, 2015.

JAMES SURVEYING COMPANY

Date of Plot: _____ Agent: _____

Leo J. Klutho, PLS-2005019212
Professional Land Surveyor in Responsible Charge

I also declare that under my supervision and to the best of my ability and professional judgment, that the results shown herein are made in accordance with the Current Minimum Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Land Surveying and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, for an Urban Class Survey.

PROPERTY DESCRIPTION PER TITLE POLICY:

A tract of land in Lot 12 and part of Lot 11 of the Resubdivision of Section 2, 3 and 4 Of Lindbergh-Warson Industrial Center Addition No. 1 as shown on the plat thereof recorded on Plat Book 100 page 52 of the St. Louis County Records and further described as follows:

Beginning at the Southwest corner of said Lot 12; thence South 89 degrees 14 minutes East 274.38 feet along the South line of Lots 12 and 11 to a point; thence North 9 degrees 50 minutes East 271.74 feet to a point on the South line of Gateway Boulevard, 50 feet wide; thence on said South line of Gateway Boulevard along a curve to the right having a radius of 235.50 feet, a distance of 54.15 feet to a point of tangency; thence along said South line, North 62 degrees 55 minutes West, 0.15 feet to the Northwest corner of said Lot 11; thence continuing along said South line, North 62 degrees 55 minutes West, 12.27 feet to a point of curve; thence along a curve to the left having a radius of 188.50 feet, a distance of 86.75 feet to a point of tangency; thence North 78 degrees 17 minutes West 13.15 feet to the Northwest corner of said Lot 12; thence along the West line of said Lot 12 the following courses and distances: South 7 degrees 41 minutes 30 seconds West 153.46 feet to a point; thence along a curve to the right having a radius of 200.00 feet a distance of 131.01 feet to a point of tangency; thence South 45 degrees 13 minutes 30 seconds West 58.55 feet to the point of beginning.

NOTES:

SOURCE OF TITLE: Old Republic National Title Insurance Company - File Number: 37305TL, Dated: January 5, 2015

ITEM 4: Building Lines and Easements in Plat Book 95, Page 59 and Plat Book 100, Page 52 (Unless otherwise noted, the Building Lines and Easements shown were taken from these instruments)

ITEM 5: Reservation of Easement Strip by Industrial Properties, Inc. in Book 5010, Page 262 (Affects the Property as shown)

ITEM 6: Easements to Union Electric Company in Book 4737, Page 327 (All Easement Strips and Private Streets as shown on the Plat) and Book 5215, Page 42 (Affects the Property as shown)

ITEM 7: Easement to The Metropolitan St. Louis Sewer District in Book 5544, Page 110 (Affects the Property as shown)

ITEM 8: Easement to Laclede Gas Company in Book 6779, Page 2564 (Affects the Property as shown)

SOURCE OF BEARINGS: "Resubdivision Of Sections 2, 3 And 4 Of Lindbergh-Warson Industrial Center Addition #1", Plat Book 100, Page 52 of the St. Louis County Records.

SOURCE OF DEED: Conveyed to The Zimring Family Partnership II, L.P., by Deed recorded in Book 20810, Page 1630 of the St. Louis County Records.

FLOOD NOTE: "Zone X" Areas determined to be outside 500-Year Floodplain (NOT a "Special Flood Hazard Area")
City of Creve Coeur, Missouri, Community-Panel Number: 290344 0192 K, Effective Date: February 4, 2015

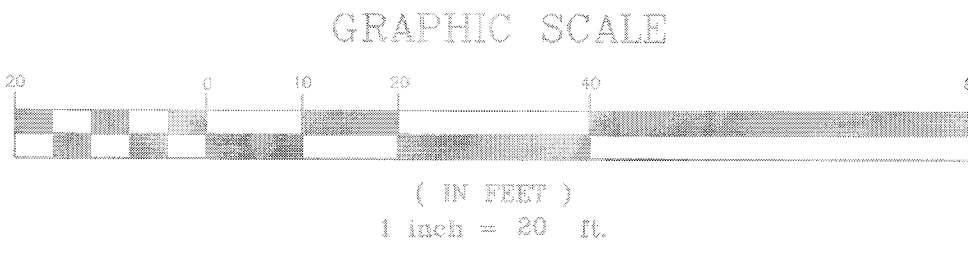
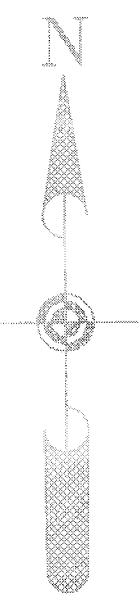
UTILITIES: The location of existing underground facilities, structures and utilities, if and when shown, have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location; therefore these locations must be considered approximate. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

ZONING: City of Creve Coeur, Missouri, Zone "U" - Light Industrial District

- Lot Size Requirements: Minimum Lot Area = 21,790 Square Feet; Minimum Width = 100 Feet; Minimum Depth = 150 Feet
- Bulk Regulations: Maximum Building Height = 60 Feet; Maximum Site Coverage = 85% of Site
- Yard and Setback Requirements: Front Yard = 30 Feet (50 Feet with Parking in Front of Building); Side & Rear: 10 feet
- Parking Requirements: General offices including professional, governmental or institutional except as specifically enumerated in this Article: For buildings less than fifteen thousand (15,000) square feet, four (4) stalls per one thousand (1,000) square feet of gross leasable floor area. For buildings greater than fifteen thousand (15,000) square feet, three and three-tenths (3.3) stalls per one thousand (1,000) square feet of gross leasable floor area.

Any Zoning information shown herein is not meant to be a Statement of Compliance, which would be beyond the Surveyor's expertise.

- Ⓜ - TELEPHONE MANHOLE
- - MANHOLE
- Ⓢ - UTILITY POLE
- Ⓢ - GUY ANCHOR
- Ⓢ - ELECTRIC BOX/METER
- Ⓢ - TELEPHONE BOX/SERVICE
- Ⓢ - ELECTRIC METER
- Ⓢ - TELEPHONE SERVICE
- Ⓢ - BREAKER BOX
- Ⓢ - GAS METER
- Ⓢ - TELEPHONE SERVICE
- Ⓢ - CABLE TELEVISION



LINDBERGH

WARSON

RESEARCH

GATEWAY

SITE

OLIVE STREET RD

OLIVE BLVD

ALTA/ACSM

LAND TITLE SURVEY

James Surveying Company

Professional Land Surveying Corporation

Original Certificate/License No 000129

Project Address: #10640 & #10650

Gateway Boulevard

St. Louis, MO 63132

REV.	DATE	BY	DESCRIPTION
SUR.	R.S.	DES.	
DRW.	L.J.K.	CHK. L.J.K.	SCALE: 1" = 20'
DATE PREPARED: FEBRUARY 13, 2015			PROJECT NUMBER: 204754
			SHEET 1 OF 1

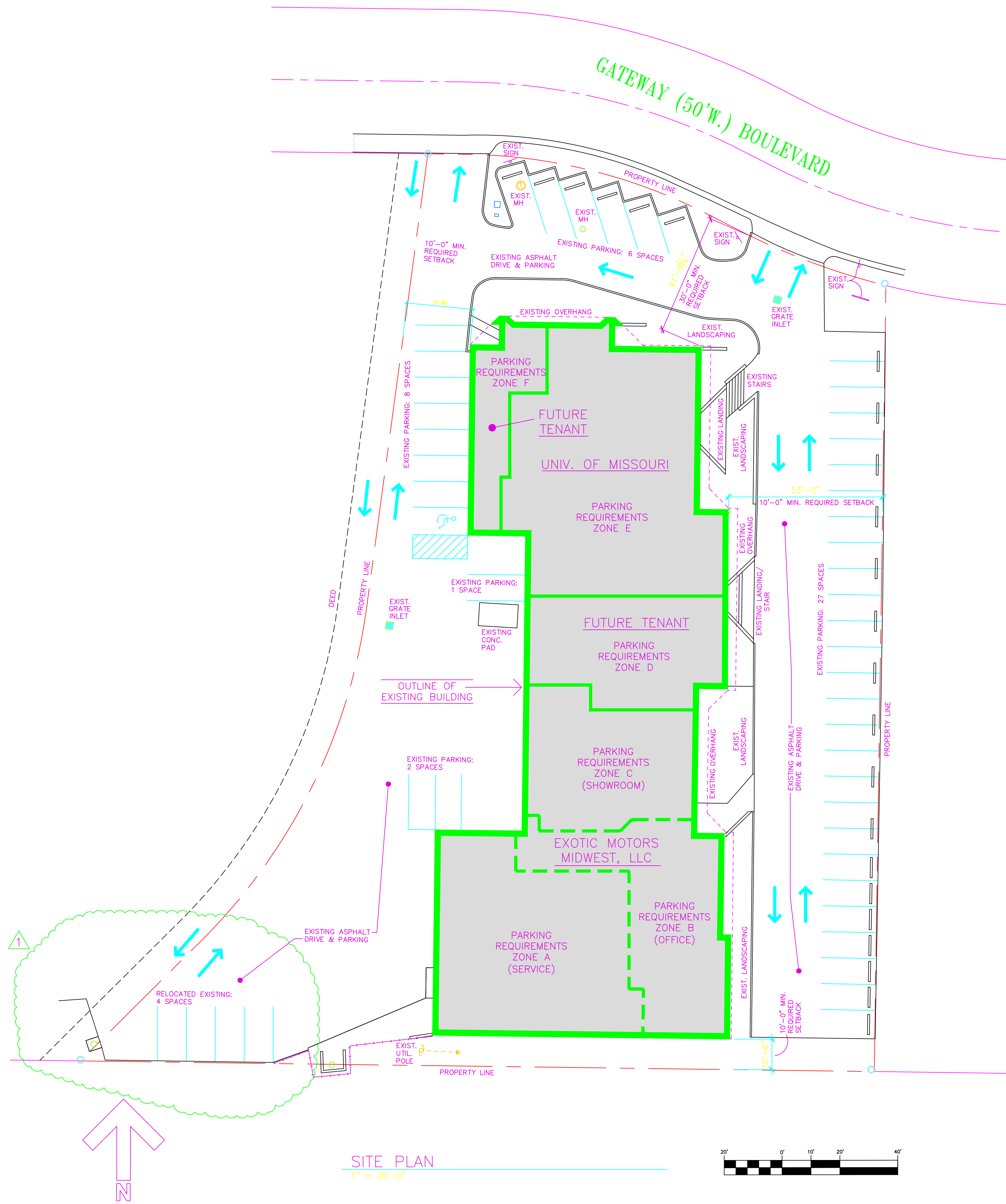
JAMES SURVEYING

COMPANY

LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122

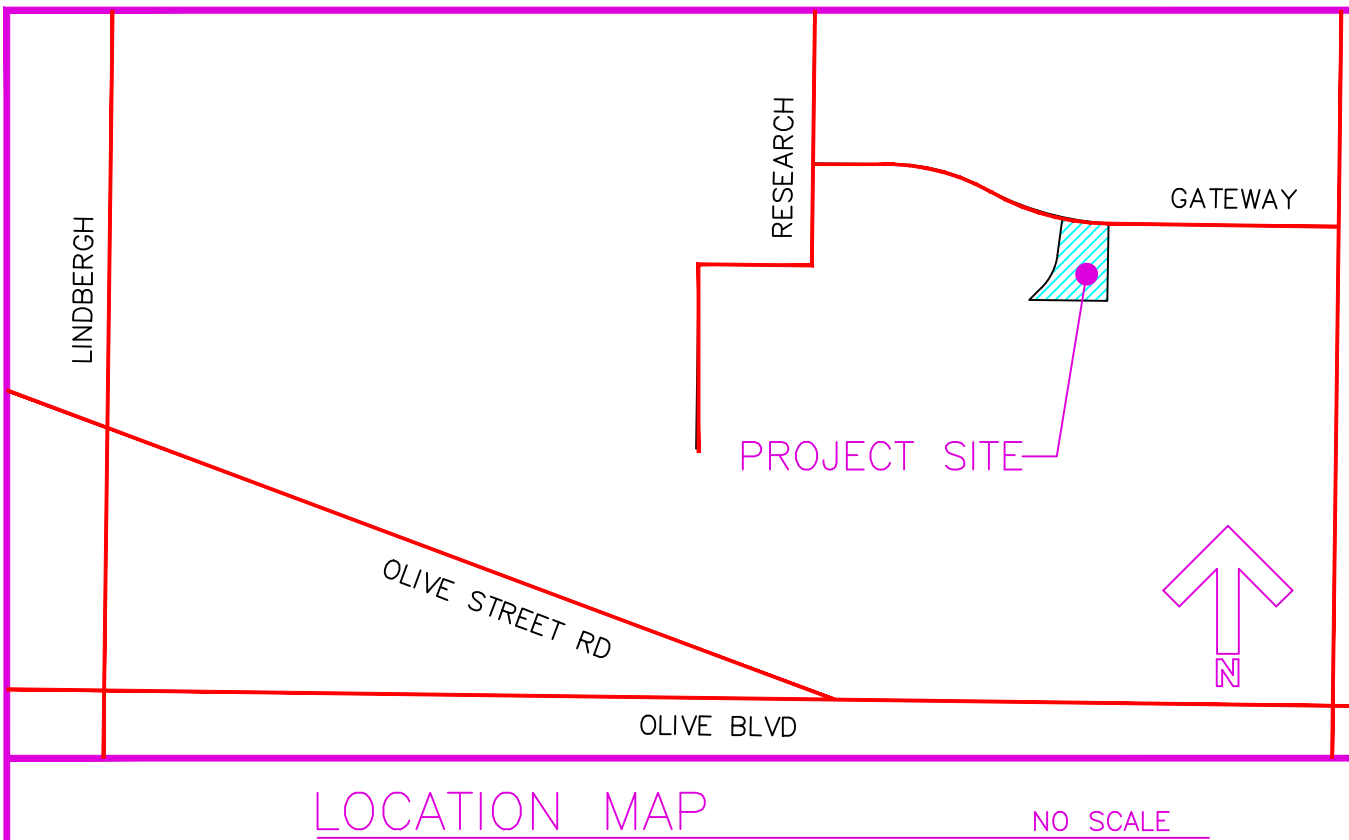
PHONE: (314) 822-1006 FAX: (314) 822-0006



PARKING REQUIREMENTS	
GOVERNING CODE.....	ARTICLE VII: OFF-STREET PARKING AND LOADING REQUIREMENTS SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES
ZONE A:	
AUTOMOTIVE DEALERSHIP-SERVICE AREA	9 PARKING SPACES
REQUIRED SPACES @ 3/SERVICE BAY.....	
ZONE B:	
AUTOMOTIVE DEALERSHIP	
OFFICE.....	2,958 S.F. (GROSS FLOOR AREA)
REQUIRED SPACES @ 1/1,250 S.F.....	3 PARKING SPACES
ZONE C:	
AUTOMOTIVE DEALERSHIP	
SHOWROOM.....	2,522 S.F. (ACTUAL SHOWROOM FLOOR AREA)
REQUIRED SPACES @ 1/250 S.F.....	11 PARKING SPACES
ZONE D:	
FUTURE TENANT	
OFFICE AREA.....	510 S.F. (GROSS LEASABLE FLOOR AREA)
REQUIRED SPACES @ *3.3/1000 S.F.....	4 PARKING SPACES
*BUILDINGS GREATER THAN 15,000 S.F.	
STORAGE AREA.....	1,900 S.F. (GROSS FLOOR AREA)
REQUIRED SPACES @ *1/2000 S.F.....	1 PARKING SPACE
*BUILDINGS WITH FLOOR AREA 15,001 S.F. - 40,000 S.F.	
ZONE E:	
GENERAL OFFICE.....	4,845 S.F. (GROSS LEASABLE FLOOR AREA)
REQUIRED SPACES @ *3.3/1000 S.F.....	17 PARKING SPACES
*BUILDINGS GREATER THAN 15,000 S.F.	
ZONE F:	
STORAGE.....	1,000 S.F. (GROSS FLOOR AREA)
REQUIRED SPACES @ *1/2,000 S.F.....	1/2,000 S.F. - 40,000 S.F.
*BUILDINGS WITH FLOOR AREA 15,001 S.F. - 40,000 S.F.	
TOTAL REQUIRED PARKING SPACES.....	46 PARKING SPACES
TOTAL PROVIDED PARKING SPACES.....	47 PARKING SPACES

BUILDING INFORMATION	
NO ADDITIONS OR MAJOR EXTERIOR RENOVATION TO OCCUR. MINOR ADJUSTMENTS OF OVERHEAD DOORS AND MAN DOORS ON THE WEST ELEVATION ARE PLANNED.	
DESCRIPTION: COMMERCIAL BUILDING, EXISTING BRICK FACE & CONCRETE BLOCK BACK-UP. REFER TO LAND TITLE SURVEY DATED FEBRUARY 13, 2015 BY JAMES SURVEYING COMPANY FOR ADDITIONAL SITE INFORMATION.	
EXISTING BUILDING FOOTPRINT.....	19,609 S.F. (PER LAND TITLE SURVEY)
EXISTING BUILDING HEIGHT.....	1 STORY/ 14'-0"

RENT ROLL			
ZONE	SUITE	TENANT	GROSS FLOOR AREA
A,B,C	10640	EXOTIC MOTORS MIDWEST, LLC	10,408 S.F.
D	10644	FUTURE TENANT	2,500 S.F.
E	10650	UNIVERSITY OF MISSOURI	5,700 S.F.
F	10650A	FUTURE TENANT	1,000 S.F.



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PROPOSED INTERIOR RENOVATION FOR:
EXOTIC MOTORS MIDWEST, LLC
10640 GATEWAY BOULEVARD ST. LOUIS, MISSOURI 63132
ARCHITECTURAL SITE PLAN

REVISIONS	
NO.	DATE
1	3-17-2015

ISSUE DATE: MARCH 5, 2015
PROJECT NO.: 15-119
DRAWN BY: LSG
CHECKED BY: MEB

SEAL

SHEET

AS1.1

DESIGN CRITERIA

GOVERNING CODE.....2009 IBC
FIRE DISTRICT.....OVERLAND FIRE DISTRICT

OCCUPANCY GROUPS (CHAPTER 3)
B (SECTION 304)GENERAL OFFICES
S-1 (SECTION 311)SERVICE AREA

EXISTING CONSTRUCTION TYPE: IIB (602.2 & TABLE 601)

PROPOSE TO USE NONSEPARATED OCCUPANCIES (508.3)

ALLOWABLE AREA (TABLE 503)
B OCC.....23,000 S.F.
S-1 OCC.....17,500 S.F. (MOST RESTRICTIVE PER 508.3.2)
BUILDING AREA
MODIFICATION (506.2).....24,500 S.F.
ACTUAL BUILDING AREA.....18,314 S.F. (WITHIN EXTERIOR WALLS PER 502.1)

ALLOWABLE HEIGHT (TABLE 503)
B OCC.....3 STORIES
S-1 OCC.....2 STORIES (MOST RESTRICTIVE PER 508.3.2)
ACTUAL BUILDING HEIGHT.....1 STORY

FIRE PROTECTION:
NONSPRINKLERED (NONE OF CONDITIONS PER 903.2.9 EXIST--SEE BELOW)

- 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exist:
1. A Group S-1 fire area exceeds 12,000 sq. ft.
 2. A Group S-1 fire area is located more than three stories above grade plane.
 3. The combined area of all Group S-1 fire areas on all floors, including mezzanines, exceed 24,000 sq. ft.
 4. A Group S-1 fire area used for the storage of commercial trucks or buses where fire area exceeds 5,000 sq. ft.



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PROPOSED INTERIOR RENOVATION FOR:
EXOTIC MOTORS MIDWEST, LLC

10640 GATEWAY BOULEVARD ST. LOUIS, MISSOURI 63132

FLOOR PLAN

REVISIONS

NO.	DATE

ISSUE DATE: **MARCH, 2015**
PROJECT NO.: **X8-XXX**
DRAWN BY: **LSG**
CHECKED BY: **MEB**

SEAL

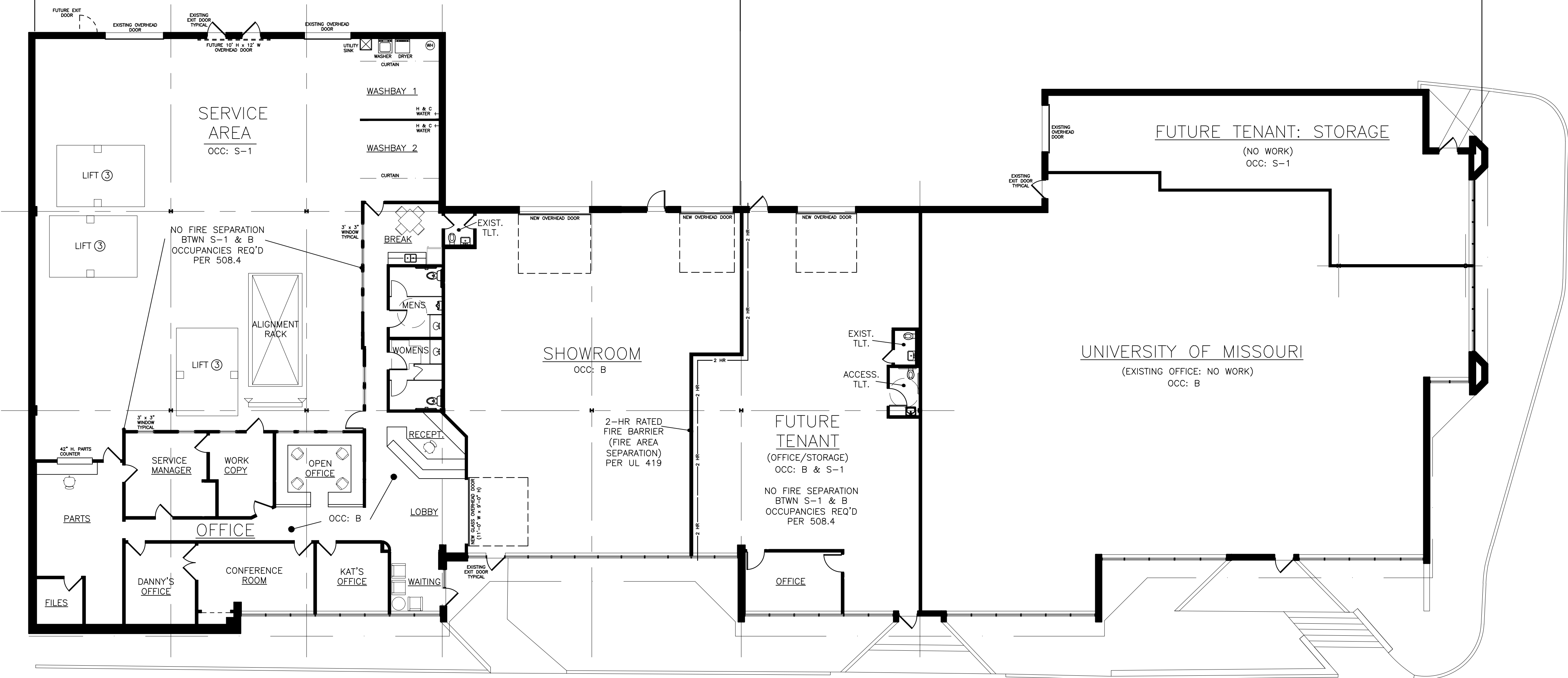
SHEET

A1.1

FIRE AREA 1: 9006 S.F. / 12,000 SF MAX. PER 903.2.9

FIRE AREA 2: 9288 S.F. / 12,000 SF MAX. PER 903.2.9

EXOTIC MOTORS MIDWEST, LLC



FLOOR PLAN
3/32" = 1'-0"



























city
of

CREVE COEUR

7.3.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
#15-003 FOR A CONDITIONAL USE PERMIT FOR A PSYCHIATRIC
INTENSIVE OUTPATIENT THERAPY CLINIC (NAICS 621420) AT
10199 WOODFIELD LANE**

FOR THE MEETING OF: April 6, 2015

LOCATION: 10199 Woodfield Lane, east of Lindbergh Boulevard, in the
GC-General Commercial Zoning District

REQUEST: Franco Sicuro, M.D., of Advanced Geriatric Management,
has submitted an application for a conditional use permit to allow an
intensive outpatient therapy facility providing individual and group-
based psychotherapy. The facility will occupy up to 1,500 square feet
of the existing psychiatric offices. No exterior changes are proposed.

ADDITIONAL INFORMATION: Outpatient Mental Health and Substance
Abuse Centers (NAICS 621420) are permitted as a conditional use in the
GC District with review and approval by the City Council upon the
recommendation of the Planning and Zoning Commission.

Key Issues:

- Does the request integrate with the surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

- Commerce Center Action Area

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360 GC General Commercial
- Section 405.470 Conditional Uses
- Article VII Off-Street Parking And Loading Regulations

APPLICANT/ Franco Sicuro, MD
OWNER: AGM IOP-PHP
10199 Woodfield Lane, Suite 50
Creve Coeur, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

4/3/2015

Date

ATTACHMENTS: Applicant's Materials received March 6, 2015
Draft Ordinance

INTRODUCTION AND ZONING HISTORY

The subject property was originally built in 1974, and the site consists of 2.11 acres. The building is approximately 14,322 square feet. Originally developed under St. Louis County jurisdiction, the entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned GC (General Commercial) District. The property has remained largely unchanged since that time.

Dr. Sicuro purchased the building in 2011, and opened the Millennium Psychiatric Associates as a permitted use under the SIC (Standardized Industrial Classification) as Offices and Clinics of Doctors of Medicine. In 2013, the City adopted new regulations converting all uses from the 1987 SIC to the 2012 NAICS for all permitted and conditional uses. The NAICS included a more up-to-date classification system for various activities. Dr. Sicuro is now seeking to expand the practice to include psychiatric intensive outpatient therapy that will include several hours of group therapy which the NAICS categorizes under Industry 621420 Outpatient Mental Health and Substance Abuse Centers which is listed as a conditional use in the GC District.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	"GC" General Commercial	N/A
South	Office	"GC" General Commercial	N/A
East	Office	"LI" Light Industrial	N/A
West	Beau Jardin Apartment Complex	R6- Unincorporated St. Louis County	Lindbergh Blvd

COMPREHENSIVE PLAN REVIEW

The subject property is located within the office/industrial area designated by the Comprehensive Plan as Key Property Commerce Center 2 within the Commerce Center Action Area located on the east end of Olive Boulevard, north of Old Olive Street Road and east of Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area except to encourage the creation and growth of land uses related to the Life Sciences and Biotech Sector movement and to upgrade the architectural quality of building stock as businesses expand or redevelop (p. 75). As the proposal is neither an expansion nor a redevelopment and no other changes are proposed for the exterior of the building or site, the proposed use does not fall under this goal and is otherwise in general conformance with the Comprehensive Plan.

ZONING REVIEW

Pre-conditions and Limitations

Outpatient Mental Health Centers are permitted with conditions in the District subject to the provisions of Section 405.470:

SECTION 405.470: CONDITIONAL USES

24. Outpatient mental health and substance abuse center — NAICS 62142 (conditional use in the "GC" district).
 - a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.

- b. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
- c. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.

The City is not aware of any other clinics in the area, and as Dr. Sicuro is not operating a substance abuse treatment facility, all of the conditions of the Zoning Code have been met. Staff are aware, however, that this NAICS category includes a variety of uses that are not being requested at this time, so Staff has included a condition that the conditional use permit is only for an outpatient mental health center and does not include a substance abuse treatment center. If the Applicant wishes to expand to include substance abuse treatment in the future, an amendment to the conditional use permit will be necessary.

Street Condition

Woodfield Lane is a private drive that runs through the property and it is in poor condition. Last fall, the City's Public Works Department staff met with St. Louis County, who also has frontage on the street, regarding their desire to make this a public road. At that time, the County indicated that they were working with the property owner to plan the corrections to the road, and that the County would agree to have their crews perform the repairs to City standards, if the City and property owners would agree to split the material costs. City Staff indicated interest in participating, but Staff has not received an update since that time although the Creve Coeur Director of Public Works has contacted the County for an update on Woodfield Lane. Therefore, Staff has not included a condition at this time for the property owner to address the condition of this road. Nonetheless, all other property maintenance issues will need to be addressed. There is an existing trash dumpster enclosure at the rear of the property that will need to be properly enclosed and the existing lighting will need to be downcast and fully shielded to meet with the regulations of Section 405.460, Accessory Uses and Structures, and Section 405.680, Lighting.

Parking:

Parking regulations for related health care services are discussed under Section 405.820(H)(8) of the Required Off-Street Parking Spaces regulations:

Section 405.820. Required Off-Street Parking Spaces

8. Health care and social assistance (NAICS 62).

a. Ambulatory health care services (NAICS 621).

- (1) Buildings under fifteen thousand (15,000) square feet. Four (4) spaces per one thousand (1,000) square feet of gross leasable floor area.

The Applicant's site plan shows that there are 84 spaces available on site. The entire building is approximately 14,322 square feet, and the proposed use will occupy 1,500 square of office space within the building. The parking requirement for the entire building is 58 spaces, thus adequate parking is available onsite.

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of a 1,500 square-foot psychiatric intensive outpatient clinic, with individual and group based psychotherapy, within the building located at 10199 Woodfield Lane. The provision of substance abuse treatment shall require an amendment to this permit.
2. The hours of operation shall be: 9:00 a.m. to 6:00 p.m. Monday through Saturday.
3. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
4. The pre-existing dumpster enclosure shall be reconstructed in conformance with Section 405.460, Accessory Uses and Structures, of the Zoning Ordinance.
5. All lighting shall be meet with the Requirements of Section 405.810 Lighting.
6. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the use permitted by this ordinance.
7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.

ACTION

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

MOTION

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

"I move to recommend approval of a new Conditional Use Permit for a psychiatric intensive outpatient clinic, with individual and group based psychotherapy, within the building located at 10199 Woodfield Lane, subject to the conditions contained in the draft ordinance attached to the staff report on Application #15-003, dated April 6, 2015"
(conditions may be added, eliminated, or modified by preceding motion).

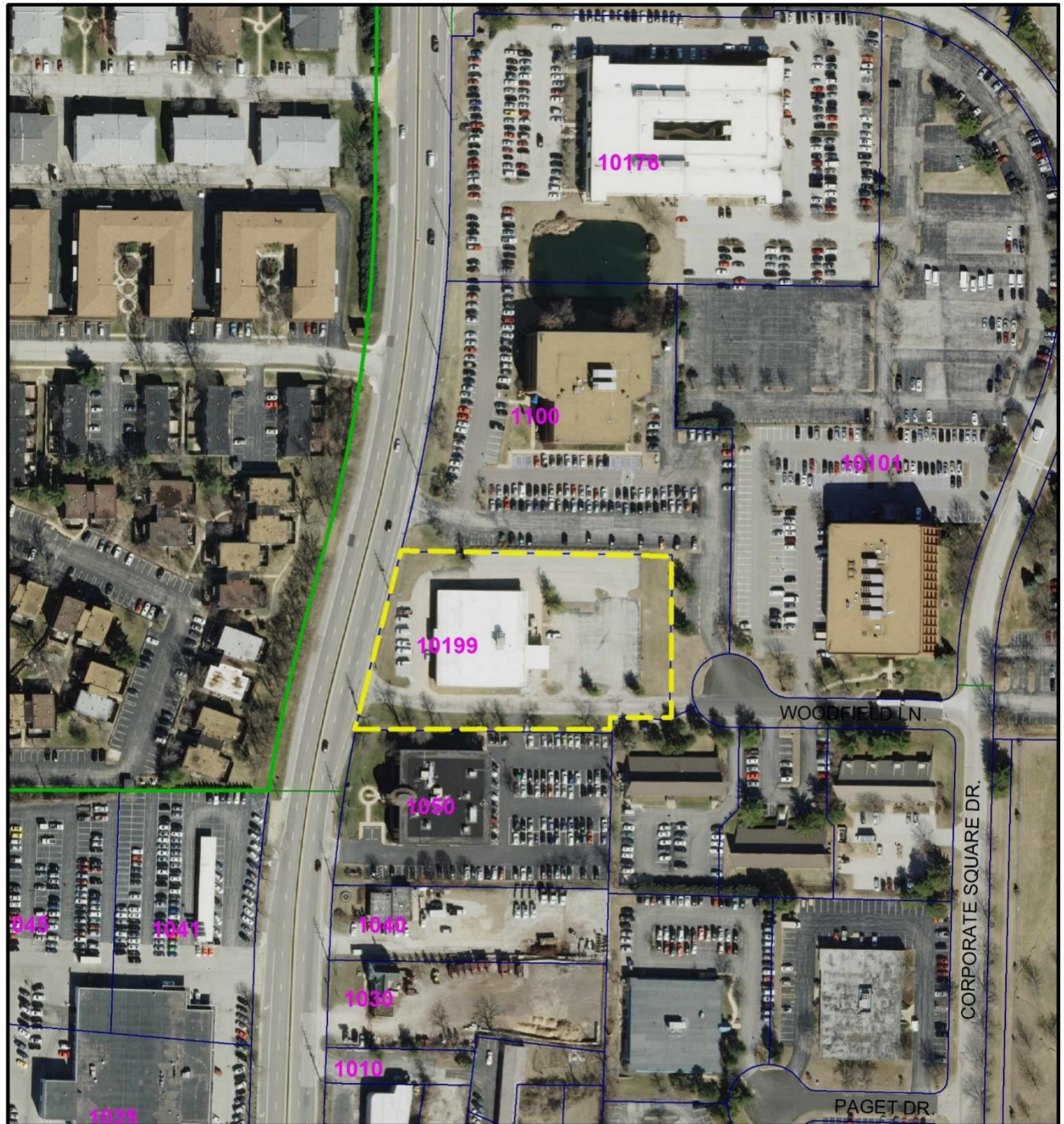
APPENDIX 1: COMPREHENSIVE PLAN

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

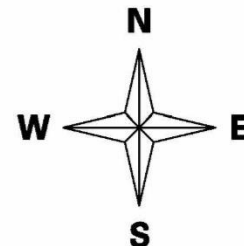
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



- Creve Coeur Municipal Boundary
- Property Lines
- 10199 Woodfield Lane, Millennium Psychiatric Associates



APPENDIX 4: SITE PHOTOGRAPHS		Photo Date: 3/31/2015
	Description: View of the building looking northeast from Lindbergh Boulevard and Woodfield Lane. Description: View looking east from Lindbergh Boulevard along Woodfield Lane. Description: View looking west along Woodfield Lane.	

	Description: View looking west from Woodfield Lane to the back of the building and the available parking.
	Description: View of the existing parking lot lighting that will need to comply with Section 405.810.
	Description: View of the existing unenclosed trash enclosure.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR AN OUTPATIENT PSYCHIATRIC CENTER LOCATED AT
10199 WOODFIELD LANE IN THE "GC" GENERAL COMMERCIAL DISTRICT**

WHEREAS, under Section 405.360(C), all Outpatient Mental Health Centers in the "GC" General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Franco Sicuro, M.D., of Advanced Geriatric Management, for a conditional use permit to allow an intensive outpatient therapy facility providing individual and group-based psychotherapy at 10199 Woodfield Lane; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 6, 2015, 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 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 conditional use permit, subject to the conditions contained herein, at its meeting on April 6, 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 conditional use, when subject to certain conditions set forth herein:

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 2 hereof for the operation of psychiatric intensive outpatient clinic (NAICS 621420) at 10199 Woodfield Lane, in GC (General Commercial) District, whose legal description is as follows:

Attachment: Draft Ordinance.15-003.Psychiatric Intensive Outpatient Therapy CUP.4-06-2015 (1287 : 10199 Woodfield Lane)

BILL NO. _____

ORDINANCE NO. _____

Lot 25 of Corporate Square Plat No 3, according to the plat thereof recorded in Plat Book 188 pages 88 through 90, and Surveyor's Affidavit recorded in Book 7224 page 2286 of the St Louis County Records.

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

1. The Conditional Use Permit shall be for the operation of a 1,500 square-foot psychiatric intensive outpatient clinic, with individual and group based psychotherapy, within the building located at 10199 Woodfield Lane. The provision of substance abuse treatment shall require an amendment to this permit.
2. The hours of operation shall be: 9:00 a.m. to 6:00 p.m. Monday through Saturday.
3. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
4. The pre-existing dumpster enclosure shall be reconstructed in conformance with Section 405.460, Accessory Uses and Structures, of the Zoning Ordinance.
5. All lighting shall be meet with the Requirements of Section 405.810 Lighting.
6. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the use permitted by this ordinance.
7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
9. 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.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

BILL NO. _____

ORDINANCE NO. _____

ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Franco Sicuro</u> Name	<u>Becky Qedney</u> Name
<u>AGM IOP-PHP</u> Company (If Applicable)	<u>same</u> Company (If Applicable)
<u>10199 woodfield lane, Ste 50</u> Address	 Address
<u>St Louis MO 63132</u> Address	 Address
<u>Telephone # 314-720-0899</u>	<u>Telephone # 314-222-0602</u>
<u>Fax # 314-997-7799</u>	<u>Fax # 314-298-0020</u>
<u>Email: bgedney@millenniumpa.com</u>	<u>Email: bgedney@millenniumpa.com</u>
 Applicant's Signature	 Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
<u>10199 woodfield lane, Ste 50</u> Address	 Name
<u>St Louis, MO 63132</u> Address	 Company (If Applicable)
 Development Name (if any)	 Address
 Current Zoning	 Address
 Prior CUP Approvals (if known)	<u>Telephone #</u>
	<u>Fax #</u>
	<u>Email:</u>
	 Owner's Signature

Attachment: P&Z Application (1287 : 10199 Woodfield Lane)

RECEIVED

MAR 16 2015

PLANNING DEPT

Packet Pg. 77

Description of Requested Use (attach additional sheets as needed)

General Description of Business: outpatient psychotherapy (intensive outpatient program), individual + group based psychotherapy

Gross Floor Area – Existing and Proposed: 1500 sq ft

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 2

Hours of Operation: 9^A – 6^P M-F M-Sa

Current or Most Recent Use of the Property: Inpatient Research

Will the applicant apply for a liquor license: Yes _____ No ✓

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

- | | |
|---|--|
| ☐ Rationale | ☐ Building elevations for new construction <u>N/A</u> |
| ☐ Site plan | ☐ Photographs of existing structures |
| ☐ Access and parking plan; (may be shown on site plan) | ☐ Materials samples <u>N/A</u> |
| ☐ Landscape plan <u>N/A</u> | ☐ Fees: \$250 (non-refundable) |
| ☐ Floor plan | ☐ \$2000 (refundable deposit) |
| ☐ Electronic copies of all materials <u>N/A</u> | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, April 6, 2015.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete
 ____ All Documents, incl. e-Copies
✓ Fees Paid

Received By:

JS
 Date: 3/6/2015

Paul Langdon, AICP, Planning Director
Whitney Kelly, AICP, City Planner
Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11

AGM IOP-PHP

10199 Woodfield Lane, Suite 50 Olivette, MO 63132-2922
Tel 314-720-0899 Fax 314-997-7799

City of Creve Coeur
Planning and Zoning
Creve Coeur, MO 63141

P&Z Commission:

March 6, 2015

Rationale for the CUP submission: AGM IOP-PHP will be a part of the existing psychiatric practice of Dr. Franco Sicuro. It will be a component that will compliment his existing services.

Parking: We have a very large lot that wraps around 3 sides of our building and is more than enough for all of the businesses in our building.

Floor Plan: See enclosed drawing. AGM IOP-PHP will be sharing some space with our existing companies who perform similar activities in Dr. Franco Sicuro's businesses.

Sincerely,



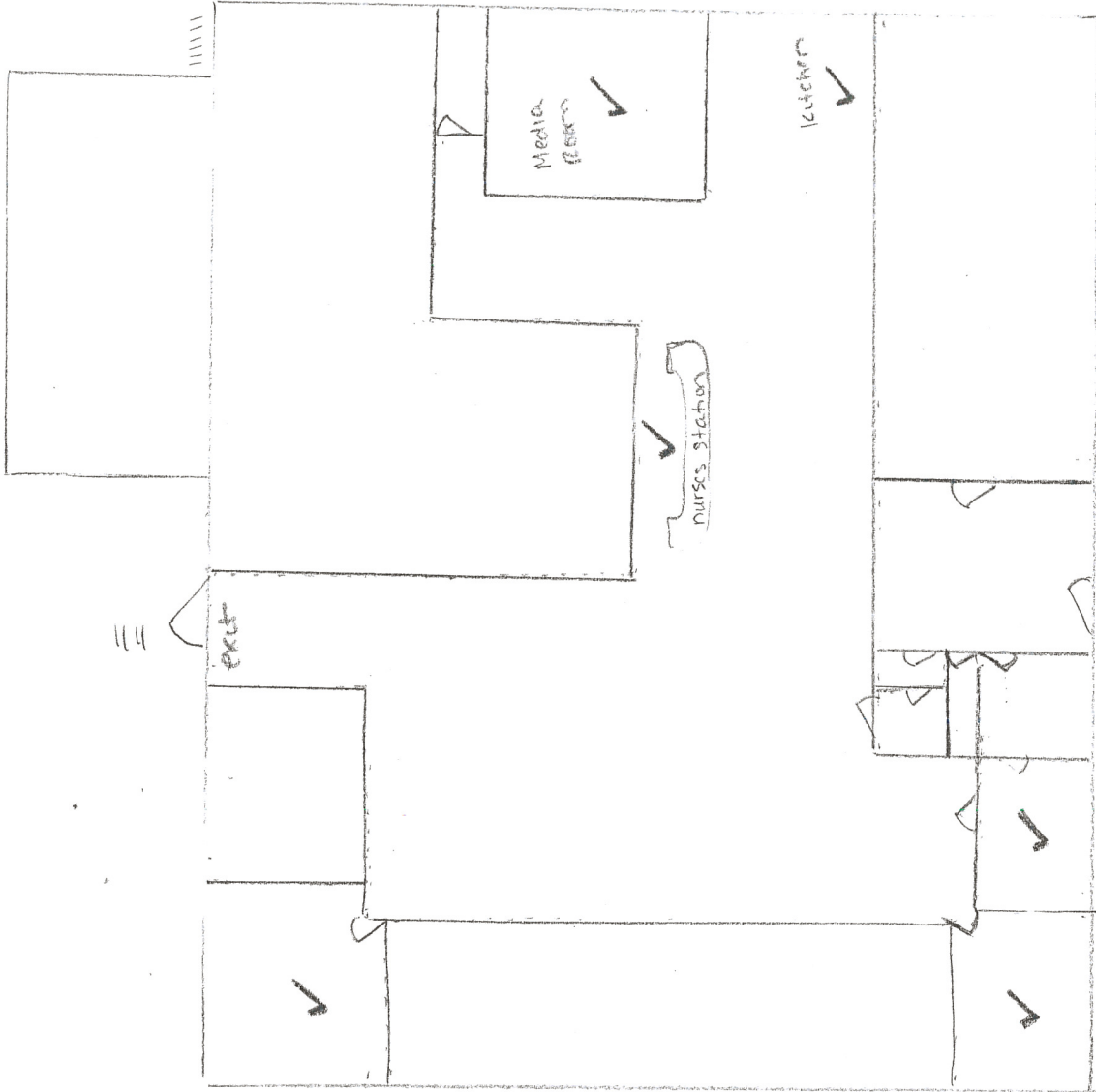
Franco Sicuro, MD

Attachment: P&Z Application (1287 : 10199 Woodfield Lane)

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MAR 16 2015
PLANNING DEPT.

Woodfield Lane

parking



Millennium Center
10199 Woodfield Lane 63182

entrance

3/15

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✓ = spaces for use by
this company.
Media Room, Kitchen,
+ Nurses Station are
shared.

1500 sq ft for AEM 100-PHP
proposed.





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
#15-004 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR
ST. LOUIS BREAD CO. AT 447 N. NEW BALLAS COURT TO ALLOW FOR
DRIVE-THRU SERVICES**

FOR THE MEETING OF: April 6, 2015

LOCATION: 447 N. New Ballas Road, in the Balmoral Plaza Shopping Center.

REQUEST: David Hutkin, on behalf of Panera Bread/St. Louis Bread Company, has submitted a request to amend the conditional use permit and site development plan for The St. Louis Bread Company to allow the exterior renovation of the current restaurant in the Balmoral Plaza Shopping Center to accommodate drive-through service. All features of the drive-through service will be located in the rear of the building. Food services and drinking places (NAICS 722) with drive-thru facilities shall be located on sites of not less than two acres, subject to certain conditions are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: The Balmoral Plaza Shopping Center was originally developed in 1975 on 2.456 acres, and zoned GC-General Commercial District. A restaurant at this location initially received a special use permit in 1976, Ordinance Number 761. The conditional use permit for St. Louis Bread Co., repealed and replaced that ordinance in 1991 (Ordinance Number 1454), and was subsequently amended by Ordinance Numbers 1487 and 2083, approved in 1991 and 2000, respectively. Staff is recommending a repeal of the prior ordinances and replacing them with a new ordinance.

APPLICANTS: David Hutkin
Balmoral Plaza Investors, LLC
c/o Hutkin Development Co.
10829 Olive Blvd. Suite 200
Creve Coeur, MO 63141

PROPERTY OWNER: Hutkin Development Co.
10829 Olive Blvd. Suite 200
Creve Coeur, MO 63141

Key Issues:

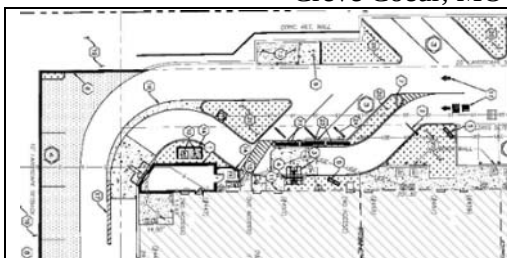
- Integration with the surrounding uses.
- Implementation of the goals of the Comprehensive Plan.
- Consistency with the required findings for a conditional use permit.

Comp. Plan References

- Community Health and Connectivity
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC General Commercial District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
Paul Langdon, AICP, Director of Community Development

ATTACHMENTS: Applicant's Materials received March 13, March 27, and April 1, 2015.
Draft Ordinance
Ordinance Numbers 1454, 1487, and 2083

PROPOSAL

The proposed drive-thru facilities include a 402 square-foot addition to the rear of the building. The existing restaurant is 4,760 square feet with 135 interior seats, and 47 exterior seats. The proposed addition will be of the same brick material as the main building. The drive-thru lane, order board, and pick-up window are at the rear of the building. The pick-up window is on the angle to accommodate the turning radius of the vehicles around the building, which may be visible to those traveling on Rocky Drive. The applicant proposes to rearrange some parking and create new parking spaces at the southwest corner of the property in what is currently greenspace. This will require a new retaining wall. Additional landscaping has been included to provide screening of the drive-thru features and throughout the site. The site has preexisting site coverage of 78.3%, and the proposed plans indicate site coverage of 78.2%. Below is a close-up of the site development plan showing the proposed drive-through facilities:

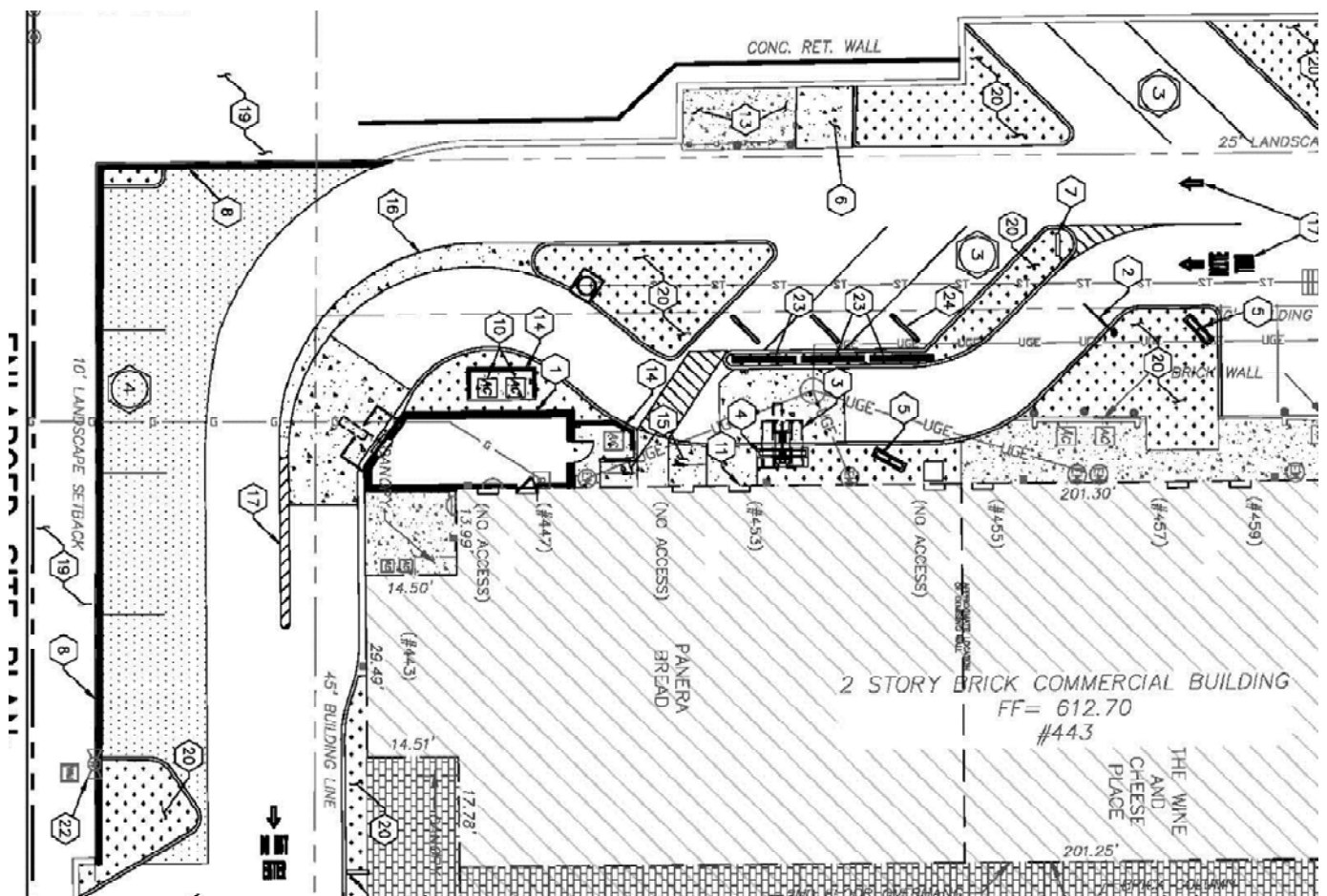


Figure 1: Close-up of the site development plan



Figure 2: Close-up of the screening of drive-thru elements



Figure 3: Close-up of the proposed landscaped screening from Rocky Drive.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building	CB Core Business District	N/A
South	Office Building	GC General Commercial	Rocky Drive
East	Office Building	PO Planned Office	N. New Ballas Road
West	Residences	B Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The subject property is not located within a focus area of discussion within the Comprehensive Plan. As the allowance of drive-thru restaurants through-out the city, and adjacent to residential neighborhoods, has been significantly discussed before the City Council, and the proposed use is utilizing an existing building, where all drive-thru activity will occur behind the building and out of the general view from the public right-of-way, the project is in general conformance with the Comprehensive Plan, subject to the Planning Commission and City Council concluding that it will not adversely affect the adjacent residents.

DESIGN GUIDELINES*Site Layout -Pedestrian and Vehicular Circulation*

The City's Design Guidelines make recommendations regarding the site plan and use of drive-through elements, including being sensitive to the existing site features, and providing for a high quality, pedestrian-scale and walkable area. The Design Guidelines, Pedestrian and Vehicular Circulation Section (Page 6), recommends that circulation patterns should be safe, clearly defined and directed, and that circulation systems should be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic. Staff has a concern that the additional parking created at the southwest corner would create a conflict with those existing the drive-thru lane and bypass lanes, and pedestrians walking to and from those parking spaces. Backing into and out of these spaces creates a potential point of conflict.

Chapter 3 of the Design Guidelines provides specific recommendations regarding certain uses. Drive-thru elements are to be architecturally integrated into the building rather than appearing to be applied or "stuck-on to the building, and are not to be located on the primary street frontage. Also, the site design should accommodate a logical and safe vehicle and pedestrian circulation pattern through the site, and not interfere with the on-site parking (page. 11). Further, it is recommended that retaining walls, in excess of four-feet, should be terraced and landscaped (page 20). Construction details of the proposed retaining wall adjacent to Rocky Drive have not been provided, but maintaining the existing retaining wall and greenspace at the southwest corner would further the proposal toward meeting other goals and objectives of the Comprehensive Plan and Design Guidelines. It should be noted that this change is not needed to comply with a specific zoning standard. Below is a close up of the area indicated:

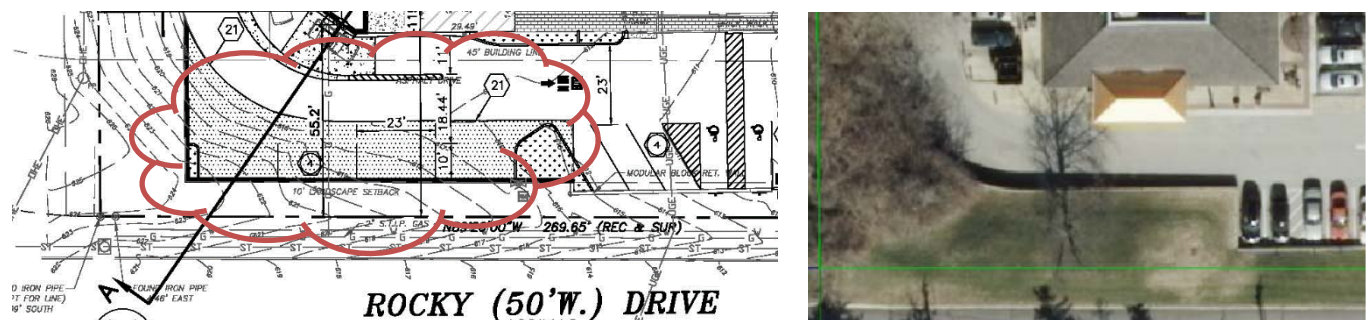


Figure 4: Close-up of the southwest corner of the Site Development Plan and a close-up of the existing area in the aerial photo

This area is also a point of scrutiny in the Applicant's traffic study as well as the review by the City's traffic engineering consultant. In both cases, concerns were raised regarding visibility and safe movement. The Applicant's study recommends eliminating the easternmost parking space

and smoothing the exit lane from the drive-through lane; only the latter is shown on the Applicant's site plan. The City's consultant also recommends eliminating the southernmost space adjacent to the front sidewalk. Staff have no basis to question these conclusions and have included a related condition of approval in the draft ordinance, while acknowledging that the Applicant will likely be opposed to losing any parking spaces near the front of the building. If the Planning Commission and City Council believe the other three parallel parking spaces should also be eliminated to improve the landscape screening between the drive-through and Rocky Drive, then an appropriate amendment to the draft ordinance will be needed. Finally on this point, this is a critical location within the site plan for a variety of reasons, both positive and negative. Staff encourage the Planning Commission and City Council to work with the Applicant in determining if a better alternative design can be supported by all parties.

Regarding the building modifications, the proposed addition for the service window is of a material and design consistent with the existing building. The location will largely be screened from view from North New Ballas Road by the existing building, thus in keeping with the design guidelines in as much as this proposal can. Additional guidelines pertaining to outdoor dining state that pedestrian movement should not be impaired and there should be a minimum four-foot clear path along the sidewalk. Staff is unaware of any current issue with sidewalk obstructions, but a related condition of approval is included in the draft ordinance to prevent the situation from arising in the future.

Landscape Design

The Design Guidelines encourage high quality landscape designs that:

- accentuate the building and throughout the site;
- aid and direct vehicular pedestrian circulation;
- encourage pedestrian interaction;
- minimize the appearance of the parking lot;
- screen unfavorable views and accentuate significant views, and;
- enhance architectural features and details of a building.

Further, parking areas and traffic-ways are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements. Parking islands should be located at the beginning and end of all parking aisles as well as every 8-10 parking stalls with a minimum of nine feet in width. The Applicant's proposed landscape plan focuses on the drive-thru area behind the building but also shows new plantings within the islands at the end of the parking rows and at the corner of the building. The existing trees next to the building are to be removed and replaced with ornamental grasses and shrubs. Trees that are missing from the island between the parking rows in front of the building are to be replaced with holly shrubs to match the existing. The lack of trees in this center landscape island is inconsistent with the recommendations of the Design Guidelines, and the Landscaping section of the Zoning Code discussed further below. However, the Applicant can let the holly grow higher so that it affects a better vehicle screen and the addition of trees in the end islands will provide an equivalent amount of shade within the parking lot. An additional landscaped island on the south end of the center line of parking spaces to include a shade tree could move the site further toward compliance with the Design Guidelines, as shown below:

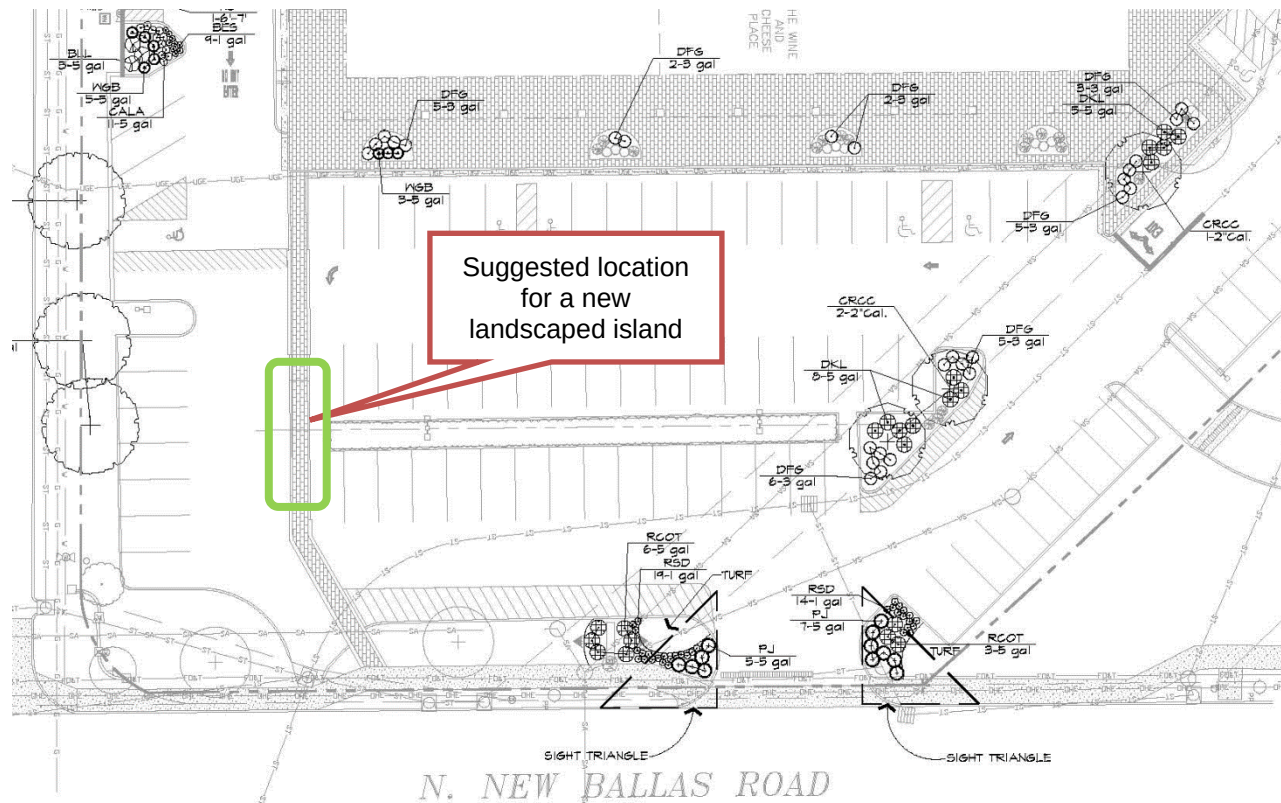


Figure 5: Detail of the Landscape Plan, showing location of an additional island that would further the site toward compliance in site coverage and landscaping.

If the members of the Planning Commission believe that an island is necessary to satisfy a finding of conformance with the Comprehensive plan, staff suggest discussing design options with the Applicant since alterations to the parking lot near the front of the building are always problematic on commercial properties. If agreed upon, a condition of approval requiring the island will need to be added.

Screening (Fences and Walls)

The Design Guidelines recommend that all new sound walls, masonry walls, or fences are to be designed to minimize visual monotony through changes in plane, height, materials, texture or significant landscape massing. The design should also use materials that are compatible with the architecture of the main building (p. 18). The applicant has included a six foot sound wall to ensure compliance with the noise abatement requirements under the Zoning Ordinance, although the details of this fence have not been provided. A recommended condition of approval requires that the Applicant submit details on the sound wall that are consistent with the Design Guidelines for the Zoning Administrator's approval. It should be noted that sound walls are not congruent with many of the other design guidelines regarding attractive buffers and pedestrian-scale design so staff encourage the Planning Commission and City Council to resist requiring any more wall than is necessary to satisfy the basic sound level and screening requirements.

PEDESTRIAN PLAN REVIEW

The City's Pedestrian Plan recommends that the inclusion of sidewalks and pedestrian pathways should be provided and be buffered by street trees. That is, the sidewalk should be detached from the curb and integrated with the adjacent landscape to improve the pedestrian orientation and overall appearance.

As mentioned above, no sidewalk exists along Rocky Drive. The subject property has an existing sidewalk along North New Ballas Drive, but no sidewalk is provided for along Rocky Drive. Therefore, Staff recommends that a condition of approval include that a sidewalk with a minimum width of five feet, separated from the curb by a minimum of three feet be installed along Rocky Drive as recommended by the Pedestrian Plan and Design Guidelines.

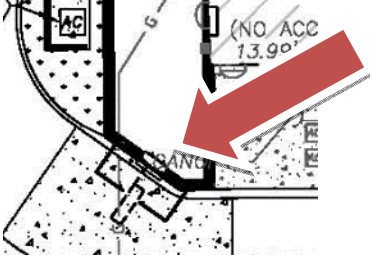
ZONING REVIEW

All food services and drinking places with drive-thru facilities are permitted with conditions in all commercial zoning districts within the city. As indicated above Panera Bread Company, d.b.a. St. Louis Bread Company, received their initial conditional use permit as a restaurant in 1991. As they are seeking approval of the drive-thru elements at this location, the zoning issues will focus on the drive-thru elements only; a full zoning analysis of the existing building within the GC District is not necessary. The only point of discussion is that the maximum site coverage for properties in the GC District is 63% and the subject property has pre-existing non-conforming site coverage of 78.3%. The proposed addition will decrease the site coverage to 78.2%. If the Planning Commission and City Council wish to see further progress toward reducing the site coverage, staff suggests maintaining the existing greenspace at the southwest corner of the property and creating an additional island in the parking lot, as discussed above.

Conditional Use

Section 405.470, Conditional Uses provides further requirements for certain uses throughout the city. In particular, the recently adopted Ordinance No. 5400 provided specific regulations regarding drive-thru facilities for all restaurants, coffee shops, beverage bars, and the like, when adjacent to residential uses. The proposed addition for the St. Louis Bread Company meets with all of the requirements in the GC District that abut residential uses. Below is a table of the requirements and the analysis of the proposed site plan.

Ordinance Requirement	Proposed Development
<i>Section 405.470. Conditional Uses. 14. Food services and drinking places — (NAICS 722). Shall be located on sites of not less than two (2) acres ...</i>	St. Louis Bread Co. is a Limited-Service Restaurant, NAICS 722513, currently governed by Ordinance Numbers 1454, 1487 and 2083. The subject property is 2.456 acres.
<i>c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:</i>	The subject property is zoned GC and abuts the Balmoral subdivision.
<i>(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).</i>	St. Louis Bread Co. is the only restaurant facility in the center and is located in the end unit of the ground floor. The bump out between the restaurant space and access lane is the entrance for the offices on the second floor. The proposed order facilities and designated stacking lane are at the rear of the building, with one order board and one service window. The building is 235.11 feet in width.

(2) <i>The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved, and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns.</i>	The service window is located on the corner of the proposed new addition, while not directly facing a street per the detail below:  The Applicant is proposing a vegetative 10-foot screen/fence, as shown in Figure 2 above, to meet with the requirements of shielding the drive-thru facilities from the residences to the west, as well as a six-foot high sound wall. Note that the requirement only requires screening the ground floor of the nearest three residences based on the 200-foot radii shown on the Applicant's plans.
(3) <i>The drive-thru restaurant shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.</i>	With the proposed addition, the restaurant will have 5,162 square feet of gross floor area. Existing seating is 135 indoor seats, and 47 outdoor seating
(4) <i>The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.</i>	The proposed location of the order facility is 74.2 feet from the west property line, and the service window is 71 feet from the west property line and 55.2 feet from the south property line.
(5) <i>The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.</i>	The proposed stacking lane includes a bypass lane and can accommodate more than the required space for stacking.
(6) <i>The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.</i>	The stacking lane is located entirely behind the main building away from the entrance at N. New Ballas Road.

(7) <i>The designated stacking lane shall not cross between the building and principal street frontage.</i>	The stacking lane is located entirely behind the main building.
(8) <i>A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.</i>	See the Applicant's materials attached. The report from Lockmueller Group recommends several on-site enhancements, most of which have been incorporated into the site plan for greater flow, with the exception of deleting one parking space. The City's Traffic Engineer concurs with those conclusions and recommends deleting one other nearby. These changes are supported by a recommended condition of approval.
(9) <i>The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.</i>	The Applicant has agreed to utilize an automatic volume control, and the draft ordinance reinforces this by including a condition of approval for the use of such.
(10) <i>An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.</i>	See the Applicant's materials attached. McClure/EDI Acoustics have indicated that the use will have a negligible impact on the ambient sound in the area. Staff have also conducted field observations of a similar St. Louis Bread Company location and verified that the drive-through facilities do not exceed 60dB at even 30 feet and only the occasional vehicle would require attenuation.

Landscaping

As discussed above, the Landscaping Plan focuses mostly on the new drive through elements at the rear of the building but also proposes filling in the existing landscaping islands that are missing trees, removing the trees next to the building and replacing with low shrubs and grasses, as well as providing new base plantings at the entrance and around the monument sign. The last approved plan in 2001 indicated that the long strip between the front parking rows should have three street trees. These have since been removed. As discussed above, the site has pre-existing non-conforming site coverage of 78.3%, and the proposed changes decrease this coverage to 78.2%, so the proposal meets with the regulations pertaining to legally pre-existing sites.

As discussed above, if the Planning Commission or City Council believe more progress should be made toward reducing the non-conformities on the site in order to support the request, Section 405.540 Landscaping requires a minimum of two deciduous shade trees within and up to every one hundred linear feet of parking for each row. The ends of parking rows abutting a circulation aisle shall be defined by the interior landscaped area whenever feasible, in order to minimize and reduce the apparent size of the parking area. The Applicant is showing two trees, at the northern end of the parking row only. Creating a new island at the southern end and adding an additional tree would bring the site closer to compliance with the Zoning Code for parking lot trees and site

coverage, and would create a refuge for pedestrians walking across the parking lot. Careful tree selection would be needed to avoid obstructing the views of the tenant sign band.

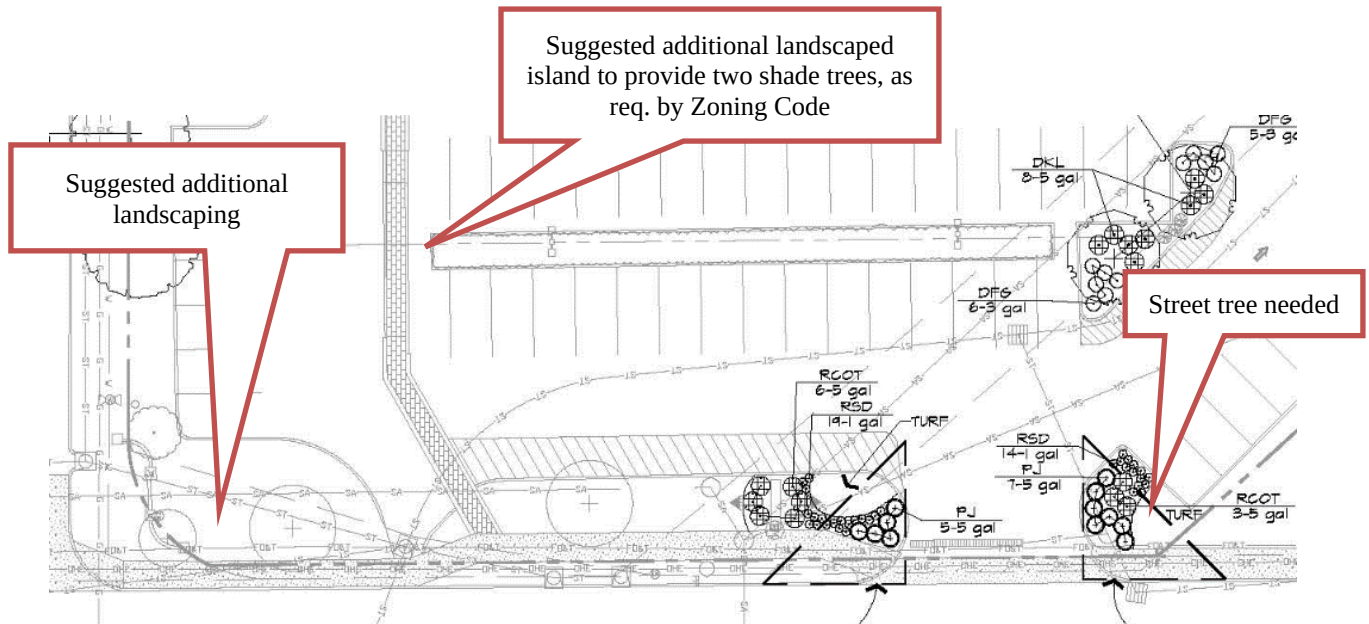


Figure 7: Close-up of the proposed Landscape Plan

Additionally, Staff suggest that the southeast corner can be enhanced to provide low screening of the drive-thru lane and headlights from N. New Ballas Road, and a street tree should be added at the northeast corner to comply with the minimum number of street trees required under the Landscaping section of the Zoning Code

Below is the relevant section of the Zoning Code:

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans

1. Street trees shall be clearly delineated on the final landscape plan. The street trees shall be deciduous hardwood trees, not less than three (3) inch caliper size providing clear headroom of at least six (6) feet. The street trees may include existing trees, new trees or a combination thereof, provided that there is one (1) street tree for every thirty (30) lineal feet or part thereof of street frontage and such street trees shall be located on the subject property at least two (2) feet six (6) inches but not more than twelve (12) feet from the back of the curb, unless additional setback is necessary to accommodate planned road widening, overhead utility lines or some other condition identified by the Director of Planning. The Department of Public Works shall maintain a list of recommended street trees as well as undesirable trees. The Public Works Director or his/her designee may approve street trees not included in the list of recommended trees if the proposed tree is a deciduous hardwood, is disease resistant, is salt tolerant and has a clear trunk height of at least seven (7) feet six (6) inches or as directed by the Director of Public Works.
3. In addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas.

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boundary abutting a residential zoning district and shall comply with all provisions of Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.

Parking

The site development plan indicates that a total of 165 parking spaces are provided where 138 spaces are required, per the parking regulations. Thus an excess of 27 spaces are available on-site. The Applicant included a parking table for review:

Name	Address / Suite	1st Floor	Gross Floor Area	Seat Count	Parking Req. (Per 1k s.f. of GFA)	Parking Required	Parking Required (adjusted)
Dr. Charles Meyer	443 - 200		1,178		4	4.71	5
Personal Growth, LLC	443 - 201		589		4	2.36	3
Dr. J Brooks Newbill	443 - 205		1,178		4	4.71	5
Mark Mangels, DMD	443 - 215		1,049		4	4.20	5
Shelter Mutual Insurance	443 - 220		589		4	2.36	3
Ms. Pamela M. Nickel	443 - 222		497		4	1.99	2
Natural Life Therapy	443 - 224		1,398		4	5.59	6
Dr. Judel Lew DDS	443 - 227, 231		2,215		4	8.86	9
Dr. Mark S. Berg	443 - 244		1,487		4	5.95	6
Dr. Bhuyan	443 - 249		1,327		4	5.31	6
Subtotal (second floor)			11,506				50
St. Louis Bread (Panera) #607 (floor area)	447	X	4,760		4	19.04	20
St. Louis Bread (Panera) #607 (interior seat count)	447			135	0.333	44.96	45
St. Louis Bread (Panera) #607 (exterior seat count)	447			47	0.125	5.88	6
The Wine and Cheese Place	455, 457, 459	X	3,535		4	14.14	15
Edward D. Jones	461	X	1,165		4	4.66	5
The Paper Warehouse	463, 465	X	2,381		4	9.52	10
Subtotal (first floor)			11,841				101
St. Louis Bread (Panera) #607 (drive thru addition)		X	402		4	1.61	2
Subtotal (whole building, post addition)			23,749				153
Allowed 15% reduction (1st Floor tenants only)					0.15	101	-15
TOTAL PARKING REQUIRED							138
Parking Provided							
Existing							176
Existing spaces to be removed							27
Proposed spaces to be added / restriped							16
TOTAL PARKING PROPOSED					Includes 8 ADA accessible spaces		165

Figure 9: Parking Table from Site Development Plan

RECOMMENDATION

Based on the above analysis, the proposal meets all of the minimum requirements, to the same degree or greater than the existing site, of the Comprehensive Plan and Zoning Ordinance. There are potential modifications that Staff believes would improve the overall site by improving traffic conditions near the drive-through and reducing the degree of pre-existing non-conformities with the landscape requirements. Staff therefore recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of 5,162 square foot eating and drinking establishment at 447 N. New Ballas Road, with drive-thru facilities as shown in the "Site Development Plan" submitted on March 13, 2015 as bound together and submitted in conjunction with Application #15-004 by Core States, Inc. except as modified below.
2. Maximum seating permitted is limited to 135 indoor seats and 47 outdoor seats.
3. Hours of operation for the restaurant dining room shall be 6:00 a.m. to 9:00 p.m., Monday through Saturday, and 7:00 a.m. to 9:00 p.m. on Sunday. The drive-through facilities shall only operate from 7:00 a.m. to 9:00 p.m., daily. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Deliveries to any rear door on the property shall be made only from 7:00 a.m. to 9:00 p.m., daily.
5. 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" submitted on March 13, 2015 as bound together and submitted in conjunction with Application #15-004 by Core States, Inc.
6. The Applicant is required to submit a Site Improvement Permit application to be approved by the Zoning Administrator, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code, except that two parking spaces shall be eliminated as recommended in the "Drive-Thru Study, Balmoral Plaza" by Lochmueller Group and dated December 23, 2014, and the "Drive-Thru Study, Panera, LLC, Balmoral Plaza" by George Butler Associates and dated April 2, 2015. The permit application shall include a final Landscape Plan that is in substantial conformance with the Landscape Plan by Landscape Technologies as bound together and submitted on March 13, 2015 in conjunction with Application #15-004.
7. A detached sidewalk with a minimum width of five feet and separated from the curb by a minimum of three feet consistent with the Pedestrian Plan shall be constructed along Rocky Road.
8. A clear pedestrian path, no less than four (4) feet wide shall be maintained between the outdoor dining furniture and the building at all times.
9. The Applicant shall submit a detail of the proposed six-foot high sound wall for the Zoning Administrator's approval that is consistent with the Design Guidelines.
10. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
11. 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.
12. The drive thru order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level. Other than the drive thru order facility, outdoor speakers may only be used in the patio area. Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line. Order facility and service windows shall not increase ambient sound levels at other property lines above the existing average Monday to Friday midday level of 54.5 dB.
13. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.

14. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
15. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
16. Employee parking, and delivery and company vehicles parking shall be behind the complex within the service area or structured parking deck in conformance with the management's operational requirements.

ACTION

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

MOTION

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

“I move to recommend approval of Application #15-004 for a Conditional Use Permit for an eating and drinking establishment, with drive-thru facilities for St. Louis Bread Company located at 447 N. New Ballas Road, subject to the conditions contained in the draft ordinance attached to the staff report dated April 6, 2015” (conditions may be added, eliminated, or modified by preceding motion).

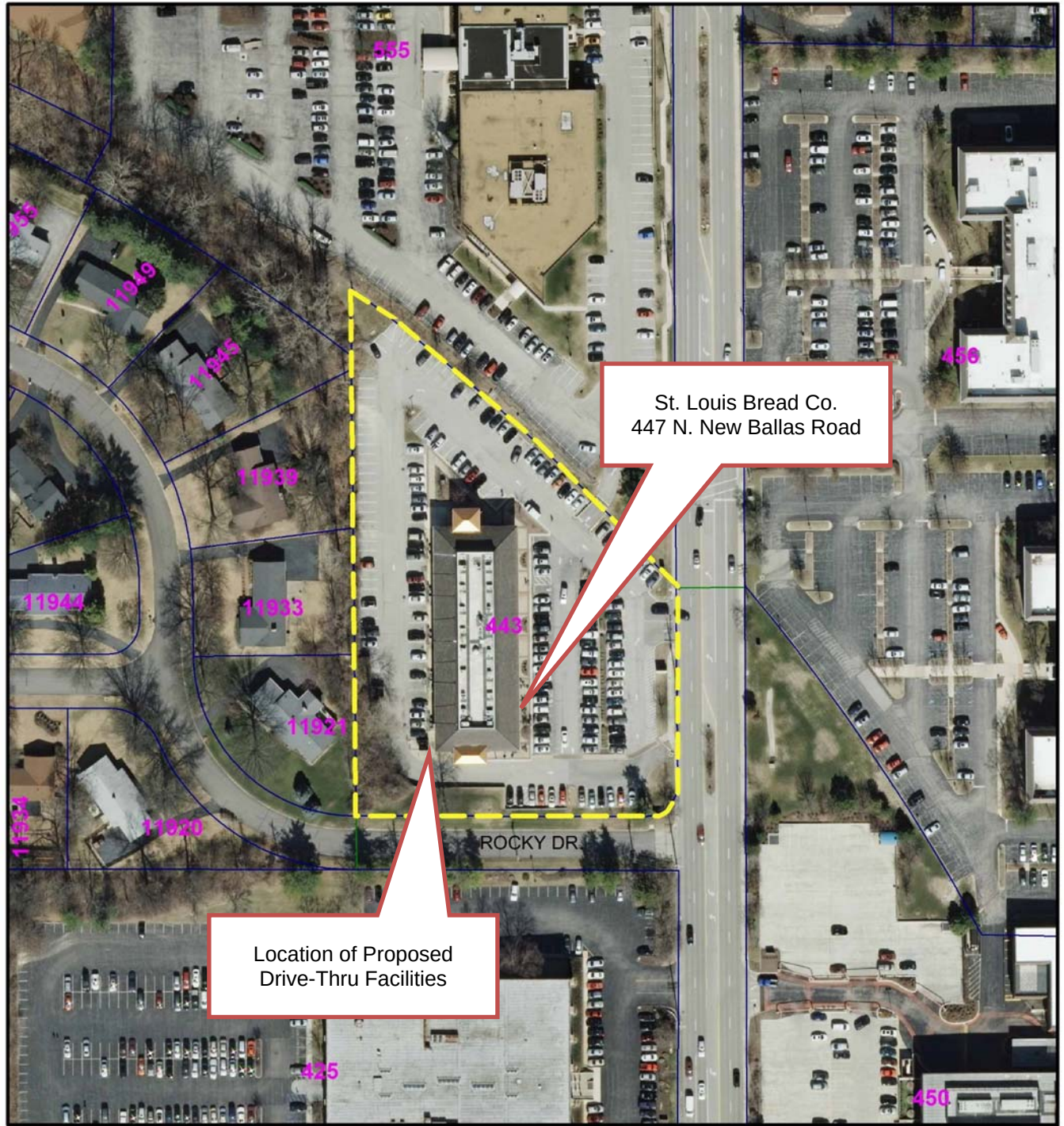
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

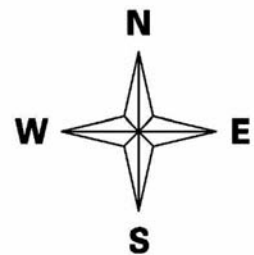
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (1288 : St. Louis Bread Co Drive-Thru)

- Property Lines
- Balmoral Plaza Shopping Center



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 4-3-2015



Description: View looking northwest from the parking lot toward the St. Louis Bread Company storefront. The City's traffic engineer has recommended eliminating the parking space occupied by the nearest vehicle.



Description: View looking south from the north property line across the main parking field. The St. Louis Bread Company is located on the far end of the building to the right.



Description: View looking southeast toward the rear of the St. Louis Bread Company tenant space where the new drive-through facilities will be located.

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 3-30-2015



Description: View looking northeast from the by-pass lane area toward the drive-through window location.



Description: View looking west from the main parking field into the location of the proposed drive-through lane, by-pass lane and parallel parking spaces. Note that house to the west is not visible even though full leaf-out has not occurred.



Description: View looking northeast toward potential location for an additional landscape island in the main parking field.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NOS. 1454, 1487 AND 2083 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A
5,162 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-
THRU FACILITIES LOCATED AT 447 NORTH NEW BALLAS ROAD WITHIN
THE BALMORAL PLAZA SHOPPING CENTER**

WHEREAS, under Section 405.360(C), all food services and drinking placed in the “GC”, General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, St. Louis Bread Company received a conditional use permit at its current location in 1991, by Ordinance Number 1454, which permit was subsequently amended by Ordinance Numbers 1487 and 2083, approved in 1991 and 2000, respectively; and

WHEREAS, an application was submitted by David Hutkin, on behalf of Panera Bread/St. Louis Bread Company, to amend the conditional use permit and site development plan for The St. Louis Bread Company to allow the exterior renovation of the current restaurant at 447 N. New Ballas Road within the Balmoral Plaza Shopping Center, including the addition of drive-thru facilities; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 6, 2015, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the amended 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 amended conditional use permit, subject to the conditions contained herein, at its meeting on April 6, 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 conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.

Attachment: Draft Ordinance (1288 : St. Louis Bread Co Drive-Thru)

BILL NO. _____

ORDINANCE NO. _____

4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Numbers 1454, 1487 and 2083 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 447 N. New Ballas Road with Drive-Thru Facilities, in the "GC" General Commercial zoning district, within the Balmoral Plaza Shopping Center, whose legal description is as follows:

A tract of land being all of Lot A of Balmoral, a Subdivision according to the plat thereof recorded in Plat Book 94 page 9 of the St. Louis County Records and also part of Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows:

Beginning at the Northeast corner of aforementioned Lot A, said point being in the West line of Ballas Road, 60 feet wide; thence along the West line of said Ballas Road South 0 degrees 06 minutes East, a distance of 104.55 feet to a point of curve; thence along the Western line of said Ballas Road and along the North line of Rocky Drive 50 feet wide, being on a curve to the right having a radius of 30 feet an arc distance of 47.47 feet to a point of tangency; thence along the North line of Rocky Drive 50 feet wide, North 89 degrees 26 minutes West, a distance of 269.65 feet to the Southwest corner of aforementioned Lot A; thence leaving the North line of aforesaid Rocky Drive and running along the West line of said Lot A; North 0 degrees 06 minutes West, a distance of 428.47 feet to the Northwest corner thereof; thence leaving said corner of Lot A and running North 38 degrees 06 minutes East, 50.00 feet to a point in the centerline of the former Missouri Pacific Railroad Right-of-Way (now abandoned); thence Southeastwardly along said Railroad Centerline and on a curve to the right having a radius of 1910 feet an arc distance of 373.40 feet to a point in the West line of aforementioned Ballas Road; thence along said road line South 0 degrees 06 minutes East 78.30 feet to the point of beginning according to survey executed by The Clayton Engineering Company dated October 10, 1989.

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

1. The Conditional Use Permit shall be for the operation of 5,162 square foot eating and drinking establishment at 447 N. New Ballas Road, with drive-thru facilities as shown in the "Site Development Plan" submitted on March 13, 2015 as bound together and submitted in conjunction with Application #15-004 by Core States, Inc. except as modified below.
2. Maximum seating permitted is limited to 135 indoor seats and 47 outdoor seats.
3. Hours of operation for the restaurant dining room shall be 6:00 a.m. to 9:00 p.m., Monday through Saturday, and 7:00 a.m. to 9:00 p.m. on Sunday. The drive-through facilities shall only operate from 7:00 a.m. to 9:00 p.m., daily. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Deliveries to any rear door on the property shall be made only from 7:00 a.m. to 9:00 p.m., daily.
5. 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

BILL NO. _____

ORDINANCE NO. _____

"Exterior Elevations" submitted on March 13, 2015 as bound together and submitted in conjunction with Application #15-004 by Core States, Inc.

6. The Applicant is required to submit a Site Improvement Permit application to be approved by the Zoning Administrator, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code, except that two parking spaces shall be eliminated as recommended in the "Drive-Thru Study, Balmoral Plaza" by Lochmueller Group and dated December 23, 2014, and the "Drive-Thru Study, Panera, LLC, Balmoral Plaza" by George Butler Associates and dated April 2, 2015. The permit application shall include a final Landscape Plan that is in substantial conformance with the Landscape Plan by Landscape Technologies as bound together and submitted on March 13, 2015 in conjunction with Application #15-004.
- 7.
8. A detached sidewalk with a minimum width of five feet and separated from the curb by a minimum of three feet consistent with the Pedestrian Plan shall be constructed along Rocky Road.
9. A clear pedestrian path, no less than four (4) feet wide shall be maintained between the outdoor furniture and the building at all times.
10. The Applicant shall submit a detail of the proposed six-foot high sound wall for the Zoning Administrator's approval that is consistent with the Design Guidelines.
11. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
12. 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.
13. The drive thru order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level. Other than the drive thru order facility, outdoor speakers may only be used in the patio area. Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater, or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line. Order facility and service windows shall not increase ambient sound levels at other property lines above the average Monday to Friday midday level of 54.5 dB.
14. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
15. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
16. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
17. Employee parking, and delivery and company vehicles parking shall be behind the complex within the service area or structured parking deck in conformance with the management's operational requirements.
18. Any mechanical equipment installed for the site shall be screened with materials, as approved by the Zoning Administrator.
19. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
20. Failure to comply with any one or more 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

BILL NO. _____

ORDINANCE NO. _____

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.

21. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
22. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2015.

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance (1288 : St. Louis Bread Co Drive-Thru)



Google earth
© 2015 Google

Attachment: 14088_ib-Relouch_SWcorner6 copy (1288 - St. Louis Bread Co Drive-Thru)

VIEW FROM SW PROPERTY CORNER



Architects of the Possible®
9812 Manchester Road
St. Louis, Missouri 63119
© Copyright 2015

BALMORAL PLAZA

CREVE COEUR,
14-088

MISSOURI
03-03-15



March 5, 2015

Mr. Paul Langdon
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

RE: St. Louis Bread Company
Proposed Drive-Thru Addition
447 North New Ballas Road

Dear Mr. Langdon:

Panera Bread/St. Louis Bread Company offers the following rationale for the location of the proposed drive-thru service window at the southwest corner of the drive-thru addition.

1. Operationally, the drive thru service window always falls at the end of the food and beverage preparation line, which runs north and south within the proposed drive-thru addition. The alternative, which would reverse the food and beverage preparation line and locate the window at the north end of the drive-thru expansion, would cause the queue of customer vehicles to move further to the north, adversely affecting parking and traffic circulation.
2. Logistically, the corner location accommodates the natural turning radius of a customer vehicle as it turns from south to east. This maximizes the available turning radius at the southwest corner of the building for passenger vehicles and delivery vehicles not utilizing the drive-thru, and eliminates any unnatural or unsafe maneuvers required by the customer to access the service window.

Sincerely,

Panera Bread, LLC

A handwritten signature in black ink, reading 'Michael D. Brunetto'.

Michael D. Brunetto
Sr. Manager, Special Projects Construction

smd/MB

RECEIVED
MAR 16 2015
PLANNING DEPT.



March 5, 2015

Mr. Paul Langdon
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

RE: St. Louis Bread Company
Proposed Drive-Thru Addition
447 North New Ballas Road
Sidewalk @ North Side of Rocky Drive

Dear Mr. Langdon:

The site plan we are submitting for review in support of the above project does not include a new sidewalk along the north side of Rocky Drive.

At present, there are no sidewalks within the adjacent residential area with which to connect a new sidewalk – it would effectively be “a sidewalk to nowhere”. In addition, extending the sidewalk to the sidewalk along Ballas Road may prove difficult.

Sincerely,

Panera Bread, LLC

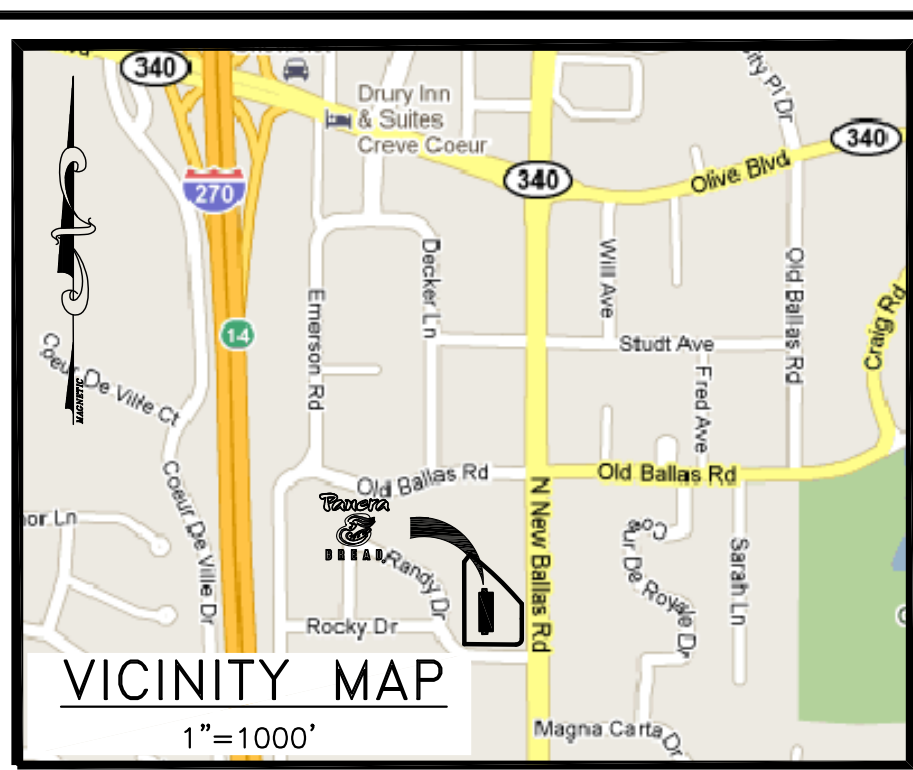
A handwritten signature in black ink that reads 'Michael D. Brunetto'.

Michael D. Brunetto
Sr. Manager, Special Projects Construction

smd/MB

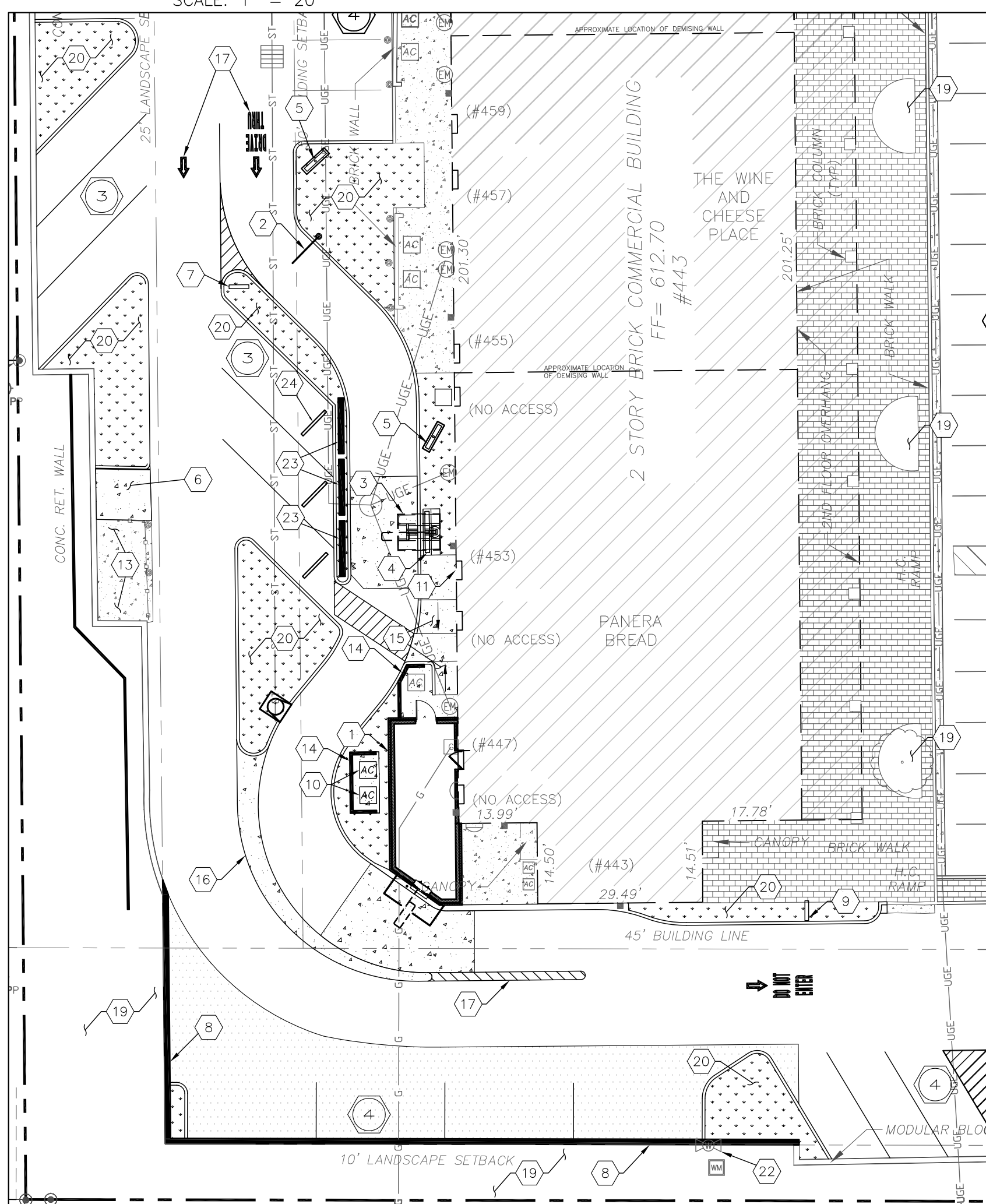
RECEIVED
MAR 6 2015
PLANNING DEPT.

Attachment: SLB at Balmoral Plaza - All drawings (1288 : St. Louis Bread Co Drive-Thru)



<u>SITE INFORMATION</u>	
SITE ADDRESS:	447 N. NEW BALLAS ROAD CREVE COEUR, MO 63141
OWNER / APPLICANT	HUTKIN DEVELOPMENT COMPANY 10829 OLIVE BLVD., SUITE 200 CREVE COEUR, MO 63141 314-872-9140
SUBDIVISION	BALMORAL
LOT	LOT A
CURRENT ZONING DISTRICT	GENERAL COMMERCIAL
PROPOSED ZONING DISTRICT	GENERAL COMMERCIAL
EXISTING USE	2 STORY BRICK COMMERCIAL BUILDING
PROPOSED USE	2 STORY BRICK COMMERCIAL BUILDING
PARCEL NUMBER	170-31-0442
SITE COVERAGE CALCS	
BUILDING AREA (EXISTING)**	15,335 SF
PAVEMENT AREA (EXISTING)**	67,035 SF
SIDEWALK (EXISTING)**	1,462 SF
PAVER (EXISTING)	7,542 SF
GREEN SPACE (EXISTING)	15,638 SF
TOTAL SITE	107,012 SF
BUILDING AREA (PROPOSED)**	15,737 SF
PAVEMENT AREA (PROPOSED)**	67,419 SF
SIDEWALK (PROPOSED)**	586 SF
PAVER (PROPOSED)	7,542 SF
GREEN SPACE (PROPOSED)	15,728 SF
TOTAL SITE	107,012 SF

ENLARGED EXISTING CONDITIONS PLAN:



ENLARGED SITE PLAN:

SITE COVERAGE	
EXISTING**	78.3%
PROPOSED**	78.2%
FLOOR AREA RATIO (F.A.R.)	0.22

KEYED NOTES

1. NEW DRIVE-THRU ADDITION.
2. NEW CLEARANCE BAR.
3. NEW MENU CANOPY.
4. NEW MENU BOARD.
5. NEW PREVIEW BOARD.
6. NEW DUMPSTER ENCLOSURE.
7. NEW "DRIVE-THRU" SIGN.
8. NEW / RELOCATED RETAINING WALL.
9. NEW "DO NOT ENTER" SIGN.
10. RELOCATED AC UNIT(S)
11. EXISTING PANERA DELIVERY DOOR.
12. RELOCATED LOT LIGHT AND ASSOCIATED CONDUITS
13. EXISTING TRASH ENCLOSURE TO REMAIN.
14. NEW BRICK SCREEN WALL.
15. NEW DELIVERY RAMP / SIDEWALK.
16. NEW CONCRETE MEDIAN PAINTED SAFETY YELLOW.
17. NEW 6' HIGH SOUND WALL.
18. EXISTING LANDSCAPE AREA. REFER TO LANDSCAPING PLAN (BY OTHERS).
19. NEW LANDSCAPE AREA. REFER TO LANDSCAPING PLAN (BY OTHERS).
20. EXISTING WALL TO BE REMOVED.
21. EXISTING WATER VALVE TO BE RELOCATED AS NEEDED FOR CONSTRUCTION OF NEW RETAINING WALL.
22. NEW 10' GREEN SCREEN.
23. NEW WHEEL STOPS. (3 TYP)

GENERAL NOTES

1. THESE PLANS ARE BASED ON DRAWINGS PREPARED BY GATEWAY LAND SERVICES INC. DATED 08/01/11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE OF ANY DEVIATIONS OR OMISSIONS THAT MAY AFFECT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND OTHER EXISTING IMPROVEMENTS AS NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. ALL CONSTRUCTION IN RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY(IES) HAVING AUTHORITY.
7. **WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGNING FOR DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
8. **SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS THE CONTRACTOR SHALL BE THE SOLELY RESPONSIBLE PARTY FOR THE PROTECTION OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE OWNER OR ENGINEER OF THE CONTRACTOR'S VIOLATION OF ANY OF THE ABOVE REQUIREMENTS WILL BE THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR ON NEAR THE CONSTRUCTION SITE.

BALMORAL LEGAL DESCRIPTION

[illegible][illegible]



Job#:	ARC-12287
Scale:	1" = 10'
Date:	03-06-15
Drawn By:	MAB
Checked By:	PTB

CORE STATES GROUP

50 Freshwood Executive Center, Suite 500
St. Louis, MO 63126
Phone: (314) 843-4320
Fax: (314) 843-4323
pbennett@core-eng.com



Panera, LLC
3630 South Geyer Rd., Suite 100 St. Louis, MO 63127

Cafe #607
Drive-Thru Addition
447 N. New Ballas Road, Creve Coeur, MO 63141

Site Development Plan

REVISIONS		BY
1/13/15		RYM
2/24/15		RYM
2/28/15		RYM
3/5/15		RYM

EXISTING LANDSCAPE @
Balmoral Plaza
CREVE COEUR, MISSOURI



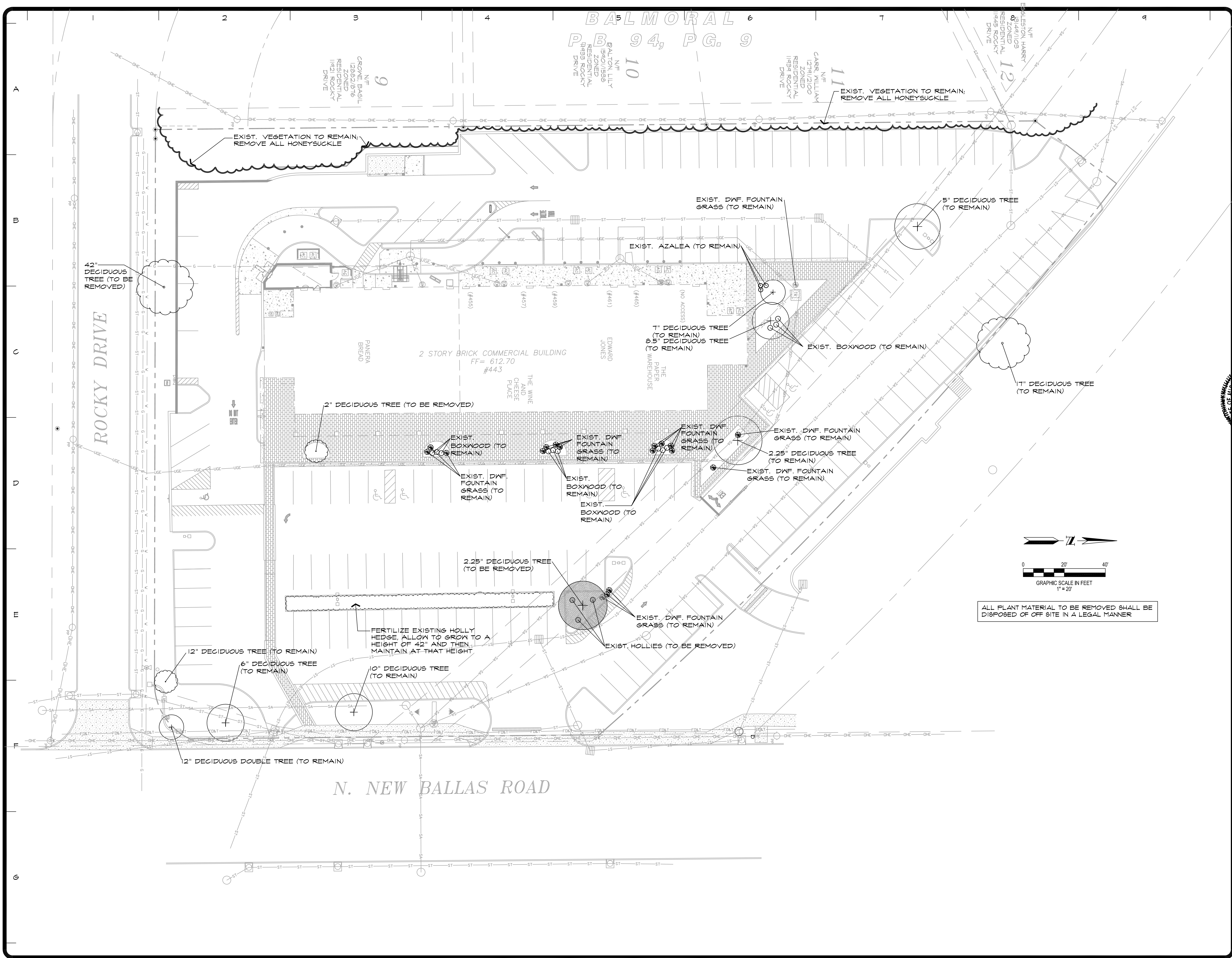
landscape
TECHNOLOGIES

636 428-1250
87 Jacob Creek Drive
St. Louis, MO 63104
NO Landscape Architectural Corporation, LLC 0000194
DATE: 3-12-15

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
RANDALL W. HARDS
NUMBER 019
DATE 3-12-15

Attachment: SLB at Balmoral Plaza - All drawings (1288 - St. Louis Bread Co Drive-Thru)

DRAWN R. HARDS
CHECKED RYM
DATE 1/15
SCALE 1"=20'-0"
JOB No. 2015-101
SHEET L-1
OF THREE SHEETS



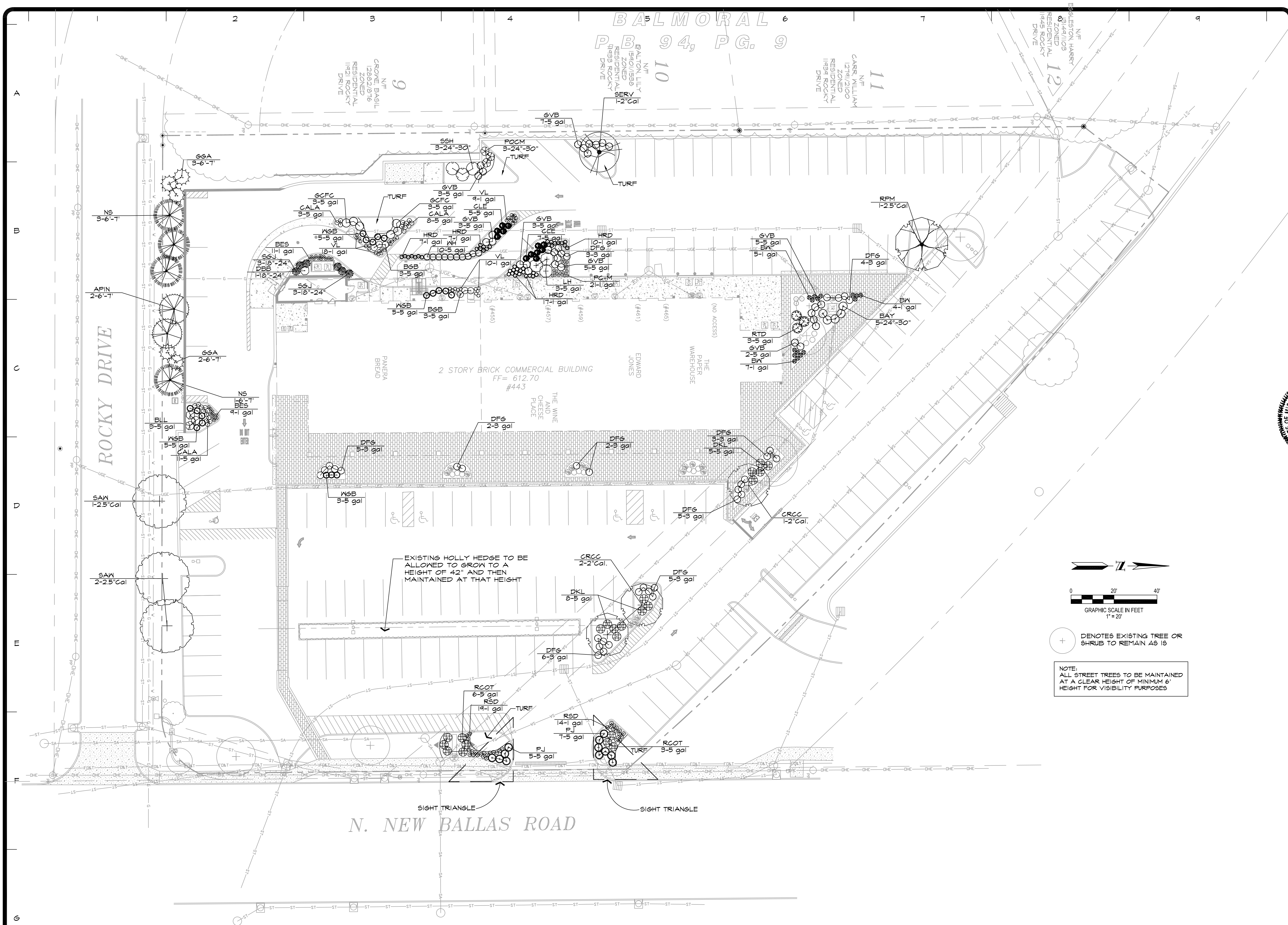
DRAWN R. MARDIS
CHECKED RMM
DATE 1/9/15
SCALE 1"=20'-0"
JOB No. 2015-101
SHEET L-2
OF THREE SHEETS

REGISTERED LANDSCAPE ARCHITECT
NUMBER 019
RANDALL W. HARDS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 3-12-15



RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT
DATE: 3-12-15

Attachment: SLB at Balmoral Plaza - All drawings (1288 : St. Louis Bread Co Drive-Thru)



REVISIONS	BY
1/13/15	RVM
2/24/15	RVM
2/28/15	RVM
3/5/15	RVM

landscape
TECHNOLOGIES

67 Jacobs Creek Drive
St. Louis, MO 63114
TEL: 314-435-1250
FAX: 314-435-1254
E-MAIL: info@landscape-tech.com
WWW.LANDSCAPE-TECH.COM

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

RANDALL W. HARDS
NUMBER 019
DATE: 3-12-15

PLANTING PLAN FOR THE LANDSCAPE @
Balmoral Plaza
CREVE COEUR, MISSOURI

DRAWN
R. HARDS

CHECKED
RVM

DATE
1/15

SCALE
N.A.

JOB NO.
2015-101

SHEET

L-3

OF THREE SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 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.
- The landscape contractor shall be responsible for any 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.
- Underground 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).
- 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.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - 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.
- 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.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z601 'American Standards for Nursery Stock'.
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' 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.
- 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.
- 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.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.

INSURANCE:

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

MULCH:

- 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.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

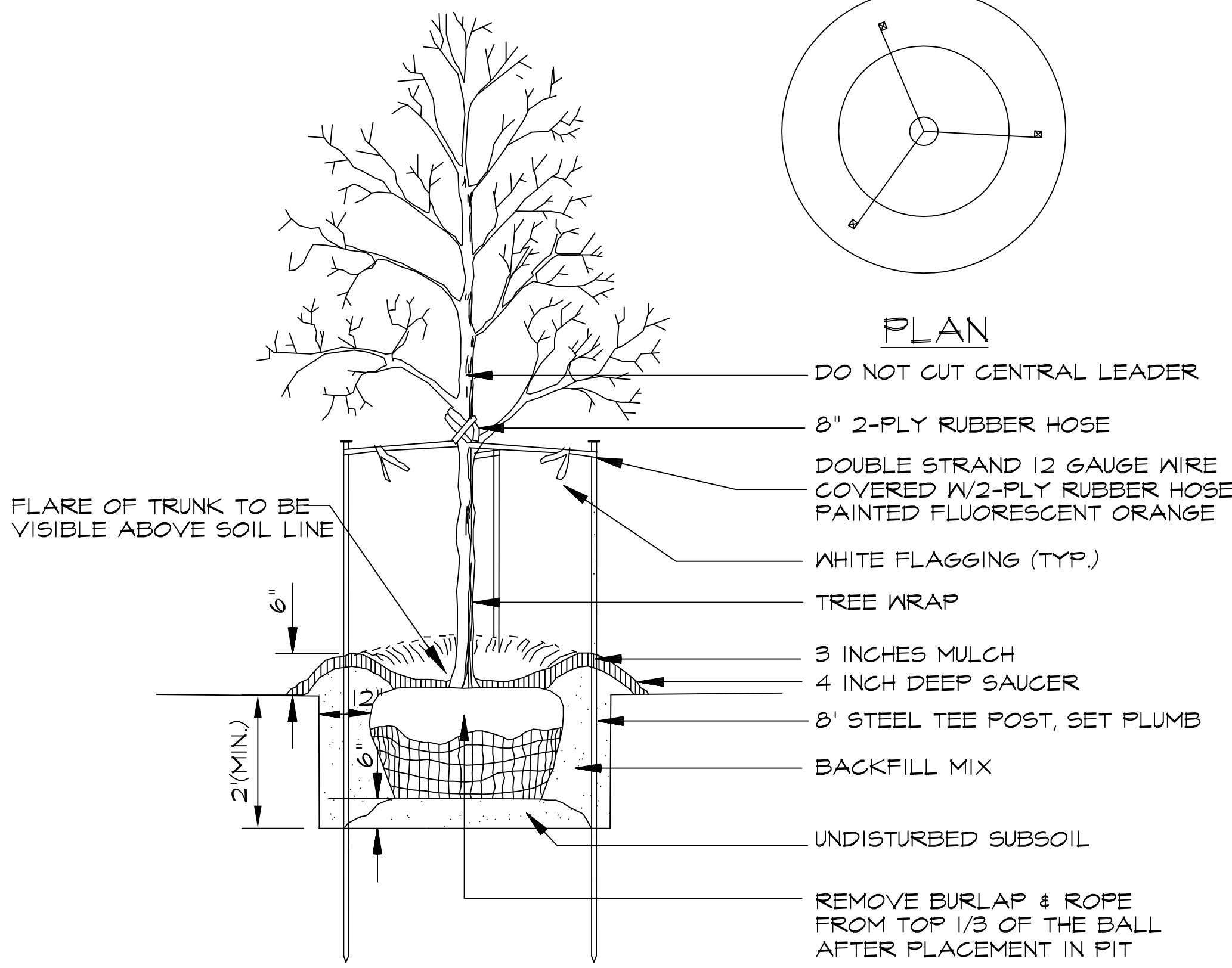
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 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 corrective soil 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.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). 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.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

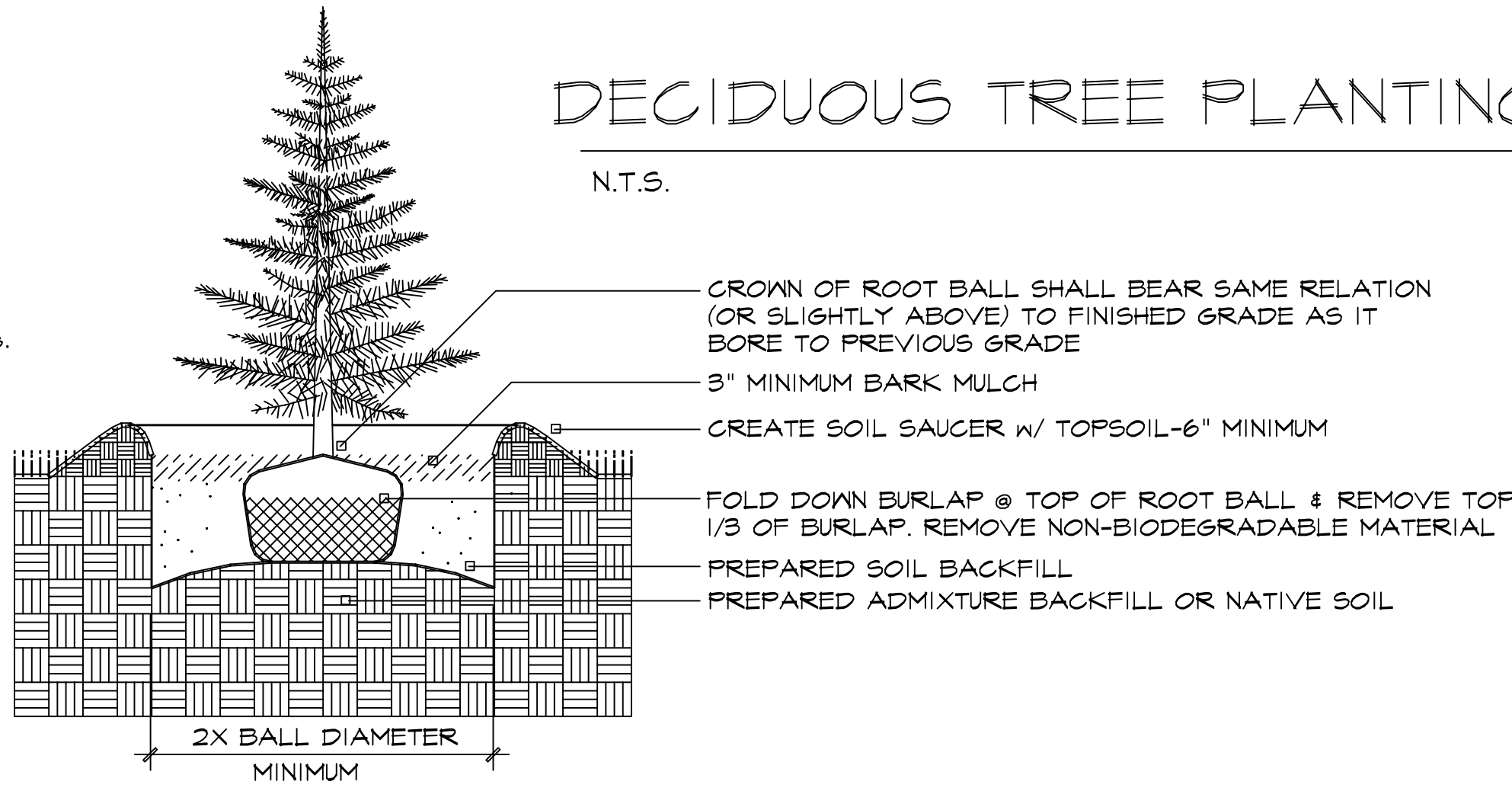
WARRANTY:

- 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.
- 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.
- 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.
- 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.



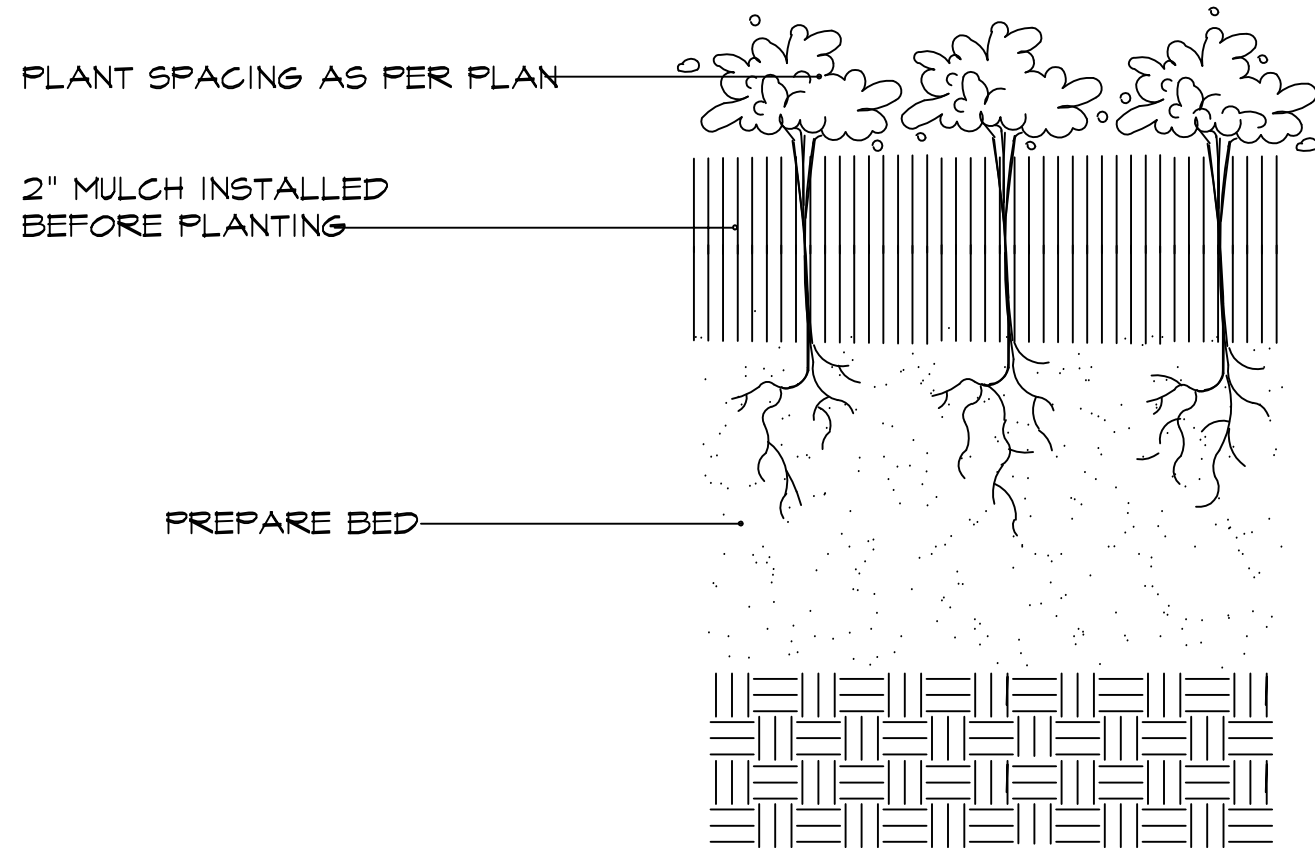
DECIDUOUS TREE PLANTING

N.T.S.



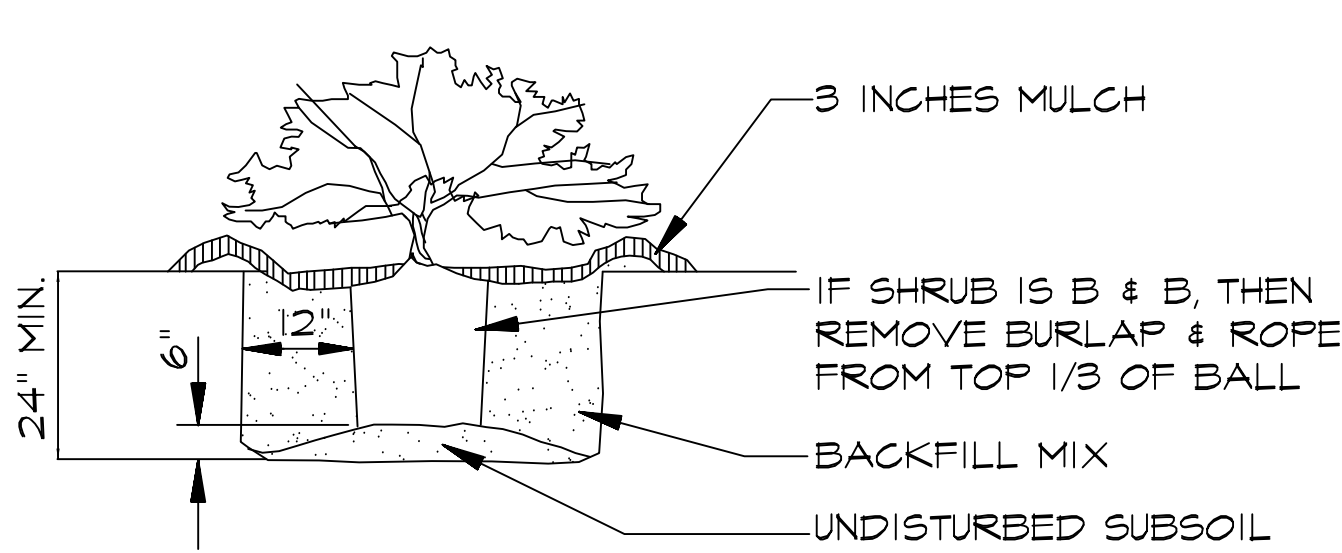
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.

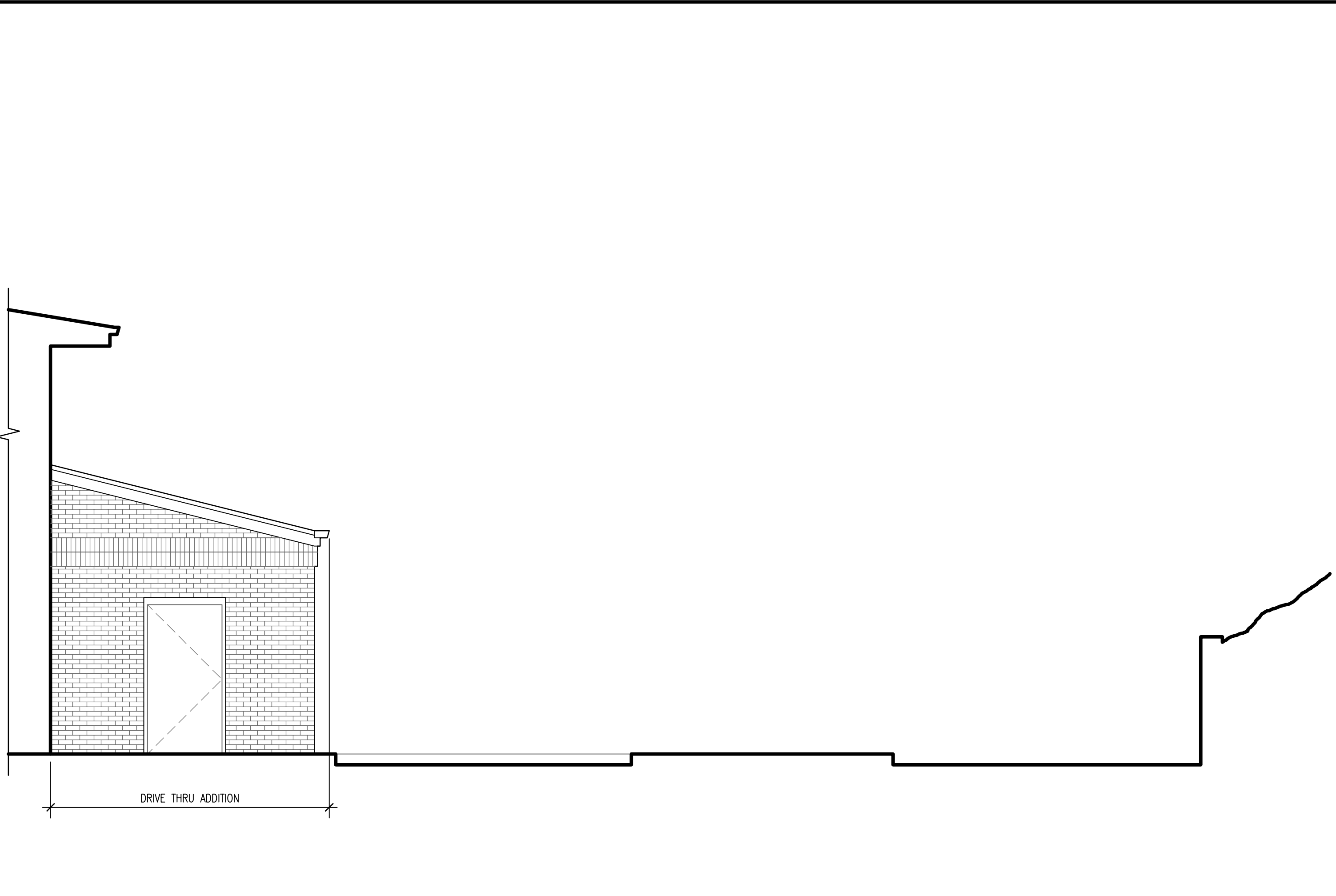


PRUNE ANY BROKEN BRANCHES AFTER PLANTING,

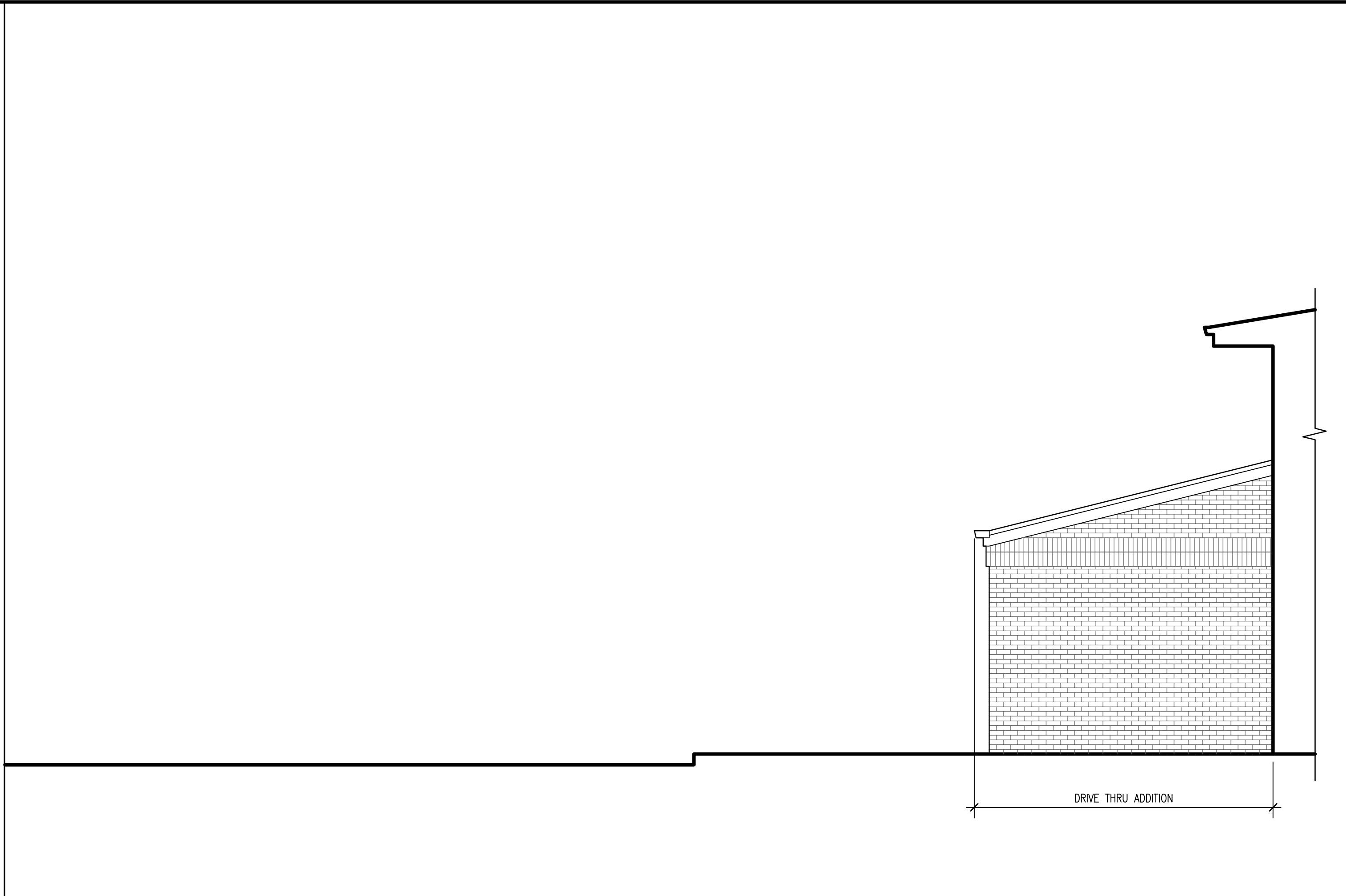
SHRUB PLANTING

N.T.S.

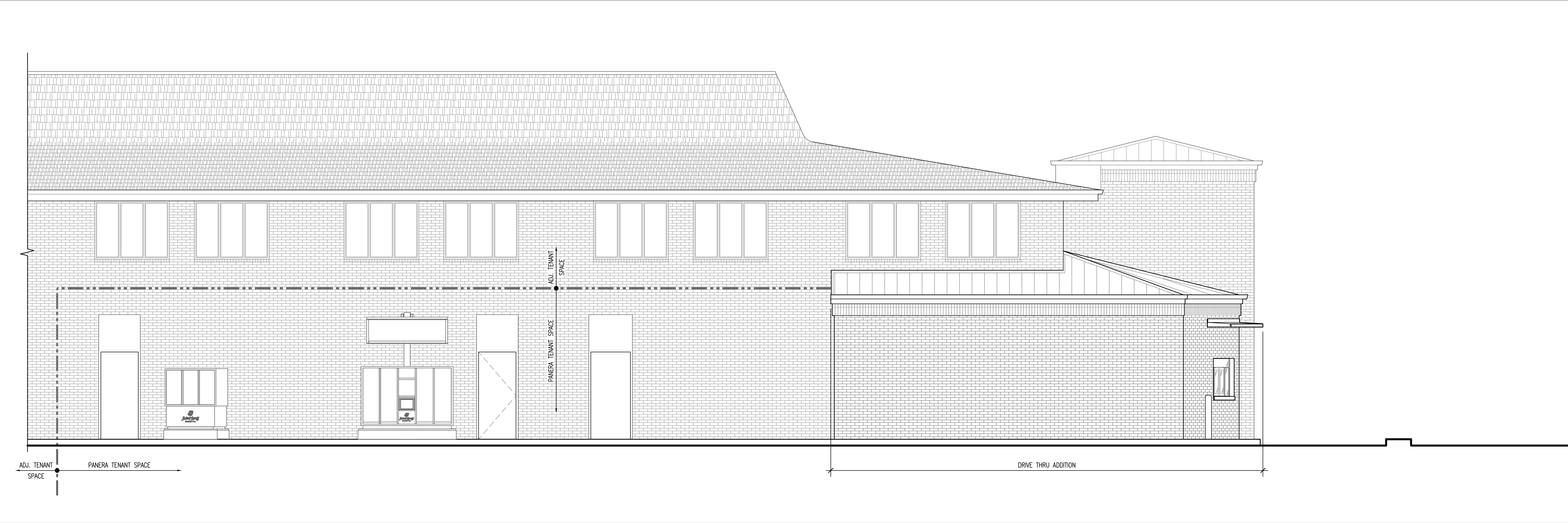
PLANT SCHEDULE				
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
RPM	1	Redpointe Maple / <i>Acer rubrum</i> 'Frank Jr.'	2.5' Cal	
SAW	3	Sawtooth Oak / <i>Quercus acutissima</i>	2.5' Cal	
EVERGREEN TREES				
APIN	2	Austrian Pine / <i>Pinus nigra</i>	6'-7'	
GSA	5	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6'-7'	
NS	4	Norway Spruce / <i>Picea abies</i>	6'-7'	
FLOWERING TREES				
CRCC	3	Canada Red Chokecherry / <i>Prunus virginiana</i> 'Canada Red'	2' Cal	
SERV	1	'Autumn Brilliance' Serviceberry / <i>Amelanchier</i> X <i>grandiflora</i> 'Autumn Brilliance'	2' Cal	
SHRUBS				
RTD	3	Bailey's Red-twig Dogwood / <i>Cornus sericea</i> 'Cardinal'	5 gal	
BLL	3	Bloomerang Lilac / <i>Syringa</i> x 'Penda'	5 gal	
BGB	6	Bonanza Gold Barberry / <i>Berberis thunbergii</i> 'Bonanza Gold'	5 gal	
DBB	1	Compact Burning Bush / <i>Euonymus alatus</i> 'Compactus'	18"-24"	
DKL	13	Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palibin'	5 gal	
GCFC	6	Golden Charm False Cypress / <i>Chamaecyparis pisifera filifera</i> 'Golden Charm'	5 gal	
GVB	28	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal	
LH	3	Limelight Hydrangea / <i>Hydrangea paniculata</i> 'Limelight' TM	5 gal	
BAY	5	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"	
POCM	3	Petite Orchid Crape Myrtle / <i>Lagerstroemia indica</i> 'Petite Orchid' TM	24"-30"	
PJ	12	Procrumbens Juniper / <i>Juniperus procumbens</i> 'Nana'	5 gal	
WH	10	Red Sprite Winterberry / <i>Ilex verticillata</i> 'Red Sprite'	5 gal	
RCOT	9	Rock Cotoneaster / <i>Cotoneaster horizontalis</i>	5 gal	
SGJ	6	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"	
SSH	3	Strawberry Sundae Hydrangea / <i>Hydrangea paniculata</i> 'Strawberry Sundae'	24"-30"	
WSB	18	Winter Gem Boxwood / <i>Buxus microphylla</i> 'Winter Gem'	5 gal	
CLE	12	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal	
ANNUALS/PERENNIALS				
BW	16	Butterfly Milkweed / <i>Asclepias tuberosa</i>	1 gal	
BES	20	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm'	1 gal	
HRD	41	Happy Returns Daylily / <i>Hemerocallis</i> hybrid 'Happy Returns'	1 gal	
PC-M	21	Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	1 gal	
RSD	33	Red Stella Daylily / <i>Hemerocallis</i> hybrid 'Red Stella'	1 gal	
VL	37	Variegated Liriope / <i>Liriope muscari</i> 'Variegata'	1 gal	
GRASSES				
DFG	35	Dwarf Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hameln'	3 gal	
CALA	22	Foerster's Reed Grass / <i>Calamagrostis acutifolia</i> 'Karl Foerster'	5 gal	



22 EXTERIOR ELEVATION - NORTH ADDITION
SCALE: 1/4" = 1'-0"



10 EXTERIOR ELEVATION - EAST ADDITION
SCALE: 1/4" = 1'-0"



24 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

BAKERY CAFE:
#0607
SYSTEM: G2 (FUN)
PHOTO TYPE UPDATE: 2009-02

DESIGN CONSULTANT:
FREDERICK J. GOGLIA
ARCHITECT
300 CHESAIRE ROAD, SUITE 200
ST. LOUIS, MO 63103
PH: (314) 437-2400 FAX: (314) 437-2400
www.fjg.com

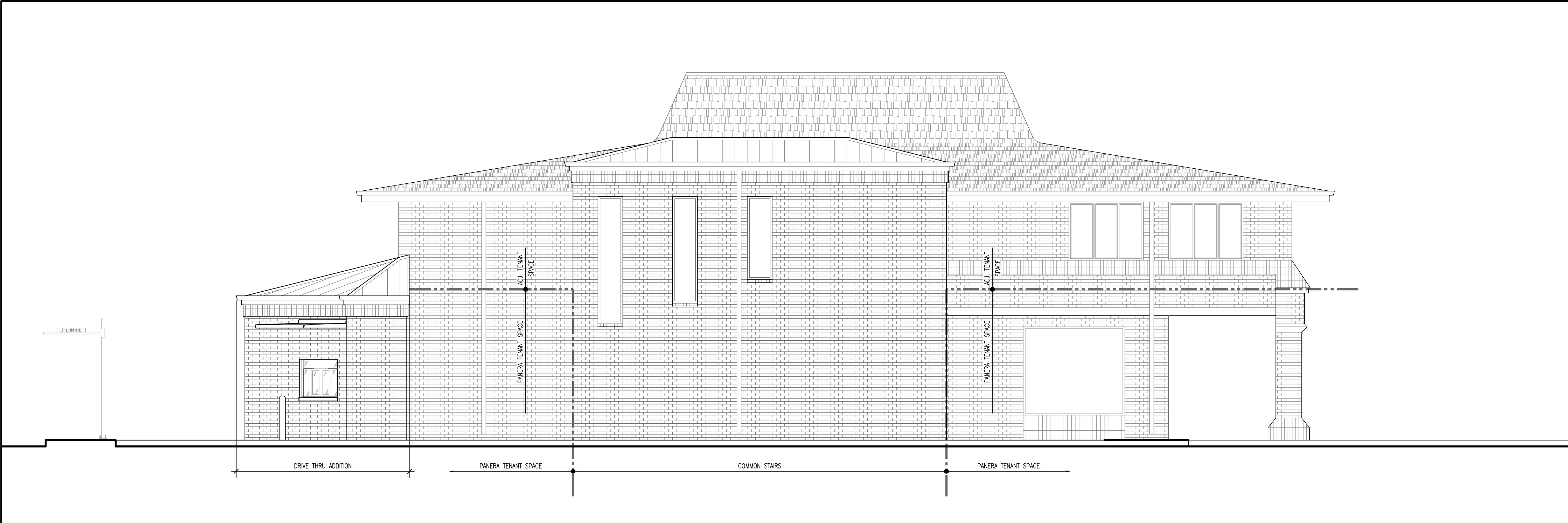
PANERA BREAD BAKERY
CAFE #0607
447 NORTH NEW BALLAS RD.
CREVE COEUR, MO 63141



REVISION

ISSUE DATE: 2015.X.X
PROJECT NUMBER: 100399
DRAWN BY: DJB
DM: Arc Vision
CPM: Mike Brunetto

SHEET NO:
A-5.1
EXTERIOR
ELEVATIONS



22 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



24 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"

BAKERY CAFE:
#0607
SYSTEM: G2 (FUN)
PHOTO TYPE UPDATE: 2009-02

DESIGN CONSULTANT:
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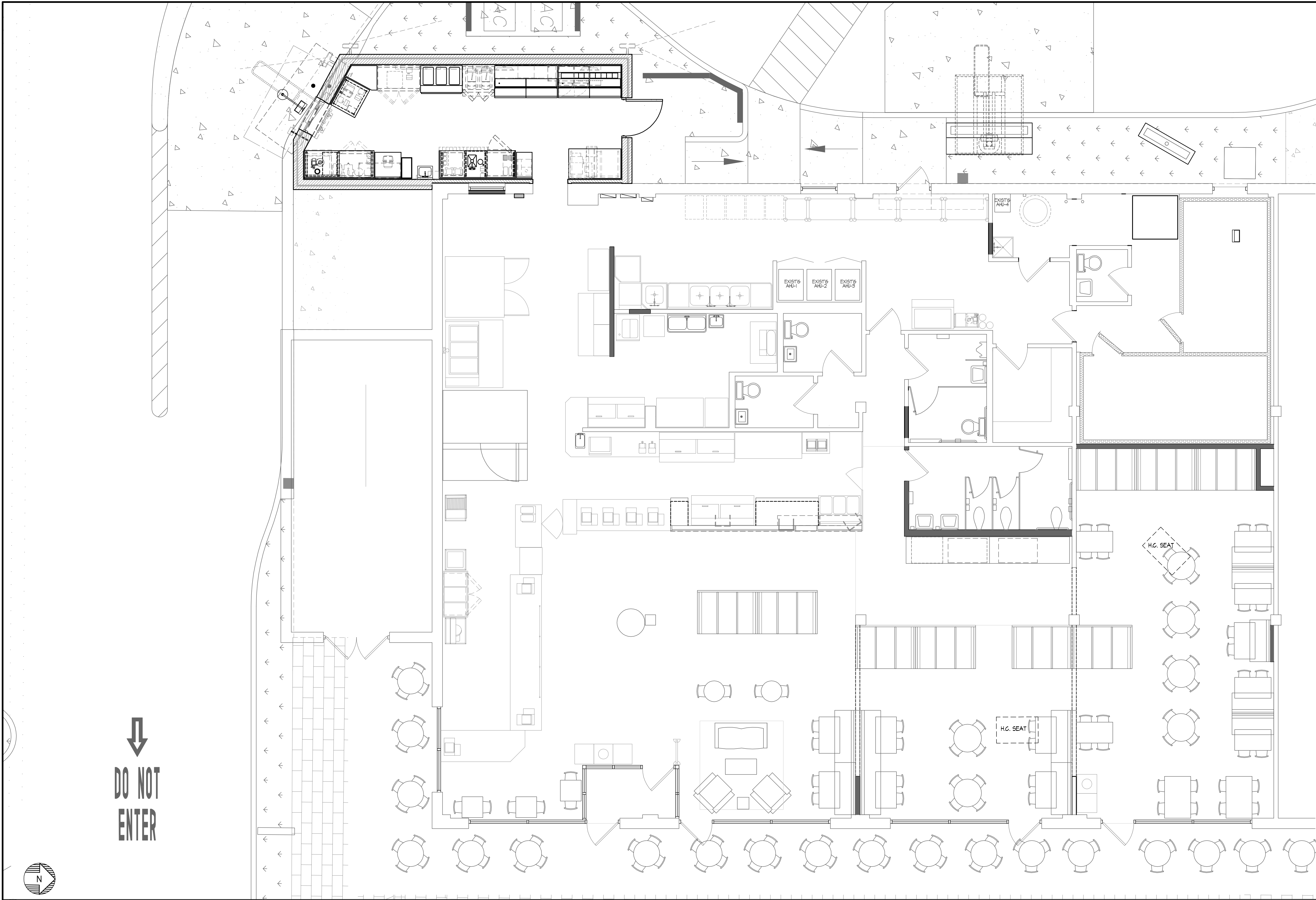
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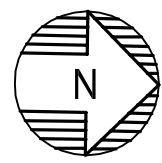
REVISION

ISSUE DATE: 2015.X.X
PROJECT NUMBER: 100399
DRAWN BY: DJB
DM: Arc Vision
CPM: Mike Brunetto

SHEET NO:
A-5.2
EXTERIOR
ELEVATIONS



DO NOT
ENTER



24 FLOOR PLAN - EQUIPMENT
SCALE: 1/4"=1'-0"

BAKERY CAFE:
#0607
SYSTEM: G2 (FUN)
PHOTO TYPE UPDATE: 2009-02

DESIGN CONSULTANT:
FREDERICK J. GOGIA
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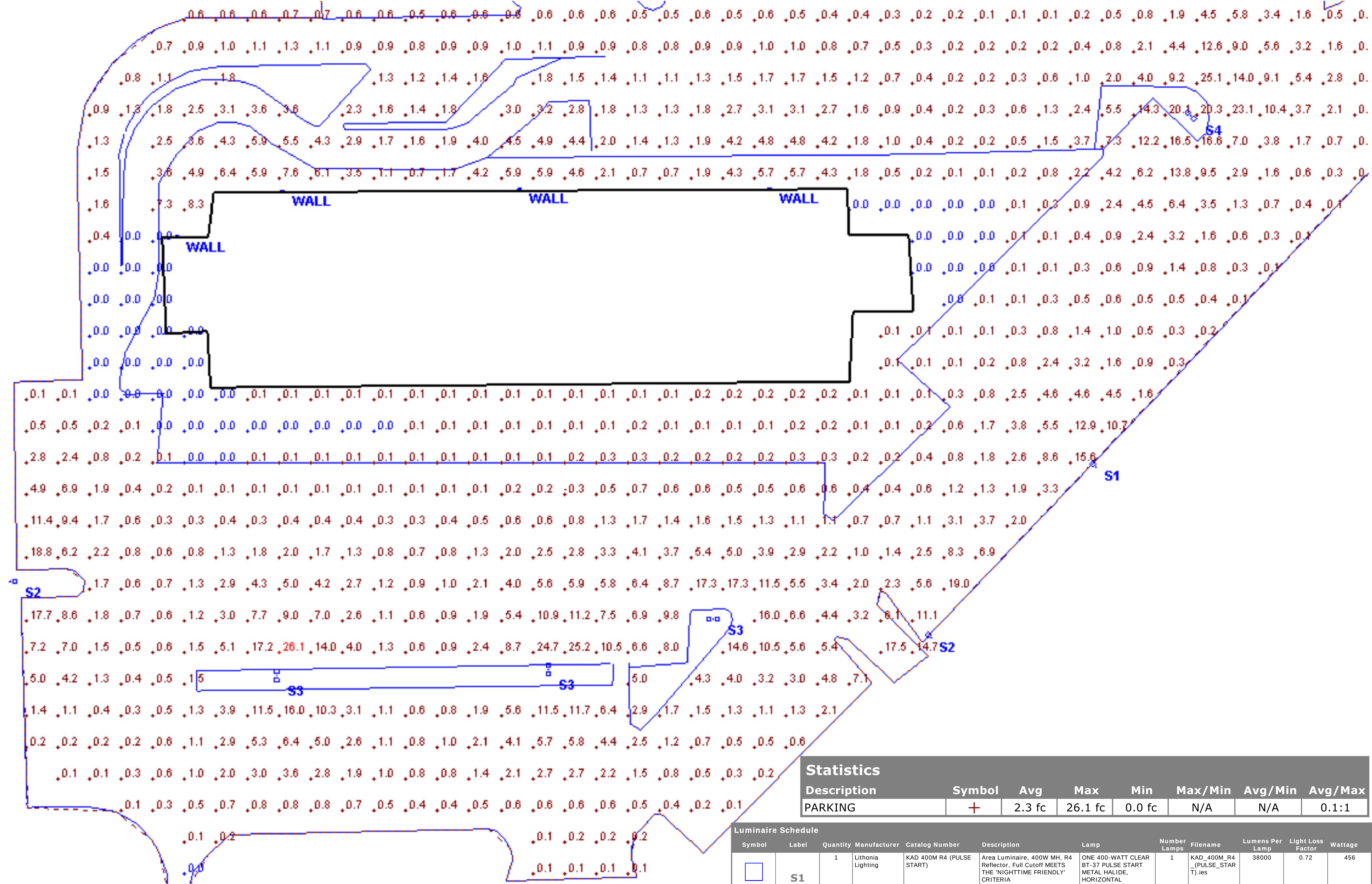
PANERA BREAD BAKERY
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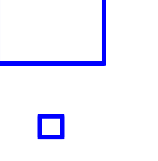
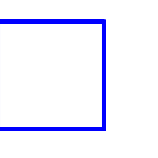
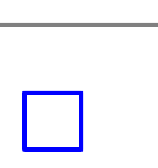
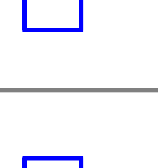
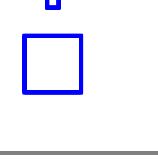
REVISION

ISSUE DATE: 2015.X.X
PROJECT NUMBER: 100399
DRAWN BY: DJB
DM: Arc Vision
CPM: Mike Brunetto

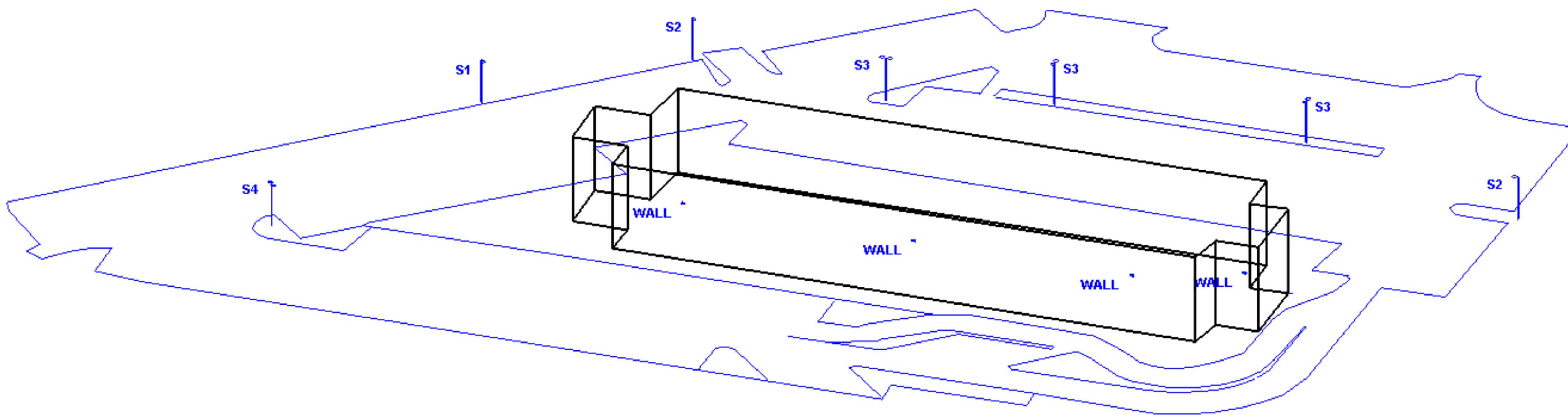
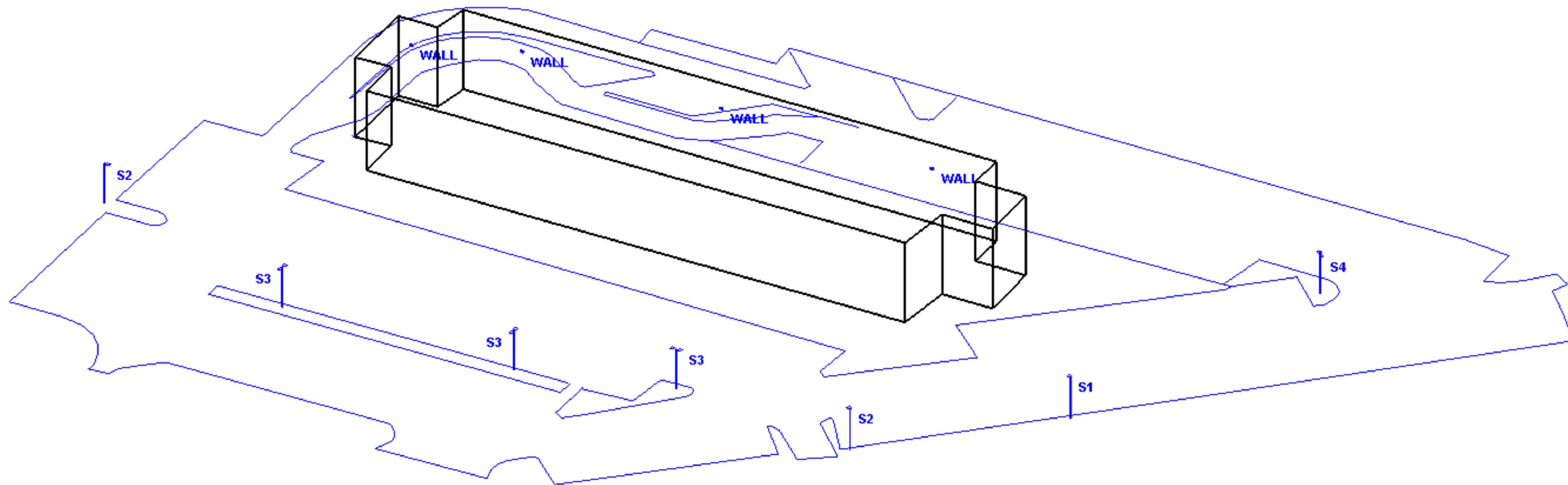
SHEET NO:
EQ-2.1
FLOOR PLAN
- EQUIPMENT



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING	+	2.3 fc	26.1 fc	0.0 fc	N/A	N/A	0.1:1

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	1	Lithonia Lighting	KAD 400M R4 (PULSE START)	Area Luminaire, 400W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	1	KAD_400M_R4_(PULSE_START).ies	38000	0.72	456
	S2	2	Lithonia Lighting	KAD 400M SR2 (PULSE START)	Area Luminaire, 400W MH, High Performance SR2 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	KAD_400M_SR2_(PULSE_START).ies	38000	0.72	456
	S3	3	Lithonia Lighting	KAD 400M R4 (PULSE START)	Area Luminaire, 400W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	1	KAD_400M_R4_(PULSE_START).ies	38000	0.72	912
	S4	1	Lithonia Lighting	KAD 400M SR3 (PULSE START)	Area Luminaire, 400W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	1	KAD_400M_SR3_(PULSE_START).ies	38000	0.72	912
	WALL	4	Lithonia Lighting	TWH 250M (PULSE)	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTAL POS.	1	TWH_250M_(PULSE).ies	22000	0.72	288

LAYOUT BASED ON THE FOLLOWING:
30' BUILDING HEIGHT
REFLECTANCE VALUES: 30% ON BLDG
WALL PACKS MOUNTED 20' AFG
POLE FIXTURES MOUNTED AT 15' AFG
12' POLE AND 3' CONCRETE BASE
CALC POINTS TAKEN AT GRADE LEVEL













Attachment: SLB at Balmoral Plaza - All drawings (1288 : St. Louis Bread Co Drive-











McCLURE\EDI ACOUSTICS

December 18, 2014

Via email: 'Mike Brunetto' <Mike.Brunetto@panerabread.com>

Mr. Mike Brunetto
Panera Bread Company
443 N New Ballas Road
Saint Louis, Missouri 63141

Re: St. Louis Bread Company
Balmoral Plaza
Proposed Drive thru Sound Level
McClure Project: 104113d.000

Dear Mr. Brunetto:

McClure/EDI Acoustics has reviewed the property line distance information and the typical sound pressure levels emitted from the proposed order station. We have also visited similar St. Louis Bread Company locations to measure ambient sound and the sound impact of the ordering station. Based on this information, the sound levels at the west property line will be below the Creve Coeur Zoning Ordinance No. 5400 sound control code for both day and night operation and will have negligible impact on the ambient sound in the area. The technology within the order station compensates for the ambient sound resulting in sound levels similar to two people having a conversation in the parking lot.

Measurements

The sound measurement was located on the west property line of the proposed Balmoral Plaza site approximately 55' from the proposed order station in line with the residence. The measurement was conducted from 12:00 am December 9, 2014 to 8:00 am December 12, 2014. The daytime ambient (background) sound measured at the proposed site was 54.5 dBA. See Figure 1 for data.

Shown for each 60 minute interval are Leq, L90, L10. A Larson Davis Model 720 Sound Level Meter (SLM) was used for the measurements. The SLM recorded and stored the following A-weighted quantities for each one hour increments of the measurement period: (1) energy equivalent sound level [Leq], (2) the maximum sound level [Lmax], (3) the sound level exceeded 10% of the time [L10] and (4) the sound level exceeded 90% of the time [L90]. All measurements were A-weighted per ANSI S1.4 and are designated as dBA.

Attachment: Acoustic Study received 3-9-2015 (1288 : St. Louis Bread Co Drive-Thru)

Mr. Mike Brunetto
 December 17, 2014
 Page 2 of 4

Early this year a similar sound study was conducted for another St Louis Bread Company Location and data was collected from the same type of intercom system at the Chippewa store. The ambient sound at St. Louis Bread Company on Chippewa was measured from 3:00 pm July 16, 2014 to 1:00 pm July 17, 2014. The daytime ambient sound level was measured at 58.3 dBA. The site was bound by Chippewa and Lansdowne. The monitor was placed approximately 80' from the order station near the dumpster to simulate the Balmoral Plaza monitor location. The measured data is in Figure 2. Note the similarity between the patterns of the sound levels at Balmoral even though one has an order station and the other does not. Chippewa was chosen based on the ordering station being in close proximity to residences.

We placed two additional sound monitors at the Chippewa site from 11:30 am to 2:00 pm July 21, 2014. One monitor was in the same location 80' away from the order station and the other on the property line directly in line with the ordering station about 50' away. The data in Figure 3 indicates the levels are within +/- 1 dB from each other and the typical ambient sound level a majority of the time. The location furthest from the order station did increase about 6 dB a couple of instances over the measurement period while the location closest to the order station only increased 2 to 3 dB at the same times. The slight difference in sound level closest to the order station indicated the order station did not over compensate for the increased ambient sound.

The order station provided by HME has an Automatic Volume Control (AVC) which adjusts the sound level to reduce the level as the ambient sound decreases. The AVC system automatically compensates for the ambient sound and increases the level only enough to overcome the ambient sound, as shown in Figure 3 at the Chippewa location.

Calculations

The Balmoral Plaza site plan provided by Hutkin Development June 4, 2014 indicates the approximate distance from the closest point on the west property line to the order station to be about 50' to the retaining wall. The attached sound data provided by order station manufacturer, HME Electronics, includes maximum sound levels as well as sound levels with the AVC activated. The worst case is calculated to be 45 dBA at the property line and 42 dBA at the home located at Randy Drive. This is based on a maximum output of 84 dBA at 1' from the order station. The order station will employ AVC and typically operates at only 60 dBA at 1' from the order station when the ambient sound level is low. **Based on the manufacturer's data the sound level contribution from the order station with the AVC activated is calculated to be 30 dBA at the property line and 24 dBA at the house. These levels are far below any typical ambient sound.** While the sound levels will typically be somewhere in between 60 and 84 dBA at 1' from the order station, the measured data from Chippewa shows the order station remains as quiet as possible based on the ambient sound of the area.

Attachment: Acoustic Study received 3-9-2015 (1288 : St. Louis Bread Co Drive-Thru)

Mr. Mike Brunetto
December 17, 2014
Page 3 of 4

The Creve Coeur sound code (Ordinance No. 5400) states that the sound level will not exceed 60 dBA at the property line. The sound emitted by the order station is 15 dB or more below this criteria at the property line as well as maximum sound levels.

The test station for the manufacturer's data was 8' in front of a reflective building as is the same for this site condition. We have conducted our own tests to verify the operation of the AVC system. We have now included calculations for both the worst case sound levels as well as typical levels with the AVC system.

Conclusions

The sound level is controlled by traffic sound based on site observations and measured data rather than the ordering station. The data indicated the Automatic Volume Control (AVC) functions well since the ordering station level blends in with the traffic and other ambient sounds.

The calculated sound levels at the south property line will be far below the 60 dBA Creve Coeur sound code and will have insignificant impact on the ambient sound in the area. The technology within the order station compensates for the ambient sound resulting in sound levels similar to two people having a conversation in the parking lot. The property line and the house will experience sound levels from the order station to be less than 45 dBA, sound levels typical of a quiet office or urban environment. As a reference, conversational speech levels are typically 55 to 65 dBA.

Recommendations

The sound from the ordering station and drive-thru is less than the Creve Coeur sound code requires and is below typical ambient traffic sound. No further remediation is required. If so desired, to further reduce the sound we could recommend a couple of options:

1. The canopy over the order station could be treated with perforated metal backed with mineral wool insulation. This would provide some minor acoustical benefit for the order station. It may reduce the overall sound from the automobile about 3 dB. Most of the auto sound comes from engine bay, exhaust, tires and radio. The position of the canopy is not near any of the typical sources other than engine and radio sound.
2. The new proposed fence along the top of the retaining wall will have additional benefit in reducing the sound from the automobile as it makes the turn. It would help with engine sound and tire scrub sound. The benefit to the west property line would only take effect if the sound origination is within 12' of the north side of the fence. The amount of reduction would depend on the construction of the fence. A 6 to 12 dB reduction should be achievable with a thick wood fence 6' high. Automobile sound is typically not a code issue for the business owner or developer as long as the auto is street legal. Another

Mr. Mike Brunetto
December 17, 2014
Page 4 of 4

benefit is the eliminating the line of sight to Balmoral Plaza. Figure 4 is the sound contour without the fence at the maximum sound level of 84 dBA at 1' from speaker and Figure 5 is with the proposed fence.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Gary Brown". The signature is fluid and cursive, with the first name "Gary" and last name "Brown" clearly distinguishable.

Gary Brown

GPB:tbm
cc: David Hutkin <dhutkin@hutkin.com>
Attachments

Attachment: Acoustic Study received 3-9-2015 (1288 : St. Louis Bread Co Drive-Thru)

**Panera Bread
Property Line Sound Levels
12/9/14 to 12/12/14 - 55 Feet from Proposed Intercom System**

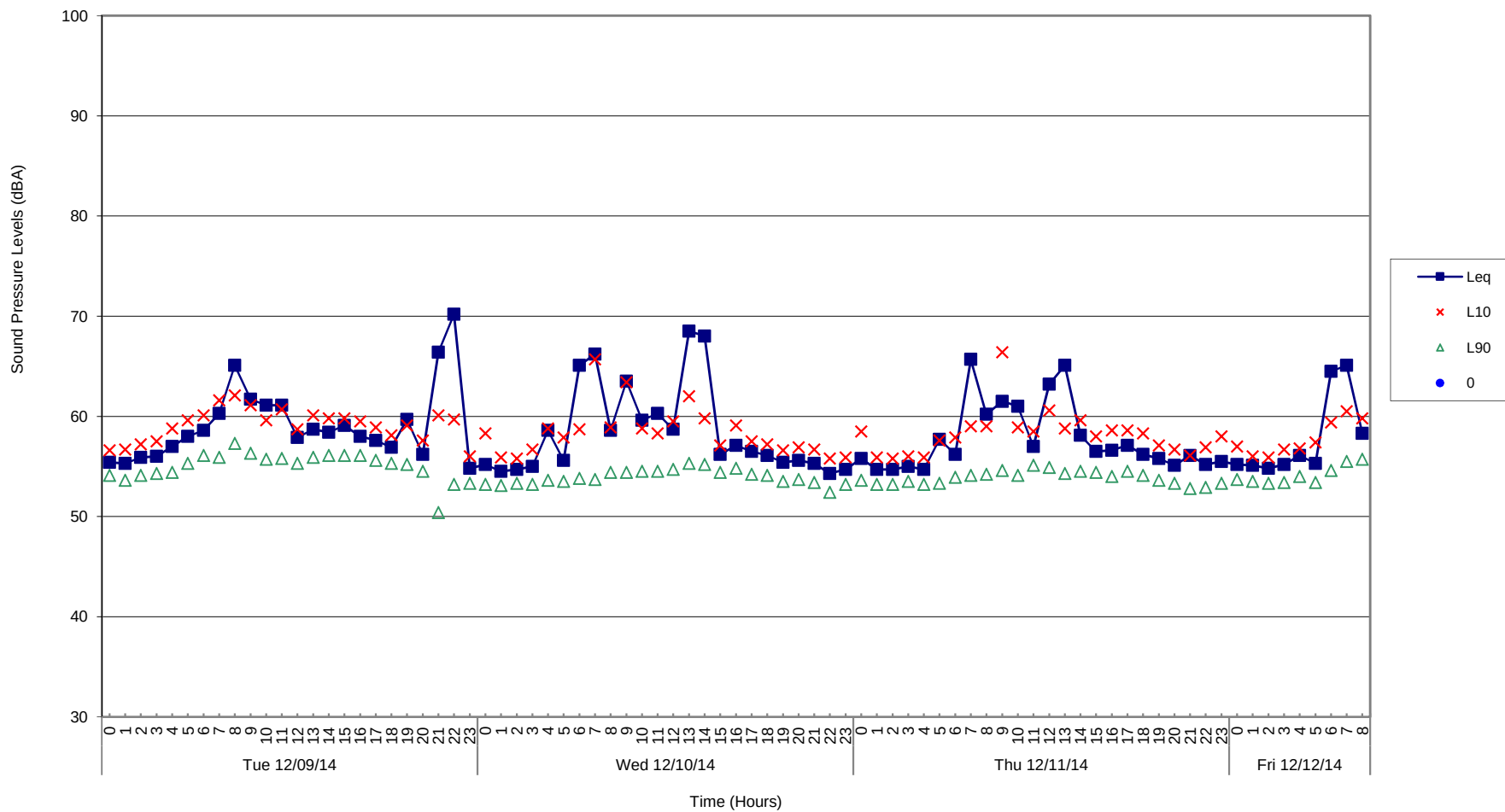
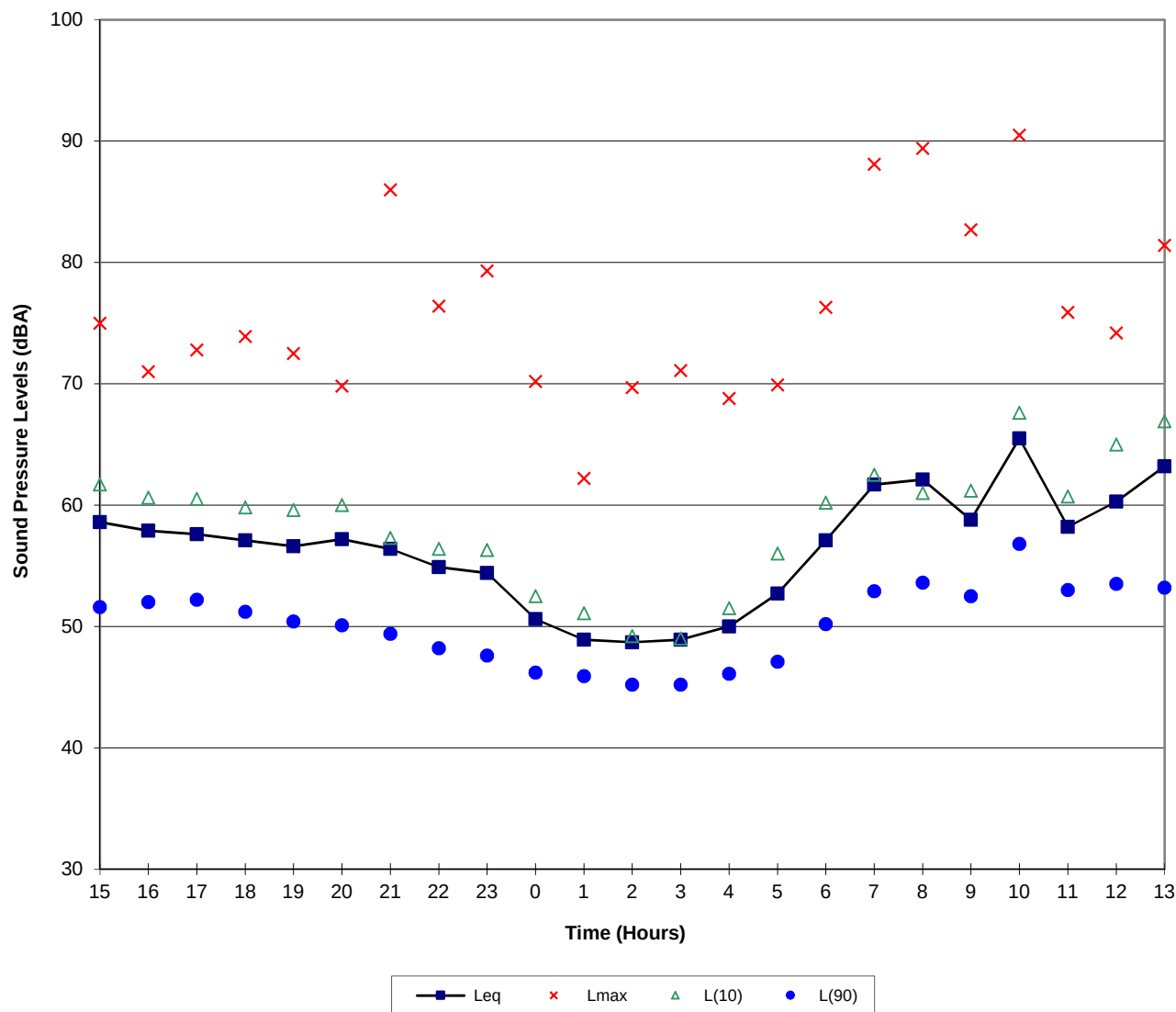


Figure 1



Capitol Land - Panera Bread
Existing Location - Loc 1
July 16, 2014 to July 17, 2014

6607 Chippewa St Louis MO

L/D 720 - 0430

July 16, 2014 at 3 P.M.

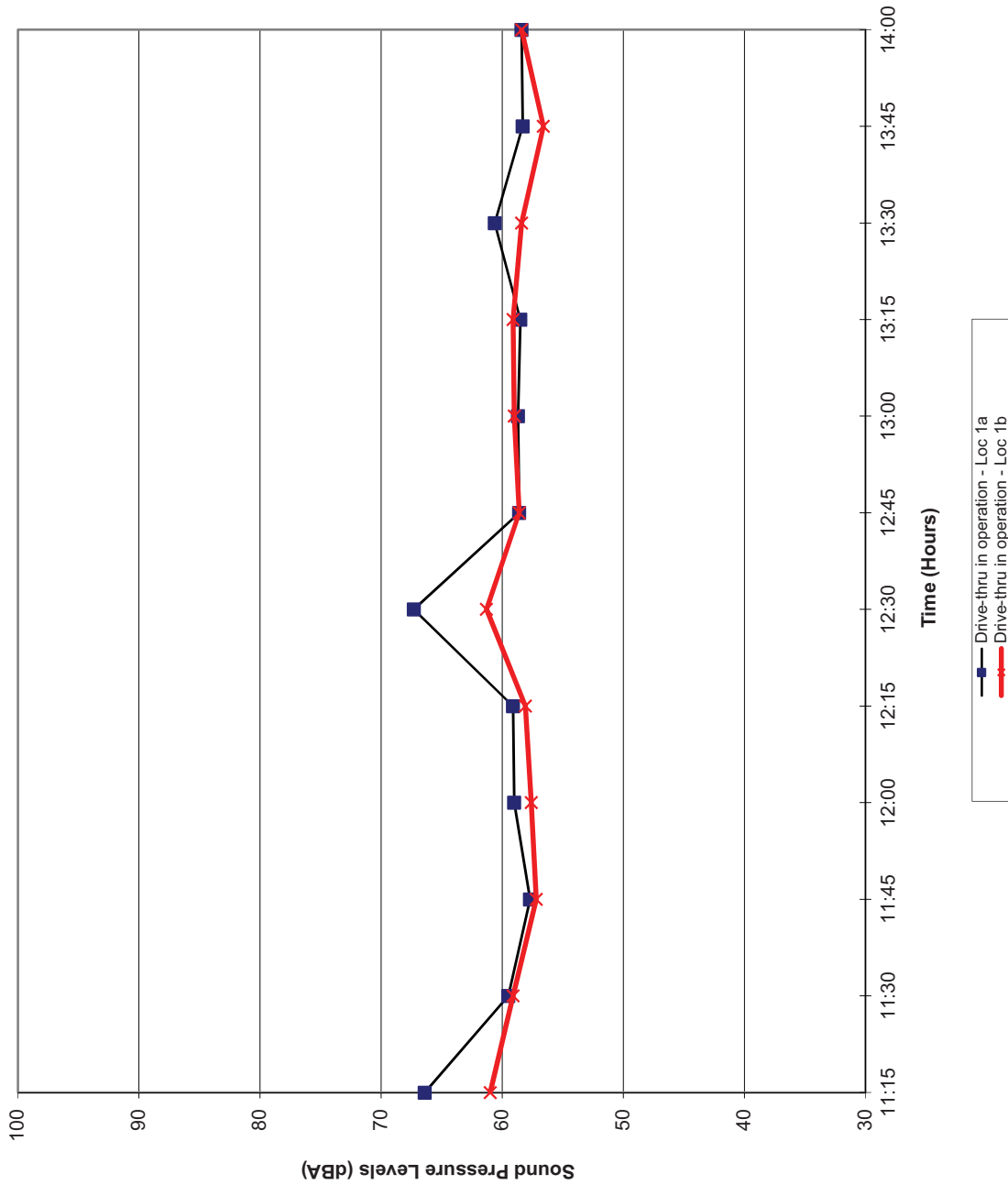
Leq(n)	58.6 dBA
Leq(d)	58.3 dBA
Ldn(24)	65.0 dBA

McClure/EDI Acoustics
St. Louis, Missouri

Figure 2

Capitol Land - Panera Bread

July 21, 2014 11:30am to 2:00pm



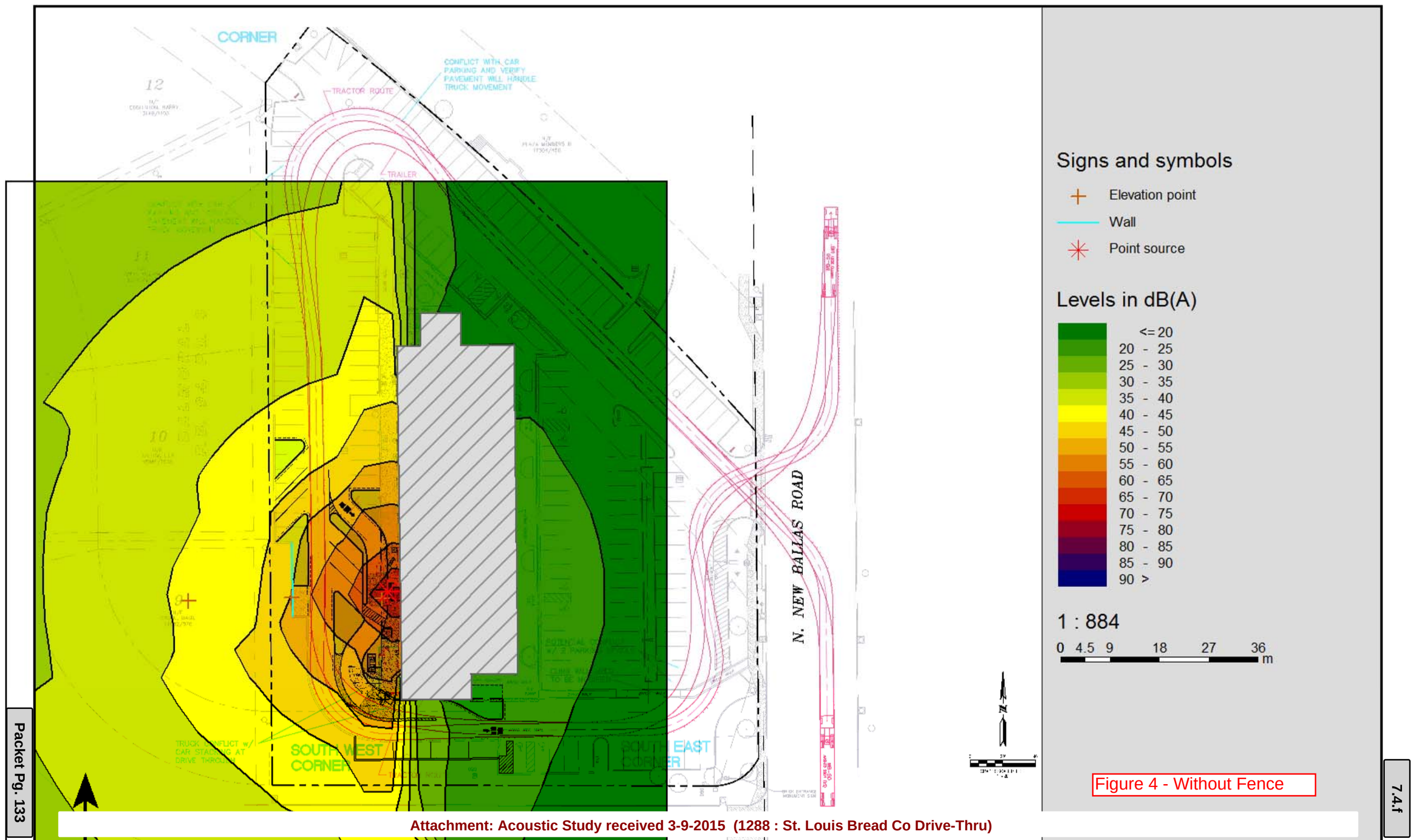
Loc 1 vs. Loc 2 15 Min dBA Leq

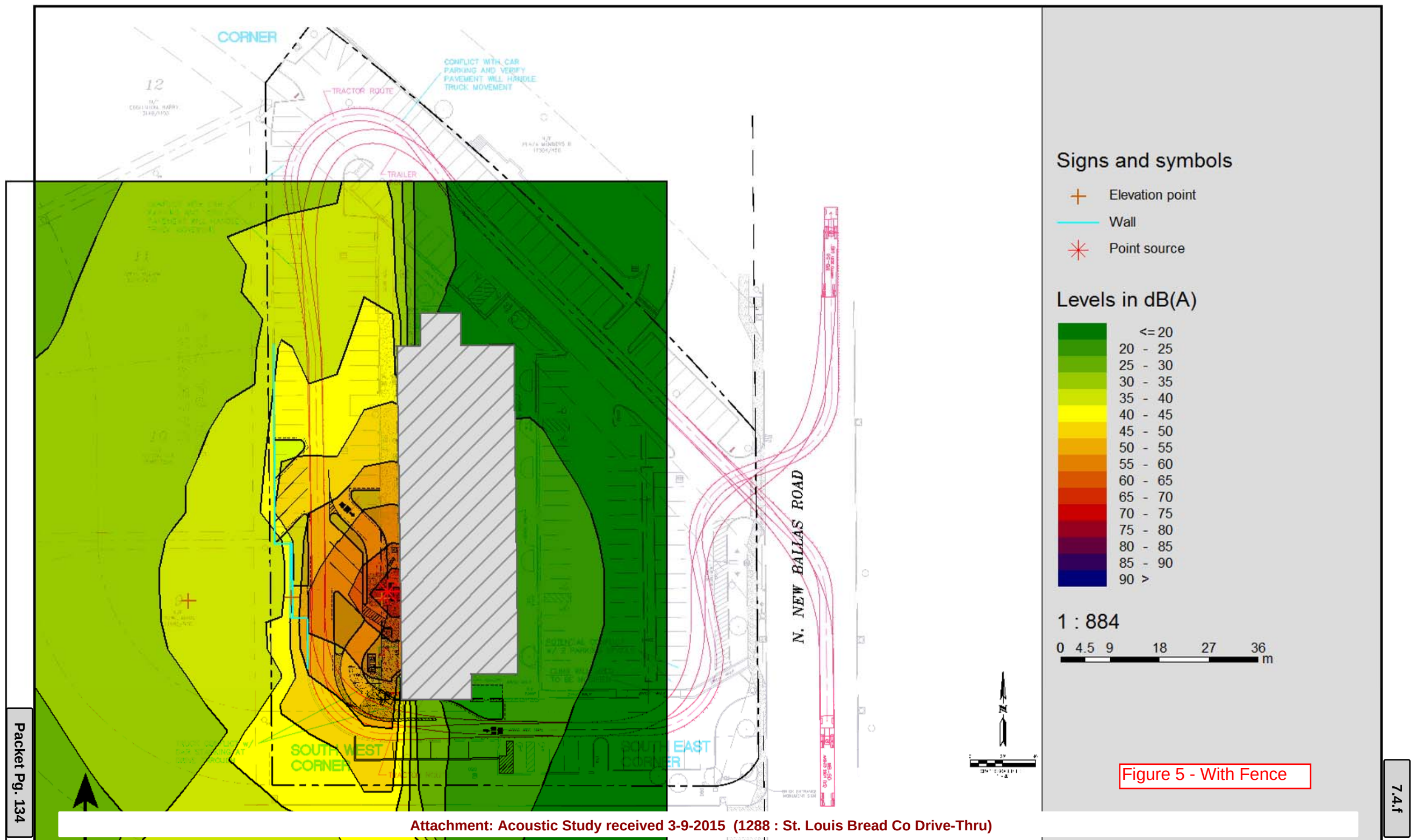
Location 1:
6607 Chippewa St Louis MO
~ 160 Ft to center of Chippewa
~ 80 to the speaker

Location 2:
Directly in line with Speaker
~50 away at concrete wall

McClure/EDI Acoustics
St. Louis, Missouri

Figure 3





Memo

Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.
2. The SPL levels are presented for different distances from the speaker post:

Distance from the Speaker (Feet)	SPL (dBA)
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

Distance from Outside Speaker	Decibel Level of standard system with 45 dB of outside noise <u>without</u> AVC	Decibel level of standard system with 45 dB of outside noise <u>with</u> AVC active
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.



December 23, 2014

Mr. Mike Brunetto
Sr. Manager, Special Projects
Panera, LLC
3630 S. Geyer Road, Suite 100
St. Louis, Missouri 63127

Mr. David Hutkin
Hutkin Development Company
10829 Olive Boulevard
Suite 200
St. Louis, Missouri 63141

RE: Drive-Thru Study, Balmoral Plaza
Creve Coeur, Missouri
514-0156-0TE

Dear Gentlemen:

Lochmueller Group has completed the following assessment of traffic conditions pertaining to the proposed addition of a drive-thru facility for the existing St. Louis Bread Company restaurant at Balmoral Plaza in Creve Coeur, Missouri. Balmoral Plaza is a two-story facility with ground floor retail and professional or medical offices on the second floor.

The purpose of this evaluation was to identify the net differences that are anticipated in the site's traffic characteristics as a result of the proposed drive-thru. Specifically, the recently adopted text amendment to the City of Creve Coeur's zoning ordinance stipulates that a study "demonstrate that the drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians accessing or passing the site". Accordingly, this study sought to:

- Determine how much additional traffic would be generated by the addition of the drive-thru;
- Assess the safety and operational impacts of the drive-thru on motorists entering or exiting the site along Ballas Road; and
- Identify anticipated changes in on-site circulation patterns or stacking.

The assessment focused on conditions during the midday peak period (11:00 a.m. to 1:00 p.m.) of a typical weekday, which would be the peak time of operation for the existing restaurant and the proposed drive-thru. If the additional traffic generated by the drive-thru can be accommodated during this peak period, it stands to reason that adequate capacity would be available throughout the remainder of the day.

411 North 10th Street, Suite 200
St. Louis, Missouri 63101
PHONE: 314.621.3395

Attachment: Traffic Study: Balmoral Plaza Panera Drive-Thru Report 122314 (1288 : St. Louis Bread Co Drive-Thru)



Existing Operating Conditions at Balmoral Plaza

Balmoral Plaza is located on the west side of Ballas Road between Rocky Drive and Old Ballas Road. It is accessed by a single access drive on Ballas Road, which is located approximately 160 feet to the south of an existing traffic signal that serves the adjacent Atrium Medical Building and several other sites. Additionally, a one-way, cross-access drive is provided that allows motorists exiting Balmoral Plaza to access the signalized intersection in order to turn onto Ballas Road (some motorists were also observed using this cross-access to access Old Ballas Road).

The site has an irregular shape with two parking aisles in the front of the building and one drive aisle around the periphery of the site. Internal traffic tends to be most heavily concentrated in the two rows in the front of the building. Most of the parking aisles are marked with one-way arrows in order (the only exception is the two-way drive aisle along the frontage of the retail space), which is appropriate, though the proposed addition of a drive-thru should provide an opportunity to reinforce those patterns in order to improve on-site circulation.

In order to assess whether the drive-thru would interfere with or influence traffic circulating within or passing the site, it was first necessary to quantify current traffic levels. A manual turning movement count was performed at the site's access drive on Ballas Road during the midday peak period (11:00 a.m. - 1:00 p.m.), from which it was determined that the peak hour of traffic activity occurred from 11:45 a.m. to 12:45 p.m.

Existing turning movement volumes during the midday peak hour are shown in **Figure 1**. As shown, approximately 167 motorists enter the site from Ballas (76 via left turns), while 110 exit directly onto Ballas (48 via left turns). Through movements on Ballas are evenly split at this time of day.

Observations were concurrently made of on-site traffic operations and utilization of the cross-access drive. These observations indicated that roughly as many motorists use the cross-access drive to exit the site as those that turn left directly onto Ballas Road (approximately 48 vehicles during the peak hour).

In order to quantify baseline operating conditions, the driveway on Ballas Road was evaluated using Synchro 7, which is based upon the methodologies outlined in the "Highway Capacity Manual" (HCM) published in 2010 by the Transportation Research Board. The capacity of an intersection is quantified by the Level of Service (LOS), which is based upon the average delay a vehicle incurs at an intersection.

Table 1 summarizes the criterion for unsignalized intersections, as defined in the Highway Capacity Manual. LOS C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity, whereas LOS D is considered acceptable during peak periods in urban and suburban areas.

Figure 1: Existing Midday Peak Hour Traffic Volumes – Balmoral Plaza



Table 1: Unsignalized Intersection Level of Service Thresholds

Level of Service	Control Delay per Vehicle (sec/veh)
	Unsignalized
A	0-10
B	> 10-15
C	> 15-25
D	> 25-35
E	> 35-50
F	> 50

The existing operating conditions at the driveway are summarized in **Table 2**. As shown, the intersection operates favorably during the midday peak period with outbound (eastbound) motorists operating at LOS C and inbound (northbound left-turns) operating at LOS A/B.



Table 2: Existing Operating Conditions – Balmoral Plaza Driveway

Intersection/Approach	Midday Peak Hour
Eastbound Approach	C (16.5)
Northbound Left-Turn	A/B (10.0)

Anticipated Impact of the Drive-Thru on Site-Generated Traffic

The field observations at Balmoral Plaza showed that approximately one-half of the site-generated traffic during the midday peak period can be attributed to the existing Saint Louis Bread Company restaurant. This equates to approximately 162 trips (83 in; 79 out), which is consistent with traffic levels observed at other existing Bread Company facilities in the region.

Previous studies completed for Panera were also referenced to identify the influence of a drive-thru on a facility's activity level. These studies indicated that the presence of a drive-thru increases the number of midday transactions (which would correlate with the number of trips that are generated) by approximately 15%.

Moreover, the addition of a drive-thru reduces parking demand by up to 30% as some walk-in customers are converted to drive-thru trips. As a result, it is anticipated that as much as 40% of the restaurant's business could be generated by the drive-thru, which is also commensurate with traffic levels observed at other existing Bread Company facilities with drive-thrus.

By applying this information to Balmoral Plaza, it can be estimated that the Bread Company drive-thru would increase site-generated traffic by approximately 24 trips during the midday peak hour (12 in; 12 out), or less than 1 vehicle every other minute, as shown in **Table 3**.

**Table 3: Balmoral Plaza Trip Generation w/ Bread Co. Drive-Thru
Midday Peak Hour**

	In	Out	Total
Existing Balmoral Plaza - Total	166	158	324
Existing St. Louis Bread Co. (Estimated)	83	79	162
15% Increase from Drive-Thru	12	12	24
Forecasted St. Louis Bread Co - Total	95	91	186
Projected Bread Co Walk-In Trips (~60%)	58	54	112
Projected Bread Co. Drive-Thru Trips (~40%)	37	37	74
Forecasted Balmoral Plaza - Total	178	170	348

As shown, the drive-thru would be expected to generate a very modest 7% increase in the site's overall traffic generation, which could be considered negligible. In fact, even if the drive-thru produced *twice* as much growth as projected, the net increase on site generated traffic would still be relatively insignificant.

The projected increase in site-generated traffic was assigned to the turning movements at the driveway on Ballas Road, as depicted in **Figure 2**. By comparing these movements to the existing volumes in Figure 1, it can be seen that the impact to any one turning movement would be nominal. In particular, left turns into and out of the site during the midday peak hour would only increase by five and four trips, respectively (there would also be proportionate increases in the number of people that use the cross-access drive to turn left at the signalized intersection). Again, even if the drive-thru produced *twice* as much growth as projected, the net increase in these critical turning movements would still be nominal (10 vehicles per hour or less).

Figure 2: Forecasted Midday Peak Hour Traffic Volumes – Balmoral Plaza



Forecasted Operating Conditions at Balmoral Driveway w/ the Drive-Thru

The projected level of increase in turning movements onto or off of Ballas Road would not be expected to have a perceptible impact. In fact, the capacity analyses were repeated using the forecasted volumes, as summarized in **Table 4**, which indicated that there would be negligible increases in delay and no change in Level of Service for the critical movements. Hence, it can be reasoned that the proposed drive-thru would have no adverse impact on external operating conditions and would not be hazardous to motorists accessing or passing the site.



Table 4: Forecasted Operating Conditions w/ Drive-Thru – Balmoral Plaza Driveway

Intersection/Approach	Midday Peak Hour
Eastbound Approach	C (17.1)
Northbound Left-Turn	A/B (10.1)

As shown, left turns into or out of the site would continue to have favorable operating conditions. That said, it must be acknowledged that left turns out of the site can sometimes be challenging as motorists must await a gap in both directions of flow. However, motorists have the option of diverting to the signalized intersection via the cross-access drive and, based on the operating conditions, there would not appear to be justification for turning restrictions of any kind unless there is a significant crash history at this location.

It is our understanding that staff will review crash statistics provided by the police department, but these conclusions would likely stand unless there is a compelling connection between the left turns and a history of safety problems. Moreover, given the nominal increase in turning movements, safety conditions should not be exacerbated by the proposed drive-thru.

Anticipated Impact of the Drive-Thru on Site Circulation and Parking

The drive-thru pick-up window would be located on southwest corner of the building with the drive-thru's storage, order board and menu boards located to the rear of the building. In keeping with the City's drive-thru ordinance, the drive-thru lane must provide stacking for ten vehicles, excluding storage at the pick-up window. Two menu boards would be provided in advance of the order board, thereby affording motorists the opportunity to exit the drive-thru via a bypass lane (a.k.a., escape lane) before entering the queue for orders and pick-up.

It should be noted that a continuous bypass lane was not deemed necessary for this site. In fact, given the drive-thru window's location, it would be undesirable to accommodate merging around the corner of the building that would be unexpected by circulating motorists. Instead, customers would have an escape opportunity after the initial menu board (two menu boards are proposed, including one in advance of the drive-thru entrance before customers would enter the segregated queue). The drive-thru lane and bypass lane would be merged together downstream from the pick-up window.

The drive-thru would actually be expected to have a positive influence on internal circulatory patterns. Specifically, approximately 50 midday trips (25 in; 25 out) would be removed from the parking aisles in front of the building where on-site traffic is most heavily concentrated. Instead, those motorists would be shifted to the peripheral drive aisles, which would also be used by new drive-thru customers (12 in; 12 out).

In addition, the presence of the drive-thru - in combination with proposed circulatory changes which will be discussed below - would be expected to deter some motorists from circulating around the building. The only motorists that would be expected to use the bypass lane (aside from drive-thru customers that change their minds) would be those parked in the rear of the building (primarily employees or medical office patients). Hence, circulatory flows in the back of the building would be relatively light with the exception of the drive-thru customers, thereby minimizing the potential for interference.



Recommended Enhancements to Accommodate the Drive-Thru

Conditions on the site were reviewed to identify existing or potential conflict points between the drive-thru and site circulation. It was concluded that the existing one-way circulatory pattern should be reinforced throughout most (but not all) of the site in order to improve on-site circulation and to prevent interference. The recommended circulatory patterns are reflected by **Figure 3**.

In order to reinforce these patterns, improve traffic flow and mitigate the impact of the drive-thru, a number of enhancements (primarily consisting of pavement markings) or site plan modifications are recommended, as depicted by **Figure 4** and described below:

1. Entrance to the Site from Ballas Road

Issue: Many inbound motorists (approximately 10-15% of entering trips) make an immediate left turn into the first parking aisle despite its intended one-way flow in the opposite direction. The drive-thru could increase the level of peripheral traffic that would conflict with those wrong-way movements.

Recommendation: Add a striped median and a turn arrow in the entrance to guide motorist to the right. The pavement markings should be further enhanced to include a "yield line" (striping) for northbound traffic in the first parking aisle, thereby delineating right-of-way to inbound trips over those circulating within the site.

2. Northernmost Drive Aisle Between Ballas Road and the Cross-Access Drive

Issue: The drive aisle is intended to be one-way inbound to avoid conflicts with motorists entering from Ballas Road, but it's width tends to invite two-way traffic, so some drivers were observed using this aisle to exit the site (rather than circulating through the parking lot).

Recommendation: Add diagonal hatching to effectively narrow the drive aisle and passively enforce one way flow while still accommodating parking maneuvers into or out of the adjacent spaces. In addition, another directional arrow (pavement marking) should be placed in the drive aisle and a "Do Not Enter" sign should be installed on the near (right-hand) side of the drive aisle.

3. Drive Aisle on the North Side of Building

Issue: This drive aisle is currently striped for one-way (counter-clockwise) traffic flow, though it is sometimes used by drivers for two-way flow.

Recommendation: Two-way flow is advocated between the cross-access drive and the rear parking aisle in order to encourage the use of the signalized access to Ballas and also to minimize the volume of traffic that would be forced to circulate around the building (and the drive-thru). Therefore, it is recommended that two-way arrows be added at either end of the drive aisle. There is sufficient aisle/bay width to accommodate two-way circulation per City Code, and the addition of the drive-thru should not have a meaningful impact on this section of the property.

It is also recommended that striping be added at the intersection of this drive aisle with the cross-access drive and the parking aisle along the front of the building. These pavement markings, which would include a short centerline, striped stop lines (on the northbound and eastbound approaches)



and supplemental arrows (northbound, eastbound and westbound), will reinforce the intended patterns, help delineate right-of-way, and reduce the likelihood of conflicts.

4. Drive Aisle on the West Side of Building

Issue: The introduction of the drive-thru will preclude the potential for two-way traffic flow in the rear (western side) of the building. This drive aisle is already marked for one-way traffic, but this pattern should be reinforced to avoid conflicts with motorists entering the drive-thru.

Recommendation: Reinforce one-way traffic flow in the rear drive aisle by adding additional pavement marking arrows.

5. Parking Adjacent to the Drive-Thru Stacking

Issue: As previously noted, the drive-thru will provide stacking for ten vehicles, excluding the space at the pick-up window but including those stored between the pick-up window and the order board. Some of the stacking behind the order board will overlap with some of the perpendicular parking located along the rear of the building.

Based on observations of other existing Bread Co. facilities, queues in the drive-thru would typically average 4-5 vehicles, which would be confined to the protected area of the stacking lane (and would not overlap with the adjacent parking stalls). However, it is anticipated that this location may realize maximum queues of up to 10 vehicles during the busiest 15-30 minutes of the lunch peak, thereby briefly obstructing four or more of the adjacent parking stalls.

Recommendation: It is recommended that the adjacent parking stalls be reserved (via pavement markings) for employees, thereby reducing the turnover on those spaces, particularly during peak periods. It should be acknowledged that it does not appear prudent to remove any of those spaces given the lack of surplus parking.

6. Delivery Trucks in Rear of Building

Issue: Some delivery trucks currently use the rear drive aisle for deliveries, which could be in conflict with peak period drive-thru operations.

Recommendation: It will be necessary to develop delivery restrictions or accommodations for the tenants. In particular, deliveries (for all tenants) should be prohibited during the midday peak (11:30 a.m. to 1:30 p.m.) unless accommodations can be provided elsewhere on the site. During non-peak periods, delivery trucks could be staged at the far north end of the rear drive aisle. This would not interfere with the drive-thru, but some parking spaces would be temporarily obstructed, though that is consistent with current operational practices.

7. Merger of Drive-Thru and Bypass Lane

Issue: Staff expressed concerns about the potential for interference or confusion associated with the convergence of movements at the drive-thru exit. Specifically, the current plan proposes a curb bulb to delineate the merge between the drive-thru lane and the bypass lane in an area that would also be used to accommodate parking maneuvers (into or out of the parallel spaces adjoining the bypass lane or the perpendicular parking at the end of the merge).



It should be noted that activity levels in the southwest corner of the property should be relatively modest (during the midday peak, there would be approximately 35-45 trips through the drive-thru and an estimated 20-30 trips in the bypass lane). Nevertheless, it would be prudent to provide more space than the 13-foot wide bypass lane to accommodate all of the potential maneuvers in this area without interference.

Recommendation: Given the relatively low volumes in the drive-thru and bypass lane, a "controlled" merge should not be necessary. By reducing the size of the proposed curb bulb, motorists in the drive-thru should be able to pull forward and merge into the drive aisle without conflict (this arrangement is typical of most drive-thru restaurants). The combined width of the drive-thru and bypass lane (approximately 23 feet) would also better facilitate parking maneuvers in the immediate area.

In addition, to provide additional buffer between the drive-thru, the bypass lane and parking maneuvers, it is recommended that one of the parallel parking spaces (the easternmost one closest to the merge point) and one of the perpendicular spaces (the westernmost one closest to the merge point) be eliminated.

Some of the perpendicular spaces may also be angled in order to allow parking maneuvers that would require less aisle width. The remaining perpendicular spaces should also be restriped to shift the two handicapped parking spaces to the east end of the parking row (rather than the west), thereby making them accessible from the two-way parking aisle in front of the building. Finally, a left-turn arrow should be added at the end of the parking aisle to discourage motorists from turning in the wrong direction into the drive-thru exit.

CONCLUSIONS

Lochmueller Group completed an assessment of the proposed addition of a drive-thru facility for the existing St. Louis Bread Company restaurant at Balmoral Plaza in Creve Coeur. Based on the preceding discussion, it may be concluded that the drive-thru facilities shall not interfere with site circulation or be hazardous to motorists accessing or passing the site. In fact, anticipated changes to circulatory patterns and recommended enhancements to the on-site circulation (via pavement markings) will likely improve conditions.

Following are the principal findings from this evaluation:

1. The proposed addition of a drive-thru is expected to increase Saint Louis Bread Company's traffic volumes by approximately 15%, resulting in only 24 additional trips being attracted to the site during the midday peak hour. Additional drive-thru volume would be realized as some existing in-store trips would be converted to drive-thru trips (Bread Company's on-site parking demands could be reduced by as much as 30%). As a result, the drive-thru would be expected to serve approximately 37 motorists during the peak hour.
2. The drive-thru would produce nominal increases in the number of turning movements into or out of the site from Ballas Road. Operating conditions for site's driveway would remain favorable with negligible increases in delay, so the drive-thru would not be hazardous to motorists accessing or passing the site.

Mr. Mike Brunetto & Mr. David Hutkin
 December 23, 2014
 Page 10



3. The presence of the drive-thru may actually reduce circulation in the front of the site where on-site traffic is most heavily concentrated. Instead, those motorists would be shifted to the peripheral drive aisles along with the new drive-thru customers.
4. The existing one-way, counter-clockwise circulatory pattern should be reinforced throughout most of the site to improve on-site circulation and prevent interference. It is therefore recommended that supplemental pavement markings be installed at several locations to optimize circulation patterns:
 - a. Provide a striped island and turn arrow in the entrance from Ballas Road to guide motorists to their right. In addition, a "yield line" (striped) should be provided for northbound traffic in the adjacent parking aisle.
 - b. Provide diagonal hatching in the north drive aisle between Ballas Road and the cross-access drive to promote one-way (inbound) flow. In addition, additional directional arrows and a "Do Not Enter" sign should be installed on the east leg of the internal intersection.
 - c. Provide two-way directional arrows between the cross-access drive and the rear parking aisle. Also provide centerline striping, stop lines (striped on the northbound and eastbound approaches) and supplemental arrows (northbound, eastbound and westbound) on the other legs of the internal intersection to delineate right-of-way and reduce the likelihood of conflicts.
 - d. Reinforce one-way traffic flow in the rear drive aisle with the drive-thru stacking by adding additional pavement marking arrows. In addition, it is recommended that parking stalls adjoining the drive-thru stack be restricted for employee use and that delivery restrictions be developed to prevent interference during the midday peak period.
 - e. Finally, the site plan should be modified to eliminate potential conflicts or interference between the drive-thru exit, the bypass lane and the adjacent parking stalls. Specifically, it is recommended that the proposed curb bulb be reduced or eliminated and that one parallel and one perpendicular space be eliminated.

Should you have any questions or comments regarding this information, please do not hesitate to contact me or Ms. Lauren Delaney.

Sincerely,
Lochmueller Group, Inc.

A handwritten signature in black ink that reads "Douglas S. Shatto".

Douglas S. Shatto, P.E., PTOE
 Branch Manager / Transportation Services Manager

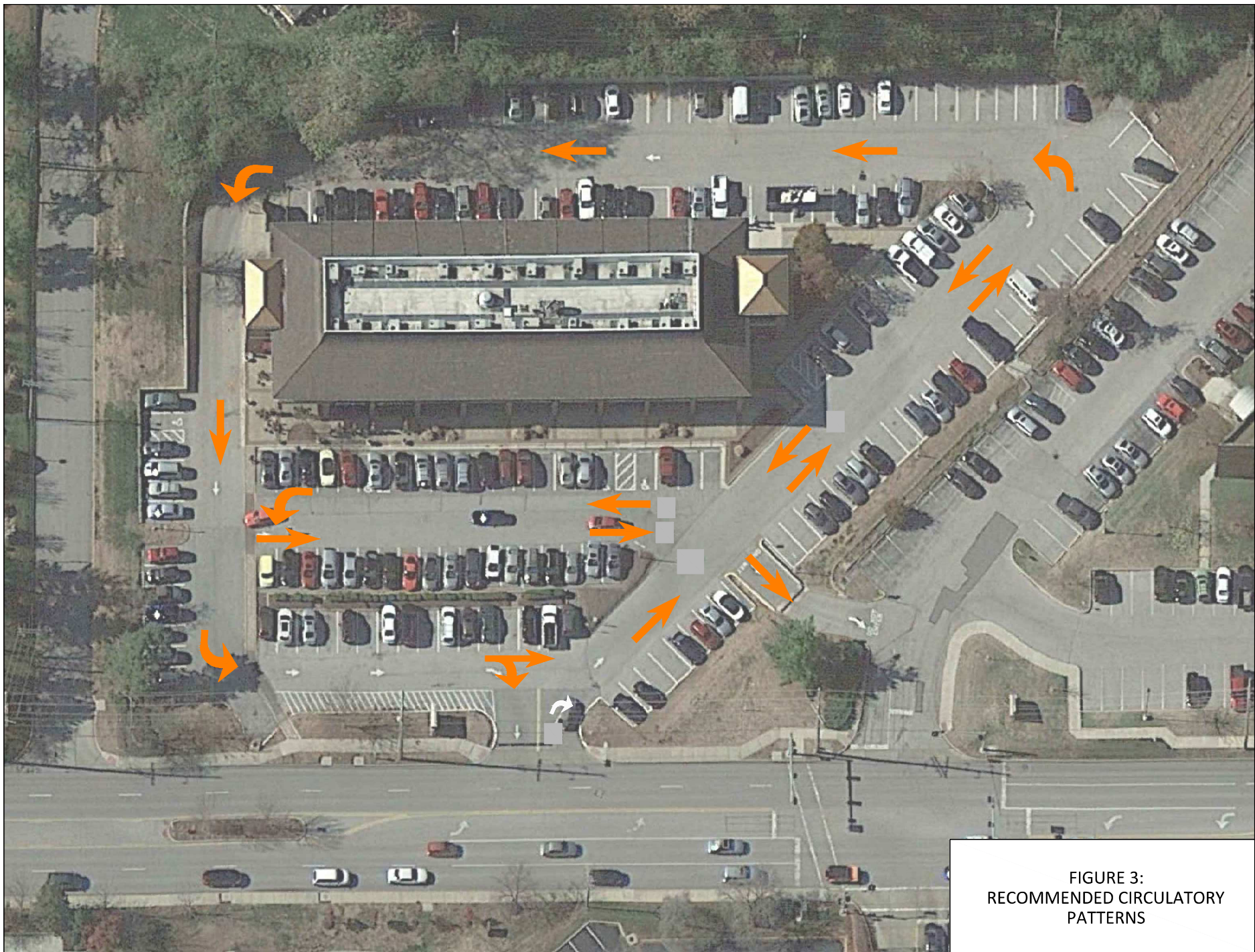
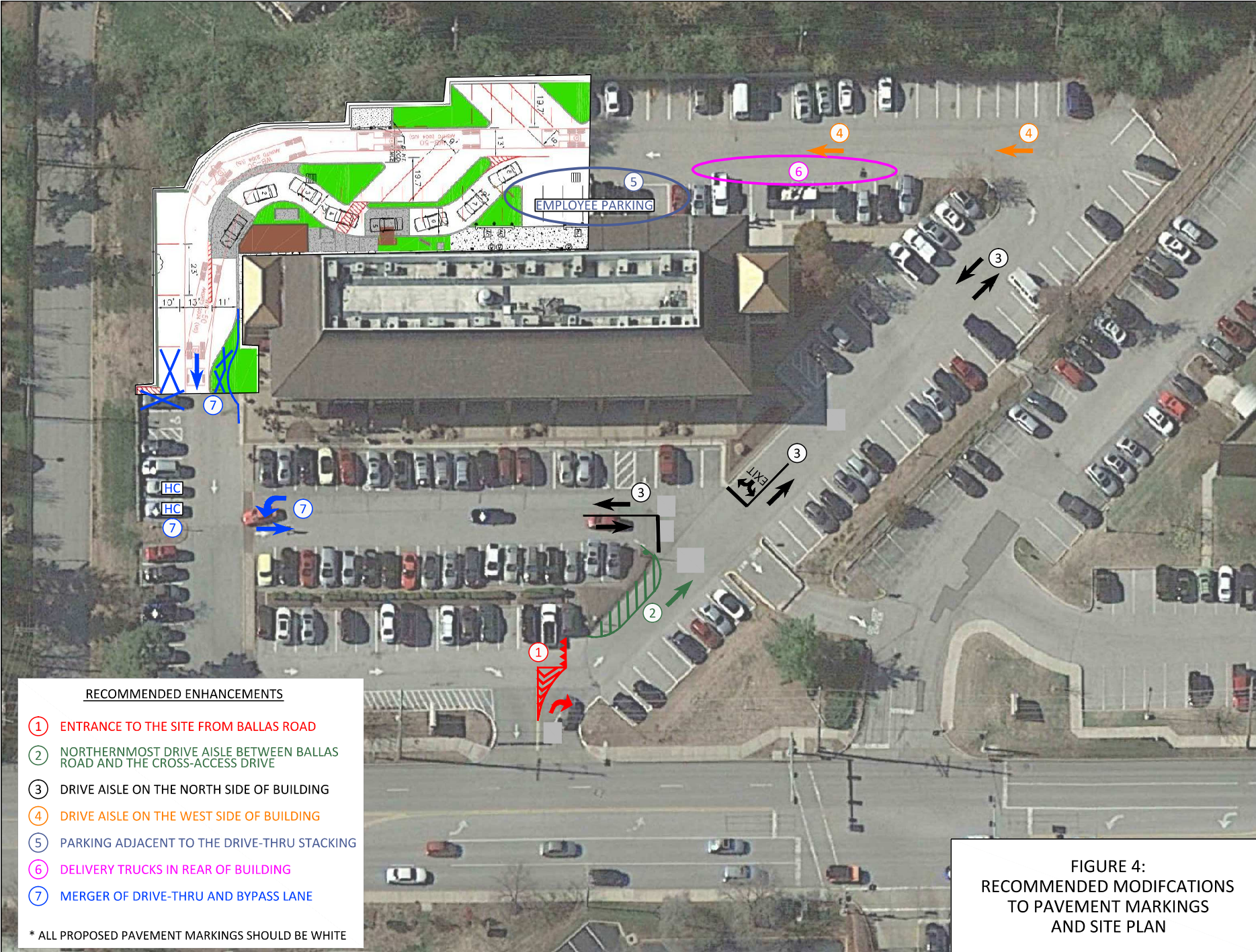


FIGURE 3:
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MEMORANDUM

To: Mr. Paul Langdon, AICP, Director of Community Development
City of Creve Coeur, Missouri

From: Daniel T. Shane, P.E., PTOE
George Butler Associates, Inc.

Date: April 2, 2015

Subject: Traffic Impact Study Assessment
Drive-Thru Study, Panera, LLC, Balmoral Plaza

GBA, Inc. has completed its review of the Drive-Thru Study associated with the Balmoral Plaza for the City of Creve Coeur. This review was based on the following resources:

- Drive-Thru Study, Balmoral Plaza, prepared by Lochmueller Group, dated December 23, 2014;
- Site Development Plan for the Panera, LLC Drive-Thru Addition, prepared by Core States Group, dated March 6, 2015;

This review was completed to investigate the validity of the drive-thru study and traffic flow relating to the addition of a drive-thru lane for the existing St. Louis Bread Company store in the Balmoral Plaza within the City of Creve Coeur, Missouri. It should be noted that this review does not consist of reanalyzing intersection capacity, or the recalculation of trip generation or traffic assignment.

The traffic study reviewed the impacts associated with the above referenced development along the New Ballas Road, at the primary unsignalized intersection with the Balmoral Plaza. The study also reviewed traffic flow and pedestrian safety, per the recently adopted text amendment to the City of Creve Coeur's zoning ordinance to "demonstrate that the drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians accessing or passing the site".

This study reviews traffic conditions relating to existing traffic volumes observed during the midday peak period, determined to be between 11:45 am and 12:45 pm. We do agree that this should sufficiently represent the peak hour of the generator (i.e. the peak time for commuter inbound and outbound trips); however, this may not coincide with the peak hour of adjacent street traffic. It should be noted that the consultant did not review the impacts to the morning and evening peak commuter traffic along New Ballas Road.

Field observation of traffic patterns by the consultant suggested that about half of the total site generated traffic during the midday peak period can be attributed to the existing St. Louis Bread Company restaurant. GBA completed a field observation of traffic patterns between 11:45 am and 12:20 pm. Based

Attachment: GBA Traffic Assessment_Balmoral Plaza_4-2-2015 (1288 : St. Louis Bread Co Drive-Thru)

on our observation, the estimate of restaurant generated traffic appears reasonable.

The consultant suggests that the proposed drive-thru lane addition will generate 15% more inbound/outbound site trips. The drive-thru lane addition will also *reduce walk-in trips by 30%*, and those patrons would now utilize the new drive-thru facility. The new site trips would result in a net increase of 15%, or 12 inbound and 12 outbound trips associated with the drive-thru addition. Is there empirical data from Panera, LLC to support this? It seems reasonable that if 30% of the walk-in patrons are converted to drive-thru patrons, then there would be *30% more walk-in patrons* to replace the converted drive-thru customers. In other words, new walk-in customers would be attracted to the restaurant, and increase to a level that the restaurant would operate at its current capacity, not decrease. As a result, we feel the site generated trips are underestimated by about 30%.

It is noted that a portion of the departing site traffic currently utilizes the signalized intersection with the adjacent development via the cross-access drive. It is reasonable to assume that a similar proportion of additional outbound site traffic will use the signalized access as it becomes increasingly difficult to make eastbound left turns at the unsignalized entrance during peak conditions. Signalized capacity analysis was not documented as part of this report; however, it was suggested that the relatively small number of additional outbound trips would not significantly impact the intersection operation levels-of-service. The eastbound left turn movement is already a challenge during peak commuter periods, and additional drive-thru traffic should not have an impact on the overall safety of the intersection. At the time of this assessment, traffic crash data at this intersection was not available for review.

The proposed drive-thru lane would route traffic behind the building and along the west side of the building. Drive-thru traffic would then be routed along the west and south sides of the building to place their order and pick-up. We concluded from our field observation that most of the parked vehicles along the west side of the building were dedicated to employee parking.

The report also suggests that the proposed drive-thru addition would have a *positive* impact on the internal traffic circulatory patterns, as 50 midday trips would be removed from the parking aisles, and routed to the drive-thru lane. As previously mentioned, we feel this could be misrepresented, as the restaurant's overall number of walk-in customers will not likely experience a significant decrease, in our opinion.

A series of seven (7) recommended enhancements to accommodate the drive-thru were identified. We concur with the consultant's recommendations regarding overall circulatory traffic flow. Additionally, we would suggest that the southernmost parking stall, adjacent to the east side of the building, be removed in an effort to avoid potential conflicts and provide better sight distance for circulatory traffic and drive-thru traffic.

We appreciate the opportunity to be of service to you. If you should have any questions or concerns regarding the information in this memorandum, please feel free to contact us at 636.240.2444.

GEORGE BUTLER ASSOCIATES, INC.



Daniel T. Shane, P.E., PTOE
Associate, Project Manager

BILL NUMBER 1481ORDINANCE NUMBER 1454

AN ORDINANCE REPEALING ORDINANCE NUMBER 761 AS AMENDED BY ORDINANCE NUMBER 1080 AND AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT AND BAKERY TO BE LOCATED AT 447-449 NORTH NEW BALLAS ROAD IN BALMORAL PLAZA IN THE "GC" GENERAL COMMERCIAL DISTRICT, SUBJECT TO THE CONDITIONS HEREIN SET FORTH.

WHEREAS, APPLICATION WAS MADE BY MYRON KLEVENS, OWNER OF ST. LOUIS BREAD CO., FOR A CONDITIONAL USE PERMIT FOR A RESTAURANT AND BAKERY TO BE LOCATED IN THE BALMORAL PLAZA RETAIL CENTER AT 447-449 NORTH NEW BALLAS ROAD IN THE "GC" GENERAL COMMERCIAL DISTRICT, AND

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

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL ON MONDAY, MARCH 25, 1991 AT 7:30 P.M. ON SAID APPLICATION FOR THE CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NO. 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON MARCH 8, 15, AND 20, 1991 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE

DISTRICT, SUBJECT TO THE HEREINAFTER STATED CONDITIONS ON THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING ALL OF LOT "A" OF BALMORAL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 94 PAGE 9 OF THE ST. LOUIS COUNTY RECORDS AND ALSO PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT "A", SAID POINT BEING IN THE WEST LINE OF BALLAS ROAD, 60 FEET WIDE; THENCE ALONG THE WEST LINE OF SAID BALLAS ROAD SOUTH 0 DEGREES 06 MINUTES EAST, A DISTANCE OF 104.55 FEET TO A POINT OF CURVE; THENCE ALONG THE WESTERN LINE OF SAID BALLAS ROAD AND ALONG THE NORTH LINE OF ROCKY DRIVE 50 FEET WIDE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET AN ARC DISTANCE OF 47.47 FEET TO A POINT OF TANGENCY; THENCE ALONG THE NORTH LINE OF ROCKY DRIVE 50 FEET WIDE, NORTH 89 DEGREES 26 MINUTES WEST, A DISTANCE OF 269.65 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT "A"; THENCE LEAVING THE NORTH LINE OF AFORESAID ROCKY DRIVE AND RUNNING ALONG THE WEST LINE OF SAID LOT "A"; NORTH 0 DEGREES 06 MINUTES WEST, A DISTANCE OF 428.47 FEET TO THE NORTHWEST CORNER THEREOF; THENCE LEAVING SAID CORNER OF LOT "A" AND RUNNING NORTH 38 DEGREES 06 MINUTES EAST, 50.00 FEET TO A POINT IN THE CENTERLINE OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY (NOW ABANDONED); THENCE SOUTHEASTWARDLY ALONG SAID RAILROAD CENTERLINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1910 FEET AN ARC DISTANCE OF 373.40 FEET TO A POINT IN THE WEST LINE OF AFOREMENTIONED BALLAS ROAD; THENCE ALONG SAID ROAD LINE SOUTH 0 DEGREES 06 MINUTES EAST, 78.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 107,588.3 SQUARE FEET (2.4699 ACRES).

3. THE FLOOR PLAN FOR THE PROPOSED RESTAURANT SHALL BE FILED WITH THE ZONING ADMINISTRATOR SHOWING THE TYPE AND LOCATION OF ALL EQUIPMENT, FURNITURE, SEATING CAPACITY, AND OTHER INFORMATION WHICH MAY BE REQUESTED BY THE BUILDING OFFICIAL.

4. SIGNS FOR THE RESTAURANT MUST BE IN CONFORMANCE WITH THE CITY'S SIGN REGULATIONS AND PERMITS OBTAINED FOR THE ERECTION OR MODIFICATION OF ANY SIGN ON THE PREMISES.

5. THE REFUSE CONTAINER SHALL BE FOR THE EXCLUSIVE USE OF THIS RESTAURANT AND SHALL BE LOCATED IMMEDIATELY BEHIND THE RESTAURANT IN THE MOST SOUTHERN PARKING SPACES. THE REFUSE CONTAINER SHALL BE LOCATED WITHIN A SCREENED SIGHT-PROOF STORAGE AREA WITH THE INSTALLATION OF A HOSE BIBB TO SERVICE THE TRASH ENCLOSURE AREA.

6. NO BANNERS, PENNANTS, OFF-SITE SIGNS, FRINGE, LIGHTS, PINWHEELS, OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION OF SAID RESTAURANT.

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

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

9. THERE SHALL BE NO NEON SIGNS DISPLAYED IN THE WINDOW OF THIS ESTABLISHMENT.

10. DELIVERY AND COMPANY VEHICLES SHALL BE PARKED IN THE REAR PARKING AREA OF THE SHOPPING CENTER.

11. 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.

12. SEASONAL OUTDOOR SEATING SHALL BE ALLOWED, LIMITED TO A

HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

15. ANY TRANSFER OF OWNERSHIP OR LEASE OF THE PROPERTY SHALL INCLUDE IN THE TRANSFER OR LEASE AGREEMENT A PROVISION THAT THE PURCHASER OR LESSEE AGREES TO OBTAIN A NEW CONDITIONAL USE PERMIT FROM THE CITY OF CREVE COEUR PRIOR TO RECEIPT OF AN OCCUPANCY PERMIT.

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

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

SECTION 4. THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 3 OF THIS ORDINANCE.

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

PASSED THIS 22ND DAY OF APRIL, 1991


SUE BAUM, MAYOR

APPROVED THIS 22ND DAY OF APRIL

BILL NUMBER 1521ORDINANCE NUMBER 1487

AN ORDINANCE AMENDING ORDINANCE NUMBER 1454 WHICH AUTHORIZED THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RESTAURANT AND BAKERY TO BE LOCATED AT 447-449 NORTH NEW BALLAS ROAD IN THE BALMORAL PLAZA, IN THE "GC" GENERAL COMMERCIAL DISTRICT, BY REPEALING CONDITIONS NUMBERED 1 THROUGH 17 OF SECTION 3 AND ENACTING IN LIEU THEREOF NEW CONDITIONS NUMBERED 1 THROUGH 14.

WHEREAS, APPLICATION WAS MADE FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT AUTHORIZED BY ORDINANCE NUMBER 1454 FOR A RESTAURANT TO ALLOW AN INCREASE IN THE PERMISSIBLE SQUARE FOOTAGE FOR THE ST. LOUIS BREAD COMPANY RESTAURANT AND BAKERY, LOCATED AT 447-449 NORTH NEW BALLAS ROAD, IN THE "GC" GENERAL COMMERCIAL DISTRICT OF THE CITY OF CREVE COEUR (THE "CITY"), AND

WHEREAS, THE CITY'S PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING, ORIGINALLY SCHEDULED FOR SEPTEMBER 23, 1991 AND POSTPONED AT THE REQUEST OF THE PETITIONER, WAS HELD BY THE CITY COUNCIL ON MONDAY, OCTOBER 28, 1991 AT 7:30 P.M. ON SAID APPLICATION FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NUMBER 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON SEPTEMBER 6, 13, AND 18, 1991 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AT SAID PUBLIC HEARING, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT

SECTION 1: ORDINANCE NUMBER 1454, SECTION 3 CONDITIONS
NUMBERED 1 THROUGH 17 ARE HEREBY REPEALED AND ENACTING IN LIEU THEREOF
NEW CONDITIONS NUMBERED 1 THOROUGH 14 TO READ AS FOLLOWS:

1. THIS CONDITIONAL USE PERMIT SHALL BE FOR THE OPERATION OF A
1,970 SQUARE FOOT RESTAURANT IN COMBINATION WITH A 1,630 SQUARE FOOT
BAKERY WITHIN THE SAME TENANT SPACE.

2. THE HOURS OF OPERATION SHALL BE FROM 6:00 A.M. TO 10:00 P.M.
DAILY.

3. THE FLOOR PLAN FOR THE PROPOSED RESTAURANT SHALL BE FILED
WITH THE CITY'S ZONING ADMINISTRATOR SHOWING THE TYPE AND LOCATION OF
ALL EQUIPMENT, FURNITURE, SEATING CAPACITY, AND OTHER INFORMATION
WHICH MAY BE REQUESTED BY THE BUILDING OFFICIAL.

4. SIGNS FOR THE RESTAURANT MUST BE IN CONFORMANCE WITH THE
CITY'S SIGN REGULATIONS AND PERMITS MUST BE OBTAINED FOR THE ERECTION
OR MODIFICATION OF ANY SIGN ON THE PREMISES. BANNERS, PENNANTS,
FRINGE, LIGHT PINWHEELS OR OTHER SIMILAR DEVICES FOR ATTRACTING
ATTENTION MAY BE DISPLAYED ONLY IN CONFORMANCE WITH THE CITY'S CURRENT
SIGN REGULATIONS. EXPOSED NEON SIGNS SHALL ONLY BE USED UPON REVIEW
AND APPROVAL OF THE CITY'S PLANNING AND ZONING COMMISSION.

5. THE REFUSE CONTAINER SHALL BE FOR THE EXCLUSIVE USE OF THIS
RESTAURANT AND SHALL BE LOCATED IMMEDIATELY BEHIND THE RESTAURANT IN
THE MOST SOUTHERN PARKING SPACES. THE REFUSE CONTAINER SHALL BE
LOCATED WITHIN A SCREENED SIGHT-PROOF STORAGE AREA WITH THE INSTALLA-
TION OF A HOSE BIBB TO SERVICE THE TRASH ENCLOSURE AREA.

6. THERE SHALL BE NO OUTDOOR STORAGE OR PLACEMENT OF ANY
MATERIALS OR EQUIPMENT USED IN CONJUNCTION WITH THE RESTAURANT,
INCLUDING STORAGE OF OUTDOOR TABLES, CHAIRS AND UMBRELLAS.

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

10. SEASONAL OUTDOOR SEATING SHALL BE ALLOWED, LIMITED TO A MAXIMUM OF TWENTY-FOUR (24) SEATS.

11. THE SEATING AREA MUST HAVE SUFFICIENT PROPER SIGNS TO COMPLY WITH THE "NO SMOKING" ORDINANCE NUMBER 1392.

12. 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.

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

14. 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 CONDITION, EXCEPT FOR REPEATED BREACHES OR VIOLATIONS.

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.

SECTION 3: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

BILL NUMBER 3056**ORDINANCE NUMBER 2083**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1487 WHICH AUTHORIZED
THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A RESTAURANT AND
BAKERY TO BE LOCATED AT 443-465 NORTH NEW BALLAS ROAD, IN THE 'GC'
GENERAL COMMERCIAL DISTRICT**

WHEREAS, application was made by Williams and Associates to amend the Conditional Use Permit authorized under Ordinance No. 1487 for the St. Louis Bread Company, and

WHEREAS, said amendment is to expand the existing 3,600 square foot restaurant and bakery in the Bal Moral Plaza, located at 443-465 North New Ballas Road, in the GC, General Commercial District, and

WHEREAS, on Monday, July 17, 2000, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote, recommended approval of said application for a Conditional Use Permit and accompanying Site Development Plan as per Section 26-114.4(b), and

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, September 11, 2000 and continued to October 10, 2000, beginning at 7:30 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on September 20, 2000, in the St. Louis Countian and on September 18, 2000, in the West County Journal, 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, St. Louis County, Missouri, as follows:

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the expansion of an eating and drinking establishment known as St. Louis Bread Company at the Bal Moral Plaza, located at 443-465 North New Ballas Road, in the GC, General Commercial District, subject to the hereinafter stated conditions, on the following described property:

A tract of land being all of Lot A of BalMoral, a subdivision according to the plat thereof recorded in the Plat Book 94, page 9 of the St. Louis County Records and also part of Section 3, Township 45 north, Range 05 East, St. Louis County, Missouri, and described as follows:

Attachment: ORDINANCE 2083 (1288 : St. Louis Bread Co Drive-Thru)

Beginning at the northeast corner of aforementioned Lot A, said point being in the west line of Ballas Road, 60 feet wide; thence along the west line of said Ballas Road south 0 degrees 06 minutes east, a distance of 104.55 feet to a point of curve; thence along the western line of said Ballas Road, 60 feet wide; thence along the west line of said Ballas Road and along the north line of Rocky Drive 50 feet wide, being on a curve to the right having a radius of 30 feet an arc distance of 47.47 feet to a point of tangency; thence along the north line of Rocky Drive 50 feet wide, north 89 degrees 26 minutes west, a distance of 269.65 feet to the southwest corner of aforementioned Lot A; thence leaving the north line of aforementioned Rocky Drive and running along the west line of said Lot A north 0 degrees 06 minutes west, a distance of 428.47 feet to the northwest corner thereof; thence leaving said corner of Lot A and running north 38 degrees 06 minutes east, 50.00 feet to a point in the centerline of the former Missouri Pacific Railroad right-of-way (now abandoned); thence southeastwardly along said railroad centerline and on a curve to the right having a radius of 1910 feet an arc distance of 373.40 feet to a point in the west line of aforementioned Ballas Road, thence along said road line south 00 degrees 06 minutes east, 78.30 feet to the point of beginning and containing 107,588.3 feet (2.4699 acres).

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

1. This Conditional Use Permit shall be for the operation of a 4,800 sq. ft. eating and drinking establishment as defined under Section 26-52.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located in the Bal Moral Plaza as shown in and in compliance with the Site Development Plan dated (Received) July 10, 2000, by the Department of Community Development and approved by the Creve Coeur City Council or as further revised as required and approved by the City of Creve Coeur.
3. The maximum area accessible to the public, excluding kitchen area, restrooms and storage, shall be 2,832 square feet, with a maximum permitted occupancy of 189 occupants. Outdoor seating will be permitted adjacent to the St. Louis Bread Company so long as total seating within the building and outdoors does not exceed 189 seats. A minimum 4-wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.
4. No advertising will be permitted on the umbrellas used for the outdoor seating area.
5. The hours of operation shall be from 6:00 AM to 10:00 PM, seven (7) days a week.
6. The floor plan for the proposed restaurant shall be filed with the City's Zoning Administrator showing the type and location of all equipment, furniture, seating capacity, and other information which may be requested by the building official.
7. All signs for the restaurant must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
8. The refuse containers shall be for the exclusive use of the restaurant and shall be located adjacent to the restaurant. The refuse containers shall be located within a screened sight-proof storage area with the installation of a hose bibb to service the trash enclosure area. Trash pick-up for the facilities shall only occur between the hours of 8:00 a.m. and 8:00 p.m.

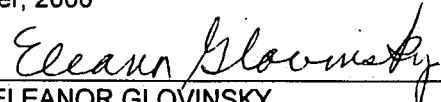
9. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the restaurant, including storage of outdoor tables, chairs and umbrellas.
10. Any mechanical equipment installed for the restaurant shall be properly screened with approved materials.
11. Delivery and company vehicles shall be parked in the rear parking area of the restaurant.
12. Any future enlargement, extension, expansion or alteration in the use of the available seating area, structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued.
13. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.
14. 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.
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.
17. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date it grants the Conditional Use Permit, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
18. 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.
19. The use of outdoor speakers for the amplification of music or spoken word shall be prohibited.
20. An underground irrigation system shall be installed and maintained in good working order to serve all green and/or landscaped areas, including interior parking lot islands, identified on the Site Development Plan.
21. If deemed necessary and required by the City at a future date, the restaurant operator and/or the property owner shall provide adequate private on-site security personnel to address crowd control issues and facilitate traffic flow and traffic control issues within thirty (30) days of such official notice. Such personnel shall be required on Fridays, Saturdays, Sundays, and holidays or as prescribed by the City.
22. As per the conditions of approval of the Planning and Zoning Commission on July 17, 2000, the following conditions shall apply to the accompanying Site Development Plan:

- (a) All dumpsters and trash or refuse collection carts and/or dumpsters shall be screened from view from adjoining properties or public rights-of-way. A hose bibb connection shall be provided for cleanup purposes.
- (b) Three additional street trees be provided north of the existing deciduous tree north of the subdivision brick monument sign and the Plaza's entrance along North New Ballas Road. Said trees should be spaced no more than 30 feet from center.
- (c) The pedestrian crossing leading from the St. Louis Bread Company to North New Ballas Road shall consist of a stamped color concrete in areas crossing vehicle drive isles.
- (d) The depth of the parking stalls along the central median be reduced from 20 feet to 18 feet so that the central median can be expanded from 5 feet to 9 feet.
- (e) The central median shall then be landscaped with live vegetation/plantings, including additional ornamental trees. The existing rock ground shall be removed. An irrigation system as defined under Section 26-62.6 (j) of the Zoning Ordinance should be provided to service this island.
- (f) The property owner to provide a sidewalk easement on the Rocky Road side of the property. Said easement to be sufficient width to include not just a sidewalk but a temporary construction easement for the construction of a sidewalk, all without compensation to be paid by the City. The applicant shall build a six-foot wide sidewalk adjacent to and the full length of North New Ballas Road in front of said property. The applicant is responsible for the placement and construction of said sidewalk.
- (g) The applicant shall maintain the existing stairway on the south side of the property along Rocky Road. The plans submitted do not indicate the stairway will be maintained.
- (h) A Final Landscape Plan shall be submitted to the Department of Community Development prior to the application of any additional permits on the site. The Final Landscape Plan shall be developed in accordance with Section 26-62.5 of the City of Creve Coeur Zoning Ordinance. Said plan shall include all items included in the Concept Landscape Plan approved by the Planning and Zoning Commission, shall clearly meet or exceed all of the design standards outlined in Section 26-62.6 (including providing an adequate irrigation system as defined in paragraph (j) of said section), shall be prepared by an architect or landscape architect registered in the State of Missouri, and shall be included with the Final Site Development Plan.
- (i) The applicant will provide a cross-access easement to the Duke-Weeks property to the north.

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 at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

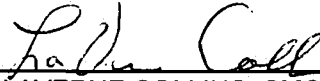
ADOPTED THIS 10th DAY OF October, 2000


ELEANOR GLOVINSKY
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10th DAY OF October, 2000


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

Attachment: ORDINANCE 2083 (1288 : St. Louis Bread Co Drive-Thru)



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
#15-005 FOR APPROVAL OF THE PRELIMINARY PLAT FOR THE
MINOR SUBDIVISION OF THE 4.975 ACRES AT
12507 CONWAY ROAD**

FOR THE MEETING OF: Monday, April 6, 2015

LOCATION: 12507 Conway Road. The property is zoned A Single Family District.

REQUEST: Rob Rehnquist, of Rehnquist Design & Build, Inc. has submitted an application for preliminary plat approval of a 4.975 acre, four-lot subdivision at 12507 Conway Road. No changes to the zoning are requested nor is Residential Design Development (RDD) approval.

ADDITIONAL INFORMATION: The property is zoned A-Single Family District. Minor subdivisions consist of not more than four lots having primary access to a minor subdivision street with a private drive right-of-way width of 50 feet, per Section 410.240(D) of the Subdivision Code.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?

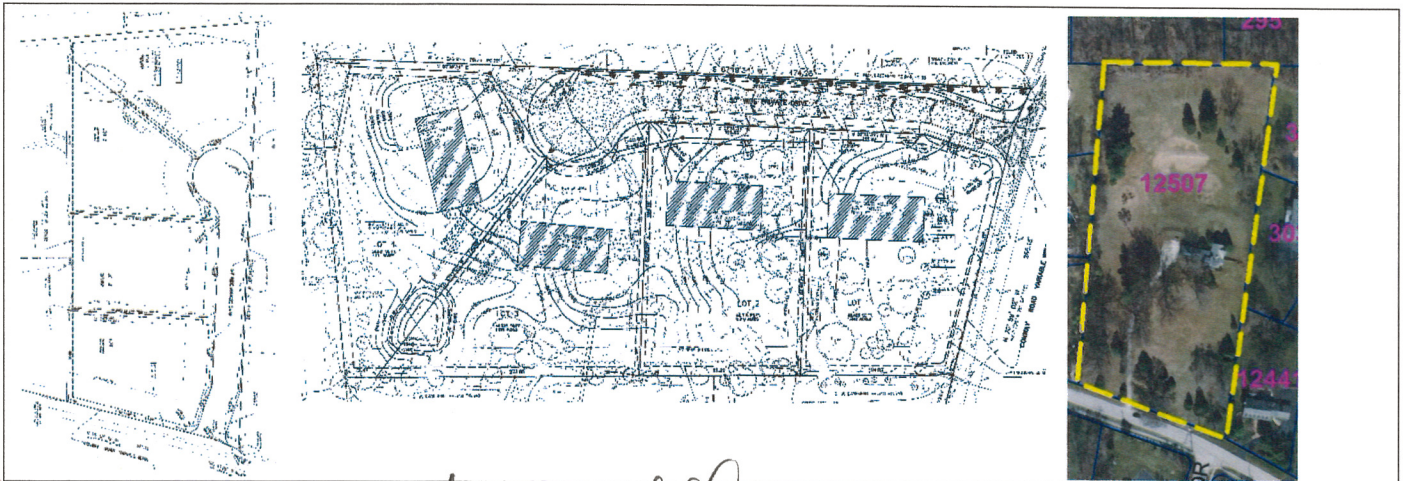
Comp. Plan References

- Residential Neighborhoods

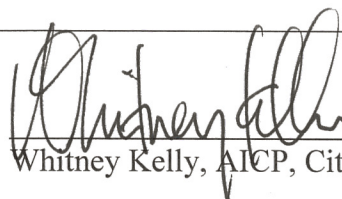
Zoning Code References

- Section 405.250: "A" Single Family Residential District
- Chapter 410: Subdivision and Development of Land

APPLICANT: Rob Rehnquist
Rehnquist Design & Build, Inc.
11084 Gravois Industrial Ct.
St. Louis, MO 63128



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner

4/3/2015
Date

ATTACHMENTS: Applicant's Preliminary Plat submitted on March 18, 2015

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

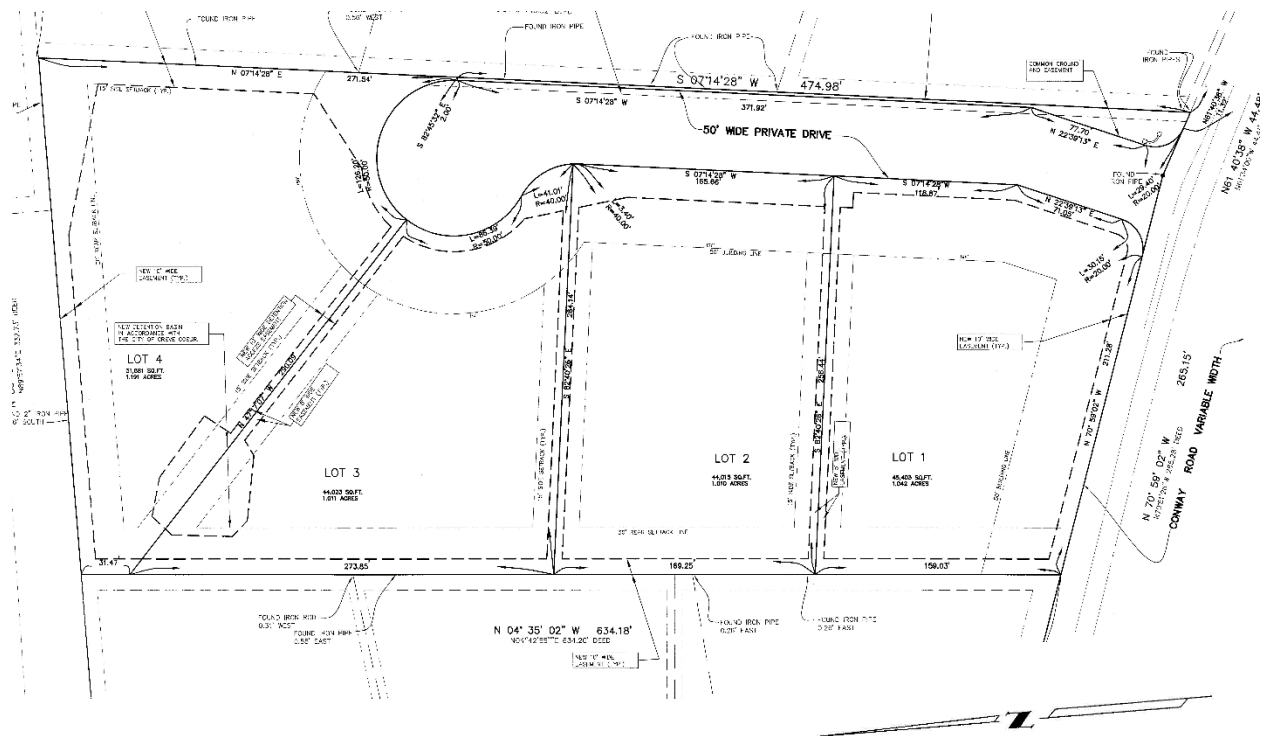
Direction	Use	Zoning District	Separated by
North	Single-family residence	A Single-family Residential	N/A
South	Single-family residences	A Single-family Residential	Conway Road
East	Single-family residences	A Single-family Residential	N/A
West	Single-family residence	A Single-family Residential	N/A

ANALYSIS

Subdivision Layout

The property owner is seeking the approval of the preliminary plat for the minor subdivision of the property to include four single-family lots. Section 410.220: Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the A Single Family Residential district that requires a minimum of 150 feet of frontage along the proposed new road, and have a minimum lot area of 1 acre or more (Lot 1 will be 1.042 acres. Lot 2 will be 1.010 acres. Lot 3 will be 1.011 acres, and Lot 4 will be 1.191 acres). The proposed new private drive includes a landscaped buffer, and a two foot wide common ground and easement to prevent those lots to the east becoming double-fronted lots.

Below is a close-up of the proposed subdivision:



Lot 1 will have frontage along the new street and Conway Road. The site development plan also indicates a 10-foot wide strip easement along Conway Road, and a new landscaped berm to be

provided at the southwest corner of this lot, with the primary frontage along the newly created right-of-way, as required by Section 410.220.H, to wit:

If unavoidable, the primary frontage of double frontage lots shall be so designated on the subdivision plat, a common landscape buffer or easement shall be defined along the secondary street frontage and no access to the lot shall be allowed from the secondary street frontage. Where possible, primary frontage for such double frontage lots shall be on interior subdivision streets and a landscaped buffer or low masonry wall within an easement shall be provided along the secondary frontage on the major street, collector or arterial street to provide screening of sight and sound and to prevent direct access to said double frontage lot from this secondary frontage.

A condition of approval includes that the final subdivision plans include an easement along Conway Road as well as with the east side of the proposed street right-of-way and common ground to prevent any future access.

Pedestrian Access

The Applicant has provided a new separated sidewalk along the west side of the new subdivision street that complies with Section 410.250, Sidewalks, of the Subdivision Code and Section 405.240.B.2 of the Zoning Ordinance, except that it must be five feet wide, not the indicated four feet. However, a sidewalk is not included along Conway Road. Currently there is not a sidewalk along the north side of Conway Road for a considerable distance from this property and there are no plans by the City to build such sidewalks at this time. There is a sidewalk along the south side of Conway Road. Therefore, Staff suggest that a sidewalk along the north side of the street not be required but that a condition of approval be added that requires ADA access ramps connecting the new and existing sidewalks to Conway Road and a pedestrian crossing sign be provided. This is less expensive for the Applicant than a sidewalk along the entire Conway Road frontage, avoids a “sidewalk to nowhere” and still fulfills the purpose of Sections 410.250 and 405.240.B.2 which is to improve the pedestrian network over time.

Tree Preservation

The Applicant has indicated that there are 73 existing trees of eight inch diameter or larger, of which 34 are proposed to be removed. Thus, 43% of the existing tree coverage will be removed, where Section 410.320: Tree Conservation requires that no more than 75% of the area of tree masses, and no more than 75% of eight inch caliper trees shall be proposed for removal. Nineteen new trees are provided along the eastern property line within the easement. However, none are shown on the west side of the new subdivision drive where Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. Therefore, a condition of approval requires that the subdivision improvement drawings comply with Section 410.300. It should be noted that modifications to the street tree plan can be approved by the Planning Commission during review of the subdivision improvement drawings in recognition of site specific considerations.

CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the A Single Family Residential District, subject to the following suggested conditions of approval:

1. The Subdivision Improvement Plan shall include a separated five-foot sidewalk along the new street with an ADA accessible ramp and pedestrian crossing sign at Conway Road. A corresponding ramp shall be installed between Conway Road and the sidewalk on the south side of the right-of-way to connect the new street to the sidewalk along the south side of Conway Road.
2. Street trees shall be provided on the Subdivision Improvement Plans to meet with the requirements of Section 410.300, Street Trees, of the Subdivision Ordinance.
3. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat, including an easement restricting future access from Conway Road, as approved by the City Council, and record appropriate indentures requiring maintenance of the stormwater basin and common ground area, as approved by the City Attorney.

Action on this item will be in the form of a motion to recommend approval as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

“I move to recommend approval of the preliminary plat with the conditions outlined in the staff report for the minor subdivision at 12507 Conway Road as shown in the Preliminary Plat, received March 18, 2015.” (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Subdivision Improvement Plan and Final Plat for Planning and Zoning Commission review and approval by the City Council. If conditions have been placed upon approval of the subdivision improvement plans, such conditions shall be resolved to the satisfaction of the Zoning Administrator prior to submittal of the final subdivision plat.

APPENDIX 1: COMPREHENSIVE PLAN

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

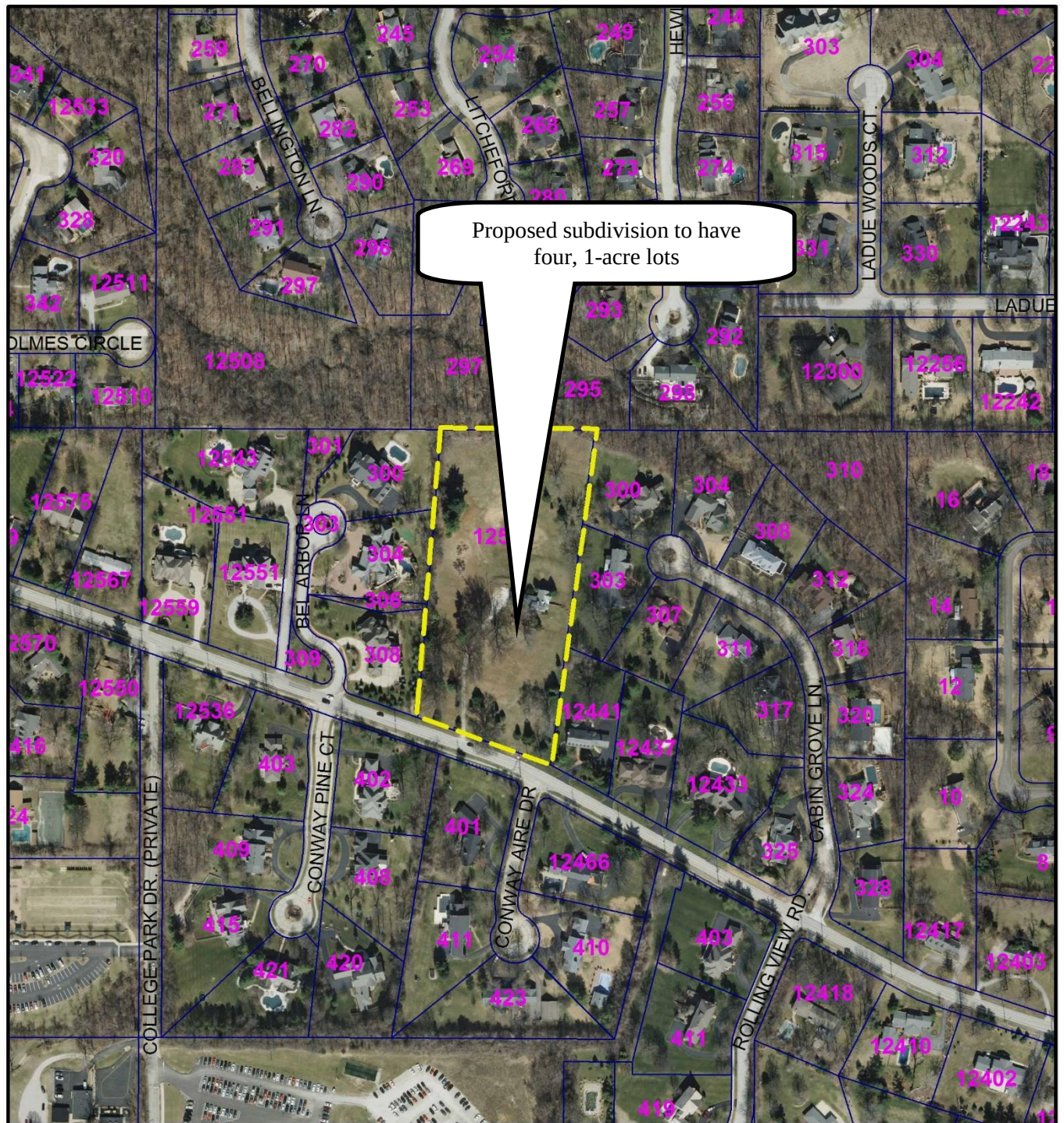
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

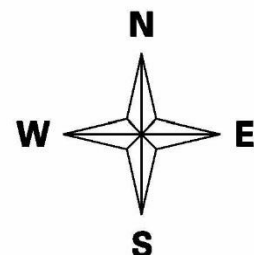
APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 4: AERIAL MAP



- Property Lines
- 12507 Conway Road



Attachment: Staff Report.15-005.12507 Conway Rd Minor Subdivision.04-06-2015 (1290 : 12507 Conway Rd Minor Subdivision)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 4/3/2015



Description: View looking north at the subject property from across Conway Road.



Description: View looking northwest from the existing driveway toward the west property line.



Description: View looking north from the back of the existing home.



THOMAS E. PROST, PE
PE# E-26401
DATE: 03-18-20
PROJECT NUMBER: 215-009
SUBDIVISION PLAT

1 Of Packet Pg. 165

PREPARED FOR:

12507 CONWAY ROAD
PROPOSED 4 LOT SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 16
SITUATED IN TOWNSHIP 45 NORTH, RANGE 5 EAST
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

CERTIFICATE OF AUTHORITY
CIVIL ENGINEERING # E-922
LAND SURVEYING # LS-199-

POEHLMAN & PROST, INC.
Land Surveying and Civil Engineering

P.O. Box 8340
9280 Dielman Industrial Drive
St. Louis, Missouri 63132
(314) 997-5777 Phone
(314) 997 0407 Fax
E-Mail: bipoehlman@poehlman.com

Attachment: 215-009 SUBD PLAT 1 OF 3 (1290 : 12507 Conway Rd Minor Subdivision)



**BEFORE YOU
DRILL - BLAST**

3-18-15

THOMAS E. PROST, PE
PE# E-26401

DATE: 03-18-2017

PROJECT NUMBER: 215-009

BODY AND
TOPOGRAPHIC
SURVEY

C-2 Packet P.q.

